

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

TOWN OF MEGGETT

AN ORDINANCE

ESTABLISHING A NEW ALLOWED RESIDENTIAL USE FOR COMMERCIAL SHORT-TERM RENTALS AND DEFINITIONS, CONDITIONS, AND OTHER RELATED MATTERS.

WHEREAS the Town of Meggett has, in accordance with South Carolina law, established by ordinance a Zoning and Land Development Regulations Ordinance (“ZLDR”) of the Town of Meggett, South Carolina;

WHEREAS the Town’s ZLDR provides for the division of property in the Town into General Zoning Districts, as provided in Chapter 4.0;

WHEREAS Chapter 4.0 of the Town’s ZLDR provides descriptions of Allowed Uses in these General Zoning Districts, and the Table of Permitted Uses, at Article 4.10 lists the uses that are permitted in each Zoning District, and

WHEREAS the Town Council of Meggett has determined that it is in the best interest of the Town and its citizens to provide for an allowed conditional and limited use of residential property that involves the short term rental of that property, defined as rental for less than 30 days,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Town Council of the Town of Meggett as follows:

SECTION 1. Intent. Short Term Rental uses, as defined herein, are allowed in AR, AG, and OCM zones as a conditional use. The Town of Meggett places a high value on preserving its rural residential character. Any potential negative impacts affecting rural residential use caused by Short Term Rental shall be avoided or minimized to the greatest extent possible.

SECTION 2. Commercial Short Term Rental Use.

- a. **Accommodations Use.** Subject to the conditions herein, the owner of a residential dwelling parcel may convert one residential dwelling or Accessory Dwelling Unit, otherwise in compliance with the Town's zoning ordinance, into a commercial short-term rental that may be rented for a period of between one (1) and twenty-nine (29) days. (“Short Term Rental” or “STR”).
- b. **Conditions.** A conforming or legally nonconforming dwelling unit may be converted into a STR only when all the following conditions are satisfied, as evidenced by the business license application submitted for the property:

- i. The lot is located entirely within one or more of the following base zoning districts: AR, AG, or OCM; and
- ii. The owner of the dwelling unit being converted into a STR complies with all business license and revenue collections laws of the Town of Meggett, Charleston County, and the State of South Carolina, and
- iii. There are no exterior signs for the STR use of the lot, and
- iv. No more than one (1) dwelling units may be converted to STRs on one (1) lot. An owner of a residential dwelling parcel is limited to one (1) STR Unit in the main dwelling or one (1) in an Accessory Dwelling Unit (ADU) if the ADU is otherwise legally permitted. No more than one (1) STR Unit per TMS numbered lot. This provision shall not be interpreted to allow an increase in the maximum density allowed under the base zoning district for dwelling units on the lot,
- v. The property owner shall be required to obtain a Zoning Permit as described in Article 10.2-5 once, at the conversion of the property to STR use,
- vi. There shall be no existing private restrictive covenants on file with the Charleston County Register of Deeds that prohibit such use and
- vii. Except as expressly stated herein, a dwelling unit converted into a STR shall continue to be subject to the regulations for such a dwelling unit in the base zoning district, including without limitation the site regulations in the Zoning Ordinance.
- viii. The Mayor or Administrator has the right to inspect any STR unit as deemed necessary.

SECTION 3. Impact on Nonconforming Uses. To apply existing Town ordinances regarding nonconforming uses, a STR is considered a continuation of the nonconforming use of a legally nonconforming dwelling unit.

SECTION 4. Prohibition on Construction of STRs. Nothing in this Section shall be construed to permit a property owner to construct a STR. A property owner seeking a conditional use for a STR must build a dwelling unit following applicable standards for the dwelling unit under the base zoning district for the subject property and then apply to convert the conforming dwelling unit to a STR use. Legal dwelling units may not be converted into STR unit during the first five (5) years of ownership.

SECTION 5. Business License. STR uses that receive Town approval to operate shall be issued a business license for STR use, which shall be valid for one (1) year from the date of issuance and shall be renewable annually unless revoked. License holders shall adhere to the requirements of this Section.

SECTION 6. Annual Renewal. To renew a commercial STR business license, a property owner must recertify compliance with this Section with the Town. An application for yearly recertification of the commercial business license must include the application fee, an affirmation by the applicant that the nature of the STR use at the property has not changed, and must be notarized, filed with, and approved by the Town to continue the STR use.

SECTION 7. No Effect on Existing Bed and Breakfast Ordinance. This ordinance does not affect or alter the existing zoning ordinances governing Bed and Breakfast use in the Town of Meggett.

SECTION 8. Repealer, Effective Date. All ordinances in conflict with this ordinance are hereby repealed. This ordinance shall be effective on the date of final reading.

ENACTED IN REGULAR MEETING, this ____ day of _____, 202_.

Mayor Harry V. Herrington, III

ATTEST:

Stephanie Smith, Town Administrator

APPROVED AS TO FORM:

W. Andrew Gowder, Jr., Town Attorney

First Reading: January 29, 2025
Motioned: Mayor Pro Tem I. Keith McCarty
Seconded: Council Member Thomas Hutto
Passed Unanimously

Second Reading:
Motioned:
Seconded:

