

Mr. Josh Simpson

Mayor

Ms. Amy Gore

District 2

Mr. Justin Beardsley

District 3

Town of Reidville

7304 Reidville Rd

PO Box 309

Reidville, SC 29375

Mr. Bob Jordan

Mayor ProTem, District 1

Mr. James Richard

District 4

March 11, 2025

6:00 PM

PUBLIC HEARING

Location: Reidville Presbyterian Church

Mayor Simpson called the public hearing into order at 6:00 p.m.

Town Administrator called roll. All members of the council were present.

Council Member Richard gave an invocation.

Mayor Simpson called the public hearing into session for the purpose of consideration of Ordinance 2025-01-An Ordinance to Amend Article 4 section 4-3 Accessory Uses and Structures of the Town of Reidville Zoning Ordinance.

Mayor. Simpson called for any public comments.

David Sloan stated that this ordinance was written to prevent what this council is trying to change. Stating "we did not want open rentals of that property without the owners being on that property". Stating this would allow people to "buy a townhome or home and allow people to rent homes they did not live in whether long term or short-term turning Reidville into a rental facility". Stating "we don't want that we want people to live here who own the property, so they'll maintain and take care of it as their own" and "your defeating that by passing this ordinance". Mr. Sloan stated that he knows why the council is doing it because business builders and all make more money in renting because most people cannot afford to take a mortgage out. Stating "this council is giving owners the right to rent their houses, rooms, or anything without living there".

Town Administrator, Christine McKaba "this ordinance amendment only applies to short-term rentals and that long term rentals get business license".

Mr. Sloan "the way this is written this is for them all and when the ordinance was written you could not even get a license for a long-term rental". Stating that "the Town Council has the authority to regulate whatever it wants to do in the Town of Reidville".

Council Member Gore "not true if it goes against South Carolina Law".

Mr. Sloan "not necessarily, that in many cases local law take precedents and you have the right if you can justify why to do that" and "I cannot understand why you want to allow people to rent out their homes houses when they don't live in it."

The Administrator "for the record during her tenure there have been long-term rentals in the town"

Mr. Sloan "that may be but that does not make it right". Stating "I'm sorry, we wanted to keep Reidville a community of owners, not renters"

The Administrator again reiterated that this ordinance amendment was for short-term rentals.

Larry Bradley gave his opinion of short- and long-term rentals stating, “this encourages people to move into Reidville for rentals as it potentially entices them to buy into the community”.

Mayor Simpson “Mr. Bradley brought up a point that there are pros and cons to renting and there is no absolutes across any community where you absolutely don’t allow any renters, that he has seen.”

Bob Vankuiken gave his opinion of having renters, stating that “this increases traffic in quiet neighborhoods, this happened when one of my neighbors rented a piece of property traffic increased, people come in and its disruptive.” Also stated that “our street, River Ridge Dr is probably the quietest street in Reidville, and they would like to keep it that way.”

Council Member Gore “you can handle it in two ways, we could say absolutely no rentals in Reidville, which is not going to go very far in this day in age as there’s a lot of people coming in with businesses and staying here for a few years” or “you can write it up so that they have the risk of the responsibility of keeping up the property, that’s the one benefits of these rental companies”. Stating that “if it is a owner, chances are they are young and they do not have a lot of disposable income to keep up the outside; whereas a rental company can at least keep the outside neat, clean, and tidy.” “So, I don’t think necessarily know that all renting is a bad thing. I think it kind of depends.”

Mr. Vankuiken “the reason I moved into the neighborhood is that we didn’t have renters and that was 20 some years ago”

Council Member Gore explained that she inherited her home from her grandparents and didn’t expect to ever have renters, but things changed.

Mr. Sloan “that his objection is the sentence in there that the owner doesn’t have to live there”

Council Member Gore explained that is what a renting situation is.

Mrs. Sloan “it would solve the problem if the law still stood that the owner had to be in residence of that property”

Council Member Gore stated that most of Reidville’s neighborhoods have rentals.

The Administrator reiterated that this specific part of the ordinance is pertaining to short-term rentals only.

Council member James Richard stated “we have to stick to the discussion on the short-term rentals”

Mr. Vankuiken asked what is considered a short-term rental

The Administrator stated that is has to do with how long the property is rented and that it is laid out by the State and read from state guidelines that it refers to lodging as residential property fee for fewer than 90 consecutive days. Also stating that on short-term rentals it is state-mandated that they pay an accommodations tax as well.

Mr. Vankuiken asked what the town got out of short-term rentals.

The Administrator replied “not only would a renter pay a business license fee to the town they would be required to pay an accommodations tax to the state, and the management company would have to pay a business license fee.

Mr. Bradley asked about what if HOA guidelines said no rentals.

The Administrator explained that she would have to get clarifications, but long-term rentals are private property, and you have to be careful what you mandate for private property that would be like telling someone they could not sell their home. She explained that the Town would get business license tax from short- and long-term rentals.

Council Member Bob Jordan called for any other comments.

Mr. Sloan “all I will say is the section of the title that you’re trying to amend addresses bed and breakfast and short-term rentals, doesn’t have anything to do with long-term rentals.”

The Council replied “correct”

Mr. Sloan ask “so the question then becomes, does a person who wants to run a bed and breakfast have to live there? And according to your changes, they don’t.”

Council Member Gore stated that now a lot of times the owners do not live there it is a manager that lives on site. Explaining some of here experiences with bed and breakfast stays.

Mr. Sloan “that we are talking about Reidville, and I think in Reidville we need to have the owner in the bed and breakfast”

Council Member Gore let Mr. Sloan know that it is his opinion and expressing her concern with making the requirement of that. Stating that “again that’s telling somebody what to do with their property, which when you and I were on council together you were really against that.”

Mr. Sloan replied “not so much, I’m not going to get in to that. We do have a right to set laws like this in our town if that what we want.”

Council Member Gore “we hear you”

Mr. Vankuiken expressed his concern stating, “ the whole issue of a bed and breakfast, this community with all the sports that are here, close to us , somebody come in here and buy up a bunch of property and do nothing but make some money.”

Council Member Gore stated we already see that happening.

Mr. Vankuiken expressed that that was what was sad about Reidville right now.

Council Member Gore stated that is wasn’t just Reidville. It is happening all Greer, Duncan, and other municipalities are experiencing the same issues.

Mr. Sloan with loud tone stated “that doesn’t matter, we are not dealing with Duncan, Lyman or Welford. We are dealing with Reidville and what’s best for people in Reidville.”

Council Member Gore “Sir, we understand, and we hear you and we are going to take your comments into consideration, but what we’re saying is turning around and telling someone who owns a house and wants to turn into a bed and breakfast, I don’t see where we can say (did not finish)

Council Member Richard “Lets’ be respectful, Mr. Sloan, I understand, we hear you and I understand what you are saying but at the same time, whenever you say lets do what’s best for Reidville, that’s what’s best for

you. So, we as a council hope that we can make the decision that's what's best for the community of Reidville. For me, I can say I don't have a problem with short term rentals, because everywhere I go that's what I look for."

Mr. Sloan "we're not talking about short term rentals"

Council Member Richard "that's what we are talking about short-term rentals"

Mr. Sloan stated that's not what the ordinance says.

Council Member Beardsley "the current zoning ordinance specifies bed and breakfast and short-term rentals"

Mr. Sloan stated that a bed and breakfast owner would have to live there.

Council Member Beardsley "correct, this ordinance would change that so they did not have to live there."

Mr. Sloan "well if you're going to change that it's a whole different ball game"

All of the council stating that's what they are talking about.

Mr. Sloan asked if they were talking about passing the ordinance as it.

Mr. Sloan asked if it would be reintroduced.

The administrator explained that this was the public hearing and would follow by the second reading

Mr. Sloan stated that the council needs to separate short-term rentals and bed and breakfast in the ordinance.

The council asked Mr. Sloan why they would need to specify, because a bed and breakfast is a short-term rental.

Council Member Beardsley stated that unless the council wanted to restrict bed and breakfast businesses to specific zones there would be no reason to separate.

Mr. Sloan said that if you separate bed and breakfast businesses and short-term rentals you could have the owners live at bed and breakfast and do whatever you wanted with short-term rentals.

Council Member Beardsley expressed his concern with separating bed and breakfast rentals and short-term rentals explaining that he feels they are the same classification as a short-term rental whether they live there or not.

Mr. Sloan "a bed and breakfast should be for tourist or people visiting the town and the owner should be there to answer questions and basically sell our town."

Council Member Beardsley "If I'm going to allow both why do I need to mandate that the owner has to be there."

Council Member Beardsley, council and Mr. Sloan went back and forth about the ordinance and what it stated it allowed and what short-term rental is.

Council Member Jordan "this is for the benefit of everyone, not the benefit of a few."

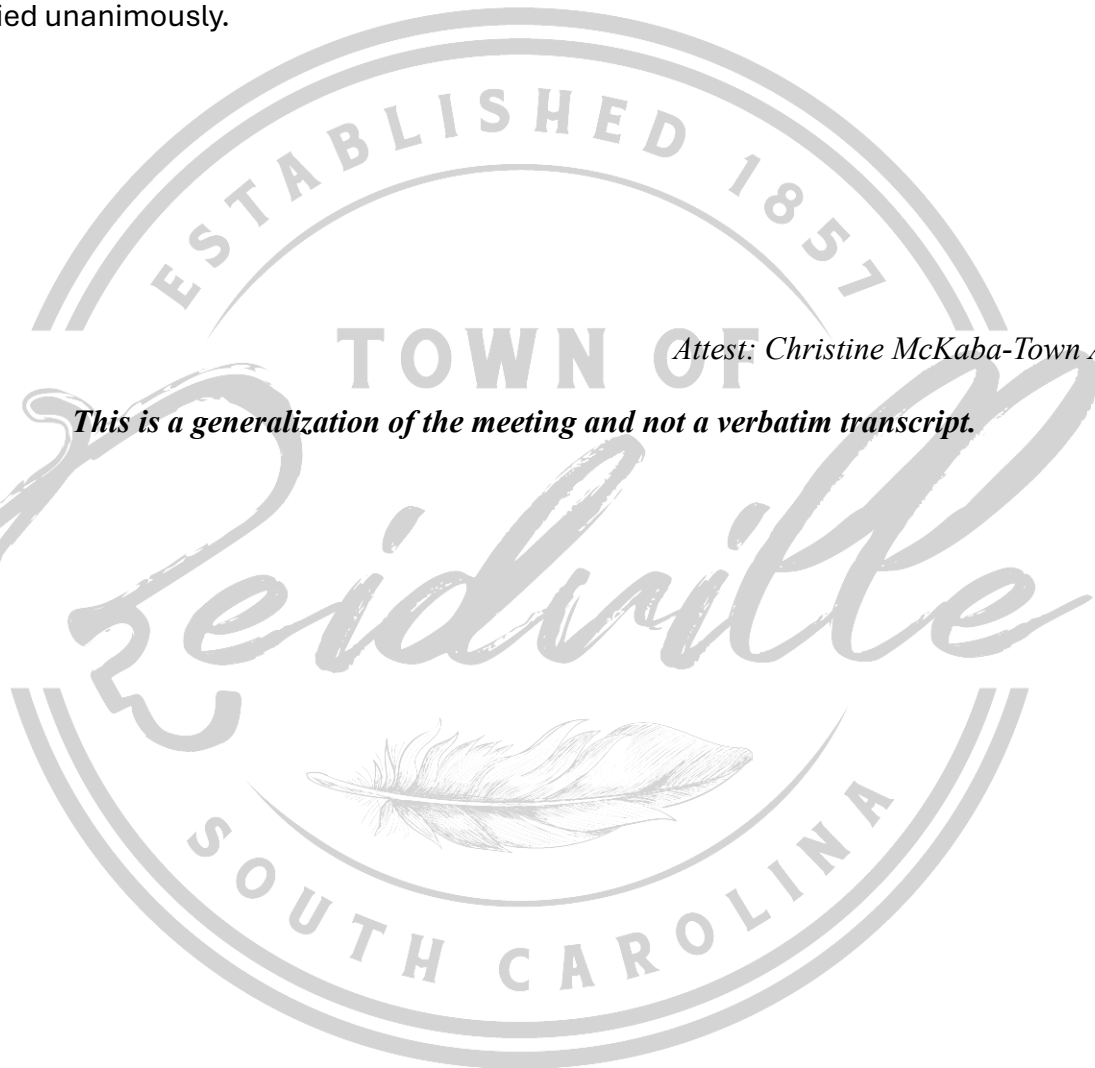
Mr. Vankuiken asked does zoning have anything to do with where you can have rental or a bed and breakfast?

The Administrator stated that they could go to the website under the zoning ordinance, and it would tell you what is allowed but that most residential areas will allow for rentals.

Mr. Sloan told Mr. Vankuiken, a resident audience member, that he isn't going to win when asking a question. Mr. Vankuiken replied with he was just curios.

Mayor Simpson called for any further questions or comments.

At 6:23 pm Bob Jordan made a motion to adjourn the public hearing. James Richard seconded the motion. The motion carried unanimously.



Attest: Christine McKaba-Town Administrator

This is a generalization of the meeting and not a verbatim transcript.