



**Save Folly's Future**  
**e-Newsletter April 2022**  
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**Mission: Reverse Island's Population Decline**

**Goal: Ban Investment STRs in Residential Areas**

**Recommendation: Phase out Investment STRs in select areas  
Create New Rental Program for Residents**

**Folly Beach Election Information**

- Folly Beach City Election: April 5, 2022
- Candidate for Mayor: Tim Goodwin - unopposed
- Candidates for 3 city council seats: Keith Bolus, Eddie Ellis, William Farley and Donald "DJ" Rich

**Save Folly's Future**

- We are a non-political advocacy group
- We endorse or oppose policies, not candidates
- We encourage you to support candidates that represent your interests

## Editorial

### Phase Out Non-Owner Occupied STRs in Residential Areas

Non-owner occupied STRs (Investment STRs) in residential areas are being prohibited all over the country and in most cases the existing STRs are being phased out, not grandfathered in. Case in point, Knoxville passed its STR ordinance on Nov 21, 2017 and stopped licensing all non-owner occupied STRs in residential areas exactly one year later.

Most cities in the country are prohibiting “Investment STRs” in residential areas, not simply limiting their numbers. Folly should prohibit and then phase out existing “investment STRs” in our residential neighborhoods, however difficult. Simply limiting “Investment STRs” is not a fix. It may reduce some of the tourism related problems, but it will not restore the quality of life our neighborhoods once enjoyed.

Without significant change to Folly’s STR regulations the “Investment STR” hunger will consume Folly’s community one lot at a time. The best long term solution to save the community is to phase out “Investment STRs” in residential areas. There is no question this approach is complicated and the phase out could take a decade or more, but as a community Folly would be moving in a positive direction.

Years ago, only weekly rentals were allowed and tourist issues weren’t much of a problem. Today we have de facto hotels all over the island with daily and weekend rentals. Clearly, the type of overnight visitors has changed drastically in the last few years and residents are paying the price.

A ban on “Investment STRs” would have probably occurred years ago had the issue only involved Folly’s residential neighborhoods. Unfortunately a huge swath of mostly tourist housing along the beach is still part of the Single-Family Residential District.

The only logical solution to balance tourism with a stable and thriving community is to create two residential zoning districts with different STR regulations for each one. To say, “That ship has already sailed!” is a poor excuse for inaction.

Within the next week the city council will begin a process of rezoning the commercial districts. One part of this rezoning process will be to move over half of the Downtown Commercial properties into the Island Commercial District. If the city can move commercial properties from one district to another there is no reason it can’t move the tourist areas out of the Single-Family Residential District.

Let every city council member know that you support phasing out “Investment STRs” in residential areas as the best way to ensure the long term viability of Folly’s island community.

On this issue, **Residents First!**

John McFarland

Dear Subscriber,

If you think this edition looks almost like last month's edition, you're correct. The editorial in the March e-Newsletter was not in the March paper edition, not enough space. The centerpiece of both the April e-Newsletter and the April paper edition is the editorial, both are identical.




As an advocacy organization there isn't much more we can do to highlight the dangers of STRs in residential neighborhoods or to educate people on options related to STR regulations. We will continue to promote common sense solutions but until the city's STR committee publicly releases its proposal to the city council there isn't much more to say or do.

Once the STR committee releases its proposal we will send it to you. We will continue to advocate for removing all "non owner occupied STRs" from residential areas and creating a new STR program for full time resident property owners.

Please vote on April 5<sup>th</sup> and let those candidates that you support know that you want "investment STRs" out of your neighborhood and are expecting them to do the right thing for Folly's residents not the most politically expedient thing.

John McFarland

### **Over the Last 9 Months Save Folly's Future has -**

-  Raised the Alarm Related to "Investment STRs"
-  Shown that "Limits" are only one of many Options
-  Recommended a Balanced Solution for "Investment STRs"

**We will continue to advocate for a phase out of  
"Investment STRs" in residential areas**

## Our e-Newsletter is Now Available

- Get more STR information sooner
- Our paper publication will be phased out soon
- Please forward this e-Newsletter to a Neighbor
- Sign up - Directly Below