

From: d b <myangel2306@yahoo.com>
Sent: Thursday, October 31, 2019 2:03 PM
To: Craig Weaver <cweaver@kiawahisland.org>
Cc: klaussaid@gmail.com; Chris Widuch <cwiduch@kiawahisland.org>
Subject: KIAWAH council STR vote on Oct 5 2019

We respectfully request/urge the council to withhold and postpone the councils vote on the STR on Oct 5, until more additional information is provided to Kiawah property owners the subject.

It is much too soon for council to vote at this time on this forever changing law that could/will adversely probably effect many Kiawah property owners now and in the future.

We do not want this to be implemented and want this request recorded on public record.

Property owners since 1984 lot only

Second home purchased in 2004

Full time residents since 2010

Respectively,

Dorothy Brookshire

Donald Brookshire

Full time residents

295 Surfson Rd

Kiawah Island SC

From: Laura Said <lcsaid@aol.com>

Date: October 14, 2019 at 9:30:50 PM EDT

To: Stephanie Tillerson <stillerson@kiawahisland.org>

Subject: Short term rental ordinance

I am a home owner and permanent residence at 170 Flyway Drive and would like my email to be part of the permanent record.

I live behind the second gate in Kiawah which has zoning that provides for only single family homes. Therefore it is surprising and disconcerting to find that there are many homes near me that are always in the rental pool and often rent to large groups that can only be described as multiple families or large parties (12 - 14) of young adults. I have such a rental behind me and due to screening etc., I have not had any issue. But, and this is a big but, if I were to have a similar rental home right beside me it would seriously lessen my enjoyment of my home As well as lessen the value I would get should I think about selling. I have heard that buyers are told to stay away from neighborhoods/streets that have a high number of rentals.

It seems that allowing a home behind the second gate to be in the rental pool 100% of the time changes the residential nature of the single family zoning designation. I worry about having such a commercial property next door to me.

As you know, homes are built very close together. My porch is a mere 30 feet from my neighbor's porch. Imagine if I had to contend with large groups hanging out in the pool all day and night, music etc, every weekend during the high season as well as over holidays - I would lose the peacefulness which attracted me to Kiawah.

I support the caps but 20% is too high. Ten to fifteen percent is more than enough. Home owners need protection from what I believe is the negative effect on property values from excessive renting.

Laura Said
170 Flyway Drive

Sent from my iPad

From: Jennifer Smith <jnsmith4@gmail.com>

Sent: Thursday, October 31, 2019 5:43 PM

To: Craig Weaver <cweaver@kiawahisland.org>; Maryanne Connelly <mconnelly@kiawahisland.org>; Dan Prickett <dprickett@kiawahisland.org>; Klaus Said <ksaid@kiawahisland.org>; Chris Widuch <cwiduch@kiawahisland.org>

Subject: Short Term Rental Restrictions

My husband and I are long-term Kiawah owners and now full-time residents. We began our Kiawah journey when our children were quite small and we had ample time to spend on the island. As the children got older - we got busier and had to curtail our time on the island. Honestly, we did not have to rent for financial reasons -- we just felt that it was so very wasteful to heat and cool a home that was vacant. At that point we rented a few times a year thru VRBO. Our neighbors watched our house and said the renters were all very respectful.

Our home on Conifer is surrounded by almost a 50/50 mix of owner occupied and short term rental homes. We have not had issues with any of the renters on our street yet and anticipate that will continue. But if we had, we am not clear as to what a cap on rentals would do. These properties are already in the rental program and so would not be subject to the caps anyway.

We have a lovely community here on Conifer and that includes the folks that rent. We have met a number of them and find that they return year after year. We look forward to their visits. It is much better than having 4 or 5 vacant homes on our street.

We have a number of concerns about the proposed caps:

1. Impact to home values - we plan to stay on Kiawah for the foreseeable future but when we do sell, we am concerned about the impact this would have on our property value.
2. Rules enforcement - the cap does nothing to improve compliance with existing rules.
3. Overcrowding - we think this was one argument for the caps. If all of the homes were occupied by owners, would that not also result in overcrowding? Yes it's super busy in the summer but we wonder what percentage of those folks are renters vs. owners.

We appreciate your concern for the community and the work that you all do. As an owner we just want to say that we agree with enforcement but disagree with the proposed short term rental caps.

Please make this email part of the public record.

Regards,
Jennifer and Jeff Smith
130 Conifer Lane

From: Linda S Geronilla PHD <lindageronilla@gmail.com>

Sent: Thursday, October 31, 2019 7:11 PM

To: Craig Weaver <cweaver@kiawahisland.org>; Maryanne Connelly <mconnelly@kiawahisland.org>; Dan Prickett <dprickett@kiawahisland.org>; Klaus Said <ksaid@kiawahisland.org>; Chris Widuch <cwiduch@kiawahisland.org>

Subject: Please delay the cap

Dear Mayor and Council,

As an owner of two properties on Kiawah Island for 30 years and a SC resident for 5 years, I ask you to please delay the caps until more information is available that supports this view . I am also requesting that my Email becomes part of the public record on this subject.

Respectfully,

Linda S. Geronilla, Ph.D.

From: arec1@aol.com <arec1@aol.com>

Sent: Thursday, October 31, 2019 3:23 PM

To: cweaver@kiawahisland.org mconnelly@kiawahisland.org dprickett@kiawahisland.org ksaid@kiawahisland.org; Chris Widuch <cwiduch@kiawahisland.org>

Subject: STR Caps

To the Town of Kiawah:

I encourage the Mayor and Council members to delay the caps until more information is available that supports one view or the other.

At a minimum, the town needs to mail a letter stating this is being debated prior to enacting any ordinance and requiring a vote before being enacted. You should not pass something so important without proper notification of all property owners.

KICA believes the town *should delay a vote on this part (CAPS) of the ordinance until more information is available that supports one view or the other.*

It was my belief that the Mayor and council members had the interest of all Kiawah property owners as their guiding motivation on any decisions they make concerning Kiawah but if this ordinance is enacted I will not feel that is the case.

The Town is about to pass an ordinance change that will likely have a negative impact on all property values on Kiawah. Real estate experts have already gone on record as stating this.

This ordinance is being enacted by a few with many stakeholders advising against it.

This ordinance also opens the door to future efforts to minimize short term rentals in single family homes.

Caps will not prevent desirable rental neighborhood's from exceeding the 20% "tilting point".

Caps may actually accelerate the process.

Furthermore, the town has done NOTHING about policing the houses being rented.

Why can't the town try policing and fining rental property owners first and see if that makes a difference in the quality of life for neighbors of rental properties rather than penalizing all property owners?

I request that my Email becomes part of the public record on this subject,

Richard Diemer
8 Avocet Lane

From: Michael DiGiovanni <mikedigi711@gmail.com>

Sent: Monday, October 21, 2019 1:04 PM

To: iKiawah listserv <kiawah@googlegroups.com>; Craig Weaver <cweaver@kiawahisland.org>; Stephanie Tillerson <stillerson@kiawahisland.org>; Klaus Said <klaussaid@gmail.com>; mconnelly@kiawahisland.org; Dan Prickett <dprickett@kiawahisland.org>; Chris Widuch <cwiduch@kiawahisland.org>

Subject: Please make this part of the public record.

We are facing a decision by the town that I believe will negatively impact the property values on Kiawah.

I also believe that this ordinance change is just the first step in the towns objective of eliminating Short Term Rentals behind the second gate.

This is being done with, in my opinion little justification. There was also a lack of communication to all property owners about this ordinance change.

We do have a problem that needs to be addressed and that is enforcement of the rules that renters and owners may choose to ignore.

I am proposing an option that is a fair and democratic approach. I hope the town will consider this when they meet tomorrow.

- Delay the ordinance change.
- Determine initial and ongoing cost of a comprehensive enforcement system. (This will determine the fees that need to be collected to support the enforcement efforts).
- Thru a referendum allow all property owners in the 20% Cap zones to vote on the Caps.

Mike DiGiovanni

51 Cotton Hall

On Thursday, October 31, 2019, 3:52 PM, Stefany Mack <stefanycm4@yahoo.com> wrote:

Dear Mayor Weaver and Council Members,

I would like this email to become a part of the official record on the review of the proposed short-term rental ordinance. My time is precious and I do not enjoy having to send emails as I get more than my fair share already. Give me a vote and I will gladly participate.

My family has owned several properties on Kiawah since 1977. The grandparents were full time residents years ago and we now own a single family home as non-residents.

My family and I strongly believe that how we use our property should not be mandated by the Town. There are short term rental rules and regulations currently in place **which need to be enforced**. Having 2 officers whose shift ends at 5 pm leaves a huge gap and results in not fully addressing the issues. The Town needs to increase the policing of rental infractions, and violators (once given a warning) should be fined.

Our current residence is surrounded by quite a few rental homes. We have never had an issue. The renters have always been quiet and are simply enjoying their vacation. We are in a Resort Community, not a retirement community, and understand some of the inconveniences, such as a crowded supermarket, and traffic on the roads. If not for these renters and the money they spend, there would not be a Freshfields, good local restaurants, shops and other conveniences that are located nearby.

The population and visitors to Charleston and surrounding areas has increased over the years. We can't change that. We can change how we enforce short term rental rules, without taking away the individual property owner's rights to control their property as they see fit.

Having purchased our current home over a year ago, I can assure you that we would not have bought our home if a STR cap was in place. We want the option to rent our home if and when we choose in the future. It was the 2nd most significant investment we have ever made and it was a stretch to buy. We love Kiawah and hope to pass on this investment to our kids and grandkids one day. I strongly urge you to recognize (as many realtors on the island have stated) that putting caps on rentals will adversely effect property values and the marketability of the island as a whole. People will invest elsewhere.

Everyone's house, whether full time resident or non-resident 2nd home owner, is an investment of capital. Kiawah properties are already suffering decreases in sale price, we don't need to add another reason for our properties to languish on the market or suffer investment losses.

Do not pass this ordinance. It is not for the betterment of the community as a whole. Focus on enforcement of the current rules please!

Sincerely,

Stefany Mack

From: Susan Gantt <conner.gantt@gmail.com>

Sent: Thursday, October 10, 2019 9:17 AM

To: Stephanie Tillerson <stillerson@kiawahisland.org>

Subject: for public comment on short term rental ordinance issue

To whom it may concern,

I am writing in hopes of impacting the discussion about changes to the short term rental ordinance currently being considered.

We came to Kiawah for the first time in 2013 when our third child was 3 weeks old. In Kiawah, we found a vacation spot in close proximity to Atlanta that offered something for all ages in our family during every season. In the years that followed, we rented homes on Halona Lane and Club Cottage until we decided to buy our dream home at 720 Glossy Ibis in Dec 2017.

Our financial model for our second home is similar to most young people attracted to Kiawah whose careers and families keep them in other cities as a primary residence for the time being. We need to rent our home during periods we are not there to defray costs and pay down the mortgage. Our plan has always been to pay the mortgage off and eventually spend more time in Kiawah as our children go to college and our careers level out. While we may take our home off the rental market at that time, it is with great pleasure that we are currently able to offer this beautiful property to rental guests, our friends, and family so all can enjoy it at their convenience rather than have it sit empty for weeks at a time. Since we purchased our home, at least 3 other families we know of have bought property on Kiawah as a direct result of staying at our home. All 3 have used a similar rental model to help with the costs of ownership.

We own our property and bought it with a clear understanding of the rental covenants and regulations on the island. We have followed the rules, never had a violation, and never expected the rules to change. The value of future sales on Kiawah is dependent on what the rental rules are- the 3 families mentioned above never would've considered purchasing on Kiawah had the possibility of renting short term not been an option. We want future families to have the same opportunity we've had, with the same set of rules and covenants that have been in place since the resort began. If these aren't preserved, demand will reduce, values will deteriorate, and buyers will certainly go elsewhere. We definitely would have.

Short term rentals benefit not just property owners, but also our island vendors and shops. These business owners, who make their services available year round, and the local economy in general could not stay afloat without the vacationers who rent on the island.

Ultimately, Kiawah needs to decide if it is going to continue to be a world class resort destination or a retirement community with the corresponding property valuation. Please leave the current ordinance in place.

Sincerely,
Susan and Stewart Gantt
720 Glossy Ibis Lane
Kiawah Island, SC 29455

From: Susan Calkins <sdcalkin@uncg.edu>
Date: October 22, 2019 at 2:38:13 PM EDT
To: Stephanie Tillerson <stillerson@kiawahisland.org>
Subject: Fwd: [iKiawah] rentals, etc.

Dear Stephanie-- I sent an email similar to this to you a few weeks ago to be entered into the town record. I amended some of my comments in response to a query made by another property owner and I would appreciate it if my full response here could be entered into the record. I have deleted the owner's name and question from this string.

Thanks,
Susan Calkins
231 Glen Abbey

----- Forwarded message -----

From: Susan Calkins <sdcalkin@uncg.edu>
Date: Mon, Oct 21, 2019 at 10:42 PM
Subject: Re: [iKiawah] rentals, etc.
To:
Cc: IKiawah Listserv <ikiawah@googlegroups.com>

Ms. XXX makes a reasonable request: "It is time for the silent ones to speak up." Yet, given the tone of this "conversation," it is not surprising that those who support a cap, or other mechanism to control the volume of available rentals, would be silent. The discussion on IKiawah has been dominated by a relatively small number of property owners who have touted their CV's, bona fides as lawyers, real estate agents, and investors, and who have declared their opposition, and threats to initiate lawsuits, in often condescending, insulting, hostile, and even bullying, ways. Why would anyone with a differing opinion speak up?

I support some effort to control the rental market on KI. My home (past the 2nd gate) is surrounded by 4 rental houses, with 3 pools, whose total occupancy (stated on their rental sites) is 50 people. When I bought the house 9 years ago I had only 1 rental with which to contend. I would love for some folks whose primary concern is the monetary value of their property to come and have coffee or a glass of wine with me some summer day/evening (or fall/spring break, the holidays, etc.). It's anything but peaceful. But, in truth, although the behavior of these renters often intrudes on my life, in this and other ways, I doubt that most of it is prohibited. It's partly a function of the size of homes, the number of occupants, and the open landscape, and partly a function of the fact that renters are on vacation and their behavior often reflects that mindset. So, I am pessimistic that, even if enforcement were possible for the more egregious behavior (and I seriously doubt that it is, given what I observe in the summer) it would solve this problem.

Because I am not a full-time resident, the time I am able to spend on Kiawah is that much more precious to me. My "investment" here isn't just in the building I purchased. It's in the quality of life, the sheer beauty of the land and seascapes, the wildlife and their habitats, and the peace and tranquility. That seems like an investment worth preserving to me. I wish that investor/owners who rent could acknowledge that perhaps my investment is just as worthy as theirs. I bristle at the notion that KI is merely a "resort" and that providing a monetary return on buyers' investments should be THE priority for the town. I would like to believe that my fellow property owners are just as invested in the stewardship of the island as I am. If so, then some acknowledgement that the character of the island has changed, and some commitment to reversing that trend, or at least not contributing further to it, is needed. Enforcement is not the (only) answer to this challenge, nor is denigrating the efforts of those who reside on the island full-time and are committed to its preservation.

Respectfully,
Susan Calkins
231 Glen Abbey