

## **A few words on the proposed limitations to short-term rentals**

Since its inception, Kiawah has successfully balanced being a popular resort destination and a residential community of owner-occupied primary, secondary and vacation homes. This balance is partly preserved through the Town's zoning and land-use regulations and our negotiated development agreements with the island's two major developers. These have enabled Kiawah to manage and limit the residential, resort and commercial development of the island and create neighborhoods with different densities and with unique residential and/or resort characteristics. These land-use regulations provide current residents and future buyers with clarity about the island's future growth and development. They also serve to preserve the character of Kiawah Island and individual neighborhoods and constrain development that might diminish any property owner's enjoyment of their home.

This proposed changes to the Town's existing short-term rental ordinance is aimed at supporting those objectives and of maintaining the community's balance. It does not discourage or reduce the number of existing rental properties in any part of the island. It places no new restrictions within those neighborhoods that have traditionally had and welcomed larger concentrations of rentals and it allows the number of rental properties to increase further to reflect the additional 1,200 or so homes yet to be built on Kiawah. It does provide a mechanism for current and future property owners to ensure that Kiawah continues to attract and benefit from a balanced array of property uses.

This Town Council has an obligation to consider the long-term direction of the community and bring important issues to the community for discussion and debate. Although Kiawah is one of many communities that are grappling with the issue of short-term rentals, we are not proposing to limit the future growth of rental homes simply because others are. Listening to the concerns of many residents and owners, our responsibility is to protect the uniqueness of this community, maintain the quality of life for all of our residents and property owners, balance the competing interests of our property owners as best we can, and promote stable or increasing property values over the near and long term.

As always, your input is important, and we encourage all residents and property owners to provide us with your thoughts.



Craig Weaver, Mayor