

**Q1** In the box below, please provide your comments on the issue of short-term rentals followed by your name and the name of your street. This is a one-question survey - do not advance before all of your thoughts, name, and street name are recorded in the comment section. Your input is crucial to our understanding of the community's position on short-term rentals in Charleston.

**Thanks for participating.**

Answered: 449 Skipped: -1

#	Responses	Date
1	<p><a href="#">For Regulated STRs</a> <a href="#">For STRs</a> I think short-term rentals have a place in Charleston, though some regulations are needed. I certainly think they do less harm to livability and authenticity than large hotels and cruise ships. The vast majority of short-term rental guests are quiet, clean, and respectful. A large fraction are seniors. Do we want entire neighborhoods becoming taken over by such rentals? Definitely not. But they are being unfairly vilified in my opinion.</p> <p>David. Smith St.</p>	7/31/2017 5:25 PM

2	<p><b>For Owner-Occupied STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> I have a licensend short-term rental (a so-called bed-and-breakfast license) in Charleston in a two-hundred-year old Cookhouse. The fifty-one reviews over our five years in operation evidence that our guests have presented no problems to the neighborhood. Indeed, we can attest that our guests are both very respectful of our historic building (this parallels our experience in operating a seasonal inn in Co. Cork, Ireland for over twenty years in a restored Georgian country house), respectful our our neighborhood, and enjoy the unique historic experience of staying in a restored historic building. Having this income also allows us as owners to maintain the Cookhouse and the main house (both of which we restored from demolition-by-neglect or derelict status) and to make a continuing contribution to the preservation community (we have regularly made the main house available for tours) and the attractiveness of our historic neighborhood, the Garden District. Frankly, I believe the horror stories given a free ride by the media may overstate the negatives of short-term rentals and may be the aberration, not the norm. I do think some relaxation of the currently rigid ordinance requirements is necessary. I have published those views widely in the preservation community and in a guest editorial in response to Steve Bailey in the Post and Courier. However, I also think some limits must be imposed. The owner should be required to live on the premises (or very closely nearby) to ensure that guests do not get out-of-hand.. An operator should be limited to two units, to ensure that short-term rentals do not become absentee-owned hotel substitutes. Off-street parking should also be required, so that short-term rentals do not add to the parking quagmire in Chareleston's residential neighborhoods. If these suggestions are followed, the current situation can be controlled, obligations of license-holders can be easily enforced, and substantial taxes collected (which will allow for more enforcement officers). The much-discussed scenario on Atlantic is an example of what the city can do against unlicensed violators. Injunctions against unlicensed operators and abatement actions against operators, licensed or unlicensed, that become nuisances are part of every city's legal arsenal. The question is one of the willingness of the city to act. There are other ways that the public can assist in controlling unlicensed operators. The city should create a publicly accessible list of those short-term rentals that are licensed; it should provide a notification/complaint system (by phone, Internet, etc.) that neighbors can use to identify suspected unlicensed operators or licensed operators that are not controlling their guests or allowing their premises to undermine neighborhood livability. Such a network would be largely self-enforcing and allow livability personnel to target unlawful or abusive operators. The city should also require platforms to list addresses of and license numbers of short-term rentals. Homeaway recently settled litigation on these issues, evidencing that it thought it did not have sound legal grounds for refusing in light of legitimate city concerns. I have heard hints that some support a neighborhood-by-neighborhood veto over short-term rentals. This would raise serious equal protection and deprivation of property rights concerns. It would also create an impression of wealth-based elitism and other negative impressions of Charlestonians. In sum, short-term rentals provide a unique historic experience. They also provide reasonably priced accommodations that make staying in Charleston affordable for people and families on more modest budgets. I have some sense that a major mover behind shutting down short-term rentals is a hotel industry that does not like the competition. The preservation community should be wary of being perceived as an ally of the latter. David A. Elder, John Robinson House, 10 Judith Street</p>	7/31/2017 2:28 PM
3	<p><b>Against STRs</b> Short term rentals should not be legal in Harleston Village. Traffic, noise and disturbance of ambience are a major concern. Renting of whole houses or apartments for short term takes away needed traditional rental units which are a welcome part of our community.</p>	7/31/2017 8:47 AM
4	<p><b>For STRs</b> Rules pertaining to peninsula should not unfairly hamper initiatives in other parts of city Current rules are discriminatory towards those not living in selected "historic" areas, giving economic advantage to a very few. People should by allowed to use their property as long as consideration is given to neighbors, which existing liveability coyrt/city guidelines already protect.</p>	7/29/2017 11:45 PM
5	<p><b>Against STRs</b> Short-term rentals have nothing but detrimental results on our city. They make neighborhoods commercial, lower property values, fill up street parking, and limit longer rentals at a reasonable price. . They will turn real neighborhoods into streets controlled by companies or individuals trying to make a quick buck. Short-term rentals need to be fined heavily. Our city can and should not allow them. There must be a way to severely restrict them or get rid of them permanently. Glenna Greenslit, 55 Ashley Avenue, Charleston 29401</p>	7/29/2017 8:00 PM

6	<p><b>Against STRs</b> Short Term Rental is a commercial activity, and belongs in areas that are zoned for commercial activity. Bed and Breakfasts are primarily residential activities. The City currently has an ordinance which properly handles short term rentals. The City currently has a B&amp;B ordinance (2 types based on area) that properly handles B&amp;B's. Neighborhoods are feeling financial, social, and environmental pressure, not from legal, conforming short term rentals and B&amp;B's. We are feeling the pressure from the almost 300 illegal short term rentals on the Peninsula. We don't need new ordinances. The current ordinances operate well to protect the interests of all, including those who wish to engage in a commercial activity. The failure here is enforcement. If people started opening bars in their homes, we wouldn't create a task force to study whether this is a good thing. We would enforce the zoning ordinances, and shut them down. Whether it is a good thing to extend the STR overlay district to the entire Peninsula or the entire City (remember, it requires property to be zoned commercially to be used STR) is an appropriate matter for the Planning Commission, and City Council. Likewise extending the B&amp;B ordinance North of the Crosstown, or to the suburbs of the City is an appropriate matter for the City to consider. But acting like we don't have good ordinances that work well already is ridiculous. What is beyond my belief is that the City won't enforce the existing ordinance, and pretend that changing the ordinances will somehow cure what is an enforcement problem. If we are ever to have affordable housing in the City, commercial activities cannot be permitted in residentially zoned property. We have zoning to balance uses. Airbnb, VRBO, and HomeAway didn't change that. They just made it easier and more anonymous to engage in a commercial activity. When Elliotborough Cannonboro Neighborhood asked for an STR ordinance, the Preservation Society opposed this activity in residentially zoned areas, and supported the extension of B&amp;B's to the Old City District. This has worked. I hope the Preservation Society will continue this position, and pressure the City to enforce its existing zoning ordinances. Courtney Wegner 257 Rutledge Avenue</p>	7/29/2017 9:36 AM
7	<p><b>Against STRs</b> As a condo owner in downtown Charleston, we feel particularly threatened by short term rentals. Many owners are not there on a regular basis. On our floor no one is a full time resident but I do know who they are and expect them to abide by the code of conduct which we all agreed to. Living at the beach on a full time basis, we know that short term renters are not always the best neighbors. they are on vacation and often expect to relax their ideas of what "good neighbor" means. They have very little vested interest in their surroundings be that property or people's life needs such as quiet for sleep and personal enjoyment. Based on that knowledge, we would not want to see our downtown property become a hostel without management. We did not buy in the accommodations over lay and therefore do not want to become a building of short term rentals. But it could easily happen in Charleston's current climate of anything for the tourist dollar and happiness. One of the reasons we sold our house south of Broad was because we were beginning to feel overwhelmed by the touristy aspect of the area. There needs to be a safe haven for the residents on the peninsula. If the city is not willing to provide that for her residents then they need to seek advice from Disney World on how to turn it into a resort for tourists to visit without regard for those who live here. Carolyn Jones, Society Street.</p>	7/28/2017 1:32 PM
8	<p><b>For Regulated STRs</b> <b>For STRs</b> I bought my house 20 years ago on peninsula Charleston. Currently my taxes and insurance (monthly escrowed) are more than my original mortgage payment. I cannot sustain this as I near retirement and would like the occasional opportunity to rent my home out to assist me financially. I believe short term rentals should be allowed but with guidelines and regulations, very much in line with the feedback it appears the task force has received so far. Linda/ Grove Street.</p>	7/28/2017 11:33 AM

9	<p><b>Against STRs</b> I am in favor of the ban on short term rentals in Charleston, and I do not want to see short-term rentals expand in Charleston. It seems that the whole premise is unnecessary given the large number of hotel rooms that currently exist or are under construction in the city and surrounding areas. Short-term rentals (and honestly, the focus on tourism in general) is driving up the cost of living here and making our streets and amenities very crowded, making life for those of us who want to actually stay here for a while much more difficult. I understand how important tourism is to our local economy, but I believe that making life affordable and comfortable for long-term residents is even more important. I would be very interested to know what impact a complete ban on short-term rentals would have on the economy; my guess is that it would have minimal, if any, noticeable financial impact on the Charleston area. Although I understand that someone has the right to use their property how they see fit, when their actions negatively impact the community, the community has the right to restrict those actions. The only party that benefits from short-term rentals is the property owner, and the best the surrounding neighborhood can hope for is the absence of negative consequences (for example, no loud parties, no vandalism, no dangerous or inconsiderate behavior). Thank you for collecting input on this critical issue. I would love to live in Charleston for a long time, and hopefully we will find a way to balance the interests of tourists and residents to make this city attractive and wonderful for everyone! My name is Greg and I live on Moultrie St.</p>	7/28/2017 11:08 AM
10	<p><b>Against STRs</b> Short term rentals are a big problem in the historic district and will continue to get worse if they are not stopped now. The renters are breaking the existing city codes and should be heavily fined. We are also being overrun with hotels that need to be severely limited.</p>	7/27/2017 4:15 PM
11	<p><b>For Regulated STRs</b> <b>For STRs</b> Carolyne Cox 330 Concord St 29401 There needs to be some guidelines and restrictions to protect both neighbors and customers Appreciate all the good work you do</p>	7/26/2017 1:20 PM
12	<p><b>Against STRs</b> I am opposed to STR. The current lack of regulation and enforcement is having hugely negative impacts on the residential quality of life. We have lost 100's of houses from the residential market which drives up the cost of housing. STR, if allowed, must be owner occupied and it must be regulated and enforced. STR uses must be an accessory use to a primary, single family residential use. There should be a strict code of conduct as well as required business licenses and taxes..and abusers should loose their licenses and ability to operate.</p>	7/26/2017 10:53 AM
13	<p><b>Against STRs</b> Send them to Daniel Island and Mt. Pleasant Karl Riner 156 Mary Ellen Dr Charleston, SC 29403</p>	7/25/2017 6:47 PM
14	<p><b>For Owner-Occupied STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> I support short term rentals with thoughtful regulation such as owner occupied, fully licensed and inspected, etc. Living downtown is very expensive and having the opportunity to offset some of that expense keeps living downtown affordable. Karalee Nielsen Fallert</p>	7/25/2017 3:50 PM

15	<p><b>For Owner-Occupied STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> I strongly support the legality of owner-occupied short-term rentals in downtown Charleston. I own and occupy one full-time on the Eastside and there are several in operation in my neighborhood. I believe it is helping to stabilize and improve our community. Due to the increasingly exorbitant cost of living in Charleston, myself and other area STR owners would not be afforded the opportunity to own a home downtown if not for the extra income from short-term renting. This extra income also gives me the ability to upkeep the historic architectural details on my house, which I otherwise would not have the funds to maintain. My additional rental income also grants me the ability to patronize local businesses around me. Prior to operating my short-term rental, I was much less likely to spend money on local restaurants and shops. Unlike hotels run by big corporations based outside of Charleston, a significant proportion of income generated by owner-occupied STRs stays within the local economy. With the direct contact I have with my guests, I always encourage them to patronize locally owned and operated establishments as well. Because I often host people from out of town on a ratings-based platform, I have become an adamant steward of my block. I spend hours each week to maintain my garden, and pick up trash not only from the front of my home, but from my neighbors' as well. I'm also constantly asking the college students and young professionals who live in neighboring long-term rentals to keep the noise levels of their late-night partying to a minimum. In the absence of frequent short-term guests, I would be less motivated to do either of these things that contribute to a stable, family-friendly community that is livable for owner-occupied households. I understand that one of the arguments against STRs downtown is that these vacationers are loud and only visit downtown to have rowdy nights on King Street, but this couldn't be more opposite of my experience. In my time renting to short-term guests, I have not once had anyone exceed unreasonable noise late at night. Another common misconception about STRs in Charleston is that the operators are not paying taxes that other hotel and bed and breakfast businesses do. This is also false in my case, as well as with the other STR owners I know of. Since first opening my listing, I've remitted all state and federal taxes totaling roughly 25% of all income generated, and I gladly continue to pay them in order to keep running my business. Additionally, in June of 2016, AirBnb began collecting local hospitality tax that goes directly back to the city of Charleston. Thank you for creating this survey and taking these responses into consideration.</p>	7/25/2017 3:20 PM
16	<p><b>For Regulated STRs</b> <b>For STRs</b> I believe that the City of Charleston needs to enforce its existing code laws. It's very important that STR's be licensed, insured so that business taxes and accommodation taxes are collected. If too many complaints are issued for a particular rental, use the livability court to remove license. All upcoming changes should be initiated as soon as possible, and grandfather existing Legal premises.</p>	7/25/2017 11:55 AM
17	<p><b>Against STRs</b> About the short-term rentals: everyone is going to do it if it's legal and our neighborhoods will be transformed into commercial districts with herds of tourists and rolling suitcases. There will be party houses and mountains of trash since the city only picks up once a week, and recycle twice a month. I know lots of people in our neighborhoods are now from "off" or it's a second home, and maybe they don't care as much about the neighborhoods as we do. John and I bought into a RESIDENTIAL neighborhood - Harleston Village - in 1999, not a commercial district (like a condo on King Street). ***** The other thing I am concerned about: what if LLC/investors buy up property and reverse easements so they can build in back yards, close in porches, divide and break up houses, anything to squeeze extra beds and bathrooms into houses? I know the easement cannot be reversed without PSofC or HCF approval, but I just wanted to put that out there as a possibility. ***** We have an exterior easement on our property through HCF to not break up the house or build in the back yard, FYI, so we are not looking to do any short-term rentals. Thank you, Nancy and John Lucas 27 Montagu Street</p>	7/25/2017 11:45 AM

18	<p><b>Against STRs</b> Dear Sirs: We would like to express our passionate opposition to short term rentals in the residential neighborhoods of Charleston. We live in Harleston Village and for the the past 20 years have seen it evolving into a place of gentility, harmony and beauty with a true sense of neighbors knowing one another and working together to make this a neighborhood that we are proud to call home. The City of Charleston has indeed, in the past, sent the message that we need to preserve these true symbols of the historic neighborhoods in order to enhance livability. Short term rentals are degrading the livability of our neighborhoods with disruption from short term renters, parking issues, noise violations and trash/garbage issues. We have experienced all of these problems first hand because we had a neighbor who was advertising on VRBO for short term stays. He knew it was against the city policy, but also knew there was no enforcement with only a minimal fine if he did get caught. There was no respect for disrupting the neighborhood with the noise of people coming in and out at all hours of the day and night, trash issues, etc. He even told renters who had several cars that they could park on someone else's private property or on the street with no permit. If they got tickets he would pay for them! Again, only a minimal fine! Because of no policing and enforcement from the city, we were put in the position of asking him to stop. We also contacted Ana Harp with the City of Charleston and she sent him a letter to cease and desist the practice. Now, two neighbors who were friendly are experiencing friction and animosity. Because of the documented problems, we do not support the practice of short term rental in the residential neighborhoods of Charleston. Short term rentals are allowed in areas zoned Commercial and also require a business license. That is where they should stay. Dawn and Tom Blackman 76 Ashley Ave. Charleston, SC 29401 dawnblackman@comcast.net 843-708-4964</p>	7/25/2017 10:43 AM
19	<p><b>For Regulated STRs</b> <b>For STRs</b> I have been in the short term rental sphere for some time now and have heard the arguments from both sides of the spectrum. As far as I see it, there are three main issues: 1. The ability to rent out a room in your owner occupied home 2. The ability to rent an entire home in the appropriately zoned arena 3. The ability to rent an entire home in an inappropriately zoned arena. The first of these two I believe should be accepted. The first, because Charleston is rapidly becoming an expensive place to live, particularly downtown where property taxes are high. I see no reason as to why people should not be able to rent a room in their house to support their income and ability to live in a neighborhood where they would like. The second, the city has allowed for a particular area to be able to be rented short term. The vast majority of that being in the spring/cannon area. Limiting short term rentals to this commercial part of town means that the situation does not spread to quieter neighbourhoods. We have all heard the complaints regarding large wedding parties/bachelor/bachelorette which are causing issues in the neighbourhood. Restricting the area of short term rentals to a particular neighbourhood would minimise these issues. One bachelor party would struggle to complain about another... The third is something that should not happen. Extending the overlay zones is going to cause a lot more headache for the city. On another note, there is a huge amount of people operating illegally downtown, including some short term rental companies. I am very interested to see how these can be shut down and how that will ultimately affect the rest of the short term rental market. Sophie - Ashe St.</p>	7/25/2017 10:07 AM
20	<p><b>For STRs</b> Short term rentals would be far less damaging to the fabric of the city than building new hotels at the expense of local shops, restaurants and green space. Kate, Anson St.</p>	7/25/2017 9:28 AM
21	<p><b>Against STRs</b> With the explosion in hotel rooms recently, there is no reason to tolerate short-term rentals (STRs) STRs damage the cohesiveness of a community that must care about the integrity and future of historic Charleston. Peter Gorman, 121 B Beaufain.</p>	7/25/2017 9:06 AM
22	<p><b>Against STRs</b> I am against short term rental in our neighborhood and intend to comply with the current law against it. Dr. Dolan</p>	7/25/2017 7:29 AM

23	<p><b>For Owner-Occupied STRs</b> <b>For STRs</b> I own a house on the Upper Peninsula and out on the Edisto River. Friends often ask why I don't rent out our extra bedrooms or whole house as short-term rentals. Truthfully, the answer is I don't want to commit to the cleanup it would involve, having strangers in my personal domain does not sound pleasing, and thankfully I don't need the extra money. That said, I have used short-term rentals (mostly Airbnb) in Nova Scotia, Paris, Nashville, Arizona, and Hawaii and for the most part had terrific experiences and great interaction with responsible owners. It is interesting to me the only times problems came up are when the actual owner was not on hand to meet me. In 2 instances I spoke with the owners by phone, had directions, but had either a key issue or something was missing from the rental space and they were not there to assist me. Only once have I been disappointed and requested voiding a reservation. I think that speaks for itself. It is necessary for an owner to be onsite in order to have a good experience. My vote is to allow primary residence owners the opportunity to advertise their extra spaces for short-term rentals after purchasing a permit from the City to do so and commit to and pay a tax or license for same. Investment property owners (2nd homes, etc) should need to go through a licensed property manager to rent out their spaces or perhaps the City could come up with a new department (create some jobs) just for 2nd home owners to work with if they want to rent out their space. Hollace Boswell, Rutledge Ave</p>	7/24/2017 6:41 PM
24	<p><b>Against STRs</b> I am very much against expanding short term rentals in Charleston. It adds the wrong incentive for home ownership--i.e. Absentee, don't care, not on-site to join in block functions. Thanks, George Hartley, S. Battery St.</p>	7/24/2017 5:32 PM
25	<p><b>For Owner-Occupied STRs</b> <b>For STRs</b> My husband and I support short term rentals in Charleston, including in our neighborhood. We believe there needs to be restrictions and guidelines - i.e. short term rentals offered only by owner rather than as a sublease situation. Perhaps, it can also be for a maximum number of weeks or months / Year. However, we'd like to see short term rentals allowed. Please forgive typos-I'm writing on my iPhone Dana Elliott St, Charleston SC</p>	7/24/2017 5:12 PM
26	<p><b>Against STRs</b> It is key to respect residents and not let downtown become an amusement park. Short term renters can use the ever multiplying hotel rooms. Non resident owners do not help preserve neighborhoods. Long term renters along with in resident owners are ok. John McCarter, 97 Church Street, Charleston</p>	7/24/2017 5:03 PM
27	<p><b>Against STRs</b> I am adamantly against the situation of short term rentals in my neighborhood and the city of Charleston. I recently returned to Charleston after growing up in the Westside community. Presently with the growth in population and businesses I have difficulty parking or entertaining family and friends. There are several houses in my neighborhood where there are 2-5/6 tenants with each having their individual automobiles on very narrow streets. I feel that it is unfair for persons living in a residential community and paying taxes to have persons not living in their homes and renting (not zoned as commercial) to pay the same taxes. Charleston is quickly losing its small town charm and historical designation. The flooding situation is worsening and I feel that the building and loss of green space or place for water to drain is part of the problem. Please take in consideration the long term residents and those living here all of their lives when making your decision. The meetings that I have attended are full of the persons voting in favor because it benefits them. Those of us who have more to lose seem to be the minority in that it seems that the City is looking at financial gain. When you take into consideration the traffic, the constant change in tenants, and inconsistency especially around the elderly and younger populations maybe you will vote NO. Thanks for your consideration. Carolyn Wright-Porcher Ashley Avenue &amp; Nanan Streets Charleston, SC</p>	7/24/2017 4:39 PM
28	<p><b>Against STRs</b> Any such business transactions (air bnb) detract from the residential aspects of our neighborhoods. The basic decision: Are we to be a gathering of hotels or neighborhoods where we actually live? As our major charm lies in the REAL ambience of our city and neighborhoods, the transition to hotel heaven would, by definition, destroy what we are and what we radiate - and ultimately why anyone would bother to visit us. The final destruction of both goose and golden eggs. We cannot allow this to happen, as it would destroy us and all that we represent. Maurice Thompson, King Street below Broad.</p>	7/24/2017 3:01 PM
29	<p><b>Against STRs</b> I am not in favor of short term rentals Clare Meyer Concord st</p>	7/24/2017 2:37 PM

30	<p><b>For Regulated STRs</b> <b>For STRs</b> I would be in favor of short-term rentals under certain conditions. Rentals that go through an established body such as Airbnb or Homeaway have a vetting/reporting/reviewing process to help protect both renters and property-owners, and encourage good behavior on both sides. A maximum number of rental weeks per year could be set. Right now, hotels, carriage companies, tour guides, and restaurants all reap the benefits of increased tourism to Charleston. The homeowners suffer congestion and inconvenience, while their views of the skyline are increasingly obscured by new hotels. This would be a small way for homeowners to see some upside to all the visitors to Charleston. Jane Tyler 50 Rutledge Avenue Charleston 29401</p>	7/24/2017 2:32 PM
31	<p><b>Against STRs</b> I am strongly opposed to Short-Term Rentals in downtown Charleston. I live in Radcliffeborough which already has 6-month and 12-month rental turnovers from college students. There is no predictability and very little means of monitoring or reinforcing regulations. Rental greed has already diminished the quality of life for residents in my neighborhood, with as many students as possible crammed into too few square feet. I can easily foresee properties bought as short-term rental gold mines. There would be no way to prevent it. Let's let Pandora's box remain closed. Ronald Hornbeck, owner, 116 Coming Street, Charleston, SC 29403</p>	7/24/2017 2:22 PM
32	<p><b>For Regulated STRs</b> <b>For STRs</b> This is a complex issue that will require compromise. On one side are those wanting to live in Charleston while maintaining its historic character. They will suffer from higher costs of living and a lack of affordable living space. On the other, those who benefit financially from tourism and those that will support policies that promote tourism, such as short term rentals. To complicate matters, some residents will depend on short term rentals to afford living in Charleston. The solution should involve regulation of short term rentals including appropriate fee income for the city to compensate for enforcement expenses, a policy to reduce inappropriate behavior and an administrative process (including an amnesty period for undocumented short term rentals to comply) that seeks to cap the number of short term rentals at current levels. At the core of this discussion will be the necessary determination that resident's rights supersede those of tourists, or that tourists' rights and businesses supersede those of city residents. It seems to me that the rights of the residents of the city should come first. David Watkins 85 umberland</p>	7/24/2017 2:00 PM
33	<p><b>For Regulated STRs</b> <b>For STRs</b> I am supportive of strict regulations and reduced number of licenses for the short-term rentals. Letting these rentals overtake our residential (both downtown and suburb) areas will be detrimental to the character of Charleston. These rentals will slowly overtake the full time residential homeowners(starting downtown) which will snowball a downfall of the character that makes this town so special. Please do not let this happen. Charlotte Nottingham Clearview Drive James Island</p>	7/24/2017 1:49 PM
34	<p><b>Against STRs</b> Short term rentals in our neighborhood have been a disruption to our quality of life. Noise, especially after "normal" evening hours is the worst part, but so is the disruptions to parking, litter and simple lack of civility. Gary DiCamillo 10 Atlantic St.</p>	7/24/2017 1:42 PM
35	<p><b>Against STRs</b> we are against short term rentals in our area m. russell and l. tawes south adgers wharf</p>	7/24/2017 1:39 PM
36	<p><b>Against STRs</b> My name is Ron Horne and I live at 54 Bull Street. I have sent a separate letter. All of the neighbors that I have spoken to and I strongly oppose short-term rentals in Harleston Village. It is a very serious livability issue and threatens the desirability of living in our neighborhood.</p>	7/24/2017 1:14 PM
37	<p><b>Against STRs</b> We OPPOSE short-term rentals! Those in favor of them should consult the dictionary for the definition of neighborhood. The neighborhood is a huge factor in purchasing and remaining in a home. We truly appreciate your effort on this as we were out of town during the public comment period. We have also sent this message to HANA. Pam and Pat McKinney 44 Wentworth Street pgmckinney@me.com</p>	7/24/2017 11:19 AM
38	<p><b>Against STRs</b> Short term rentals are pushing our citizens out by making availability and affordable rent nearly impossible. This provides less housing for the service industry and other citizens who would make Charleston what it is. We need to get stricter on this issue. Our peninsula will soon be filled with non-residents. Our city is being taken from the people who made it what it is. Help us. I have been priced out and I dont make a bad living. People are buying homes with cash JUST to AirBnB them. So now rentals and market are sky high. Lets quell this!! Jeanine Cafaro, CofC alum. CHS resident 14 years. Grew up in lowcountry. 29 Briarcliff dr. Charleston, SC 29407 843-303-1868</p>	7/24/2017 11:02 AM



39	<b>Against STRs</b> Short term rentals are pushing our citizens out by making availability and affordable rent nearly impossible. This provides less housing for the service industry and other citizens who would make Charleston what it is. We need to get stricter on this issue. Our peninsula will soon be filled with non-residents. Our city is being taken from the people who made it what it is. Help us. I have been priced out and I dont make a bad living. People are buying homes with cash JUST to AirBnB them. So now rentals and market are sky high. Lets quell this!! Jeanine Cafaro, CofC alum. CHS resident 14 years. Grew up in lowcountry. 29 Briarcliff dr. Charleston, SC 29407 843-303-1868	7/24/2017 11:01 AM
40	<b>Against STRs</b> I am opposed to short term rentals in downtown Charleston. They would absolutely have a negative impact on our residential neighborhoods. Kim Meyer, South Battery	7/24/2017 8:37 AM
41	<b>Against STRs</b> Lorraine Perry 62 Society Street 843 607-6511 Not in favor as it only creates more congestion in the neighborhoods. Important to know who neighbors are for safety reasons as well as commitment to the community. Also do not think it is fair to the hotels that pay all the extra fees and have to provide parking. What about the property tax. Are these homeowners paying owner occupied rates?	7/24/2017 8:30 AM
42	<b>For STRs</b> I think short term rentals are perfectly fine and Airbnb is a great service. René Stauffer 529 Likes be Oak Dr.	7/23/2017 10:37 PM
43	<b>For Owner-Occupied STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> I support allowing STR for owner occupied units. I do think there needs to be a limit on the number of days per year a unit can be rented without the owner present to discourage investors buying properties for the exclusive use of STR. Maybe a max of 75 nights per year? I would like to see a compromise that allows STR with some restrictions as opposed to a complete ban. The city should also collect taxes from the home owner for every STR. Thanks! Daniel Toepfner Cleveland St	7/23/2017 9:05 PM
44	<b>Against STRs</b> I am a big defender of the rights of property owners; however, those rights are not absolute. As a famous Supreme Court decision once said, "Your right to swing your fist stops at my nose." This is what is happening with regard to STRs. When homeowners break the law by using their property as STRs in an area that is not zoned for that, they are hurting the value of their neighbor's property. If the fine for that does not cure the problem, then it is not severe enough. It seems to me that there should be some sort of liability for repeatedly breaking the law for profit in a way that damages one's neighbors. This activity could render downtown unfit for residential living, changing forever the character of downtown. The city needs to do whatever is needed to effectively restrict where STRs can exist. Don McLaurin Water St.	7/23/2017 8:53 PM
45	<b>For STRs</b> I think it's fine to have short term rentals. Barbara Julius 44 Charlotte St Unit C Charleston, SC 29403	7/23/2017 7:15 PM
46	<b>For Regulated STRs</b> <b>For STRs</b> Seems like the ship has sailed on this one. However, regulations regarding these rentals could evolve as necessary. I believe that there are many short-term rentals that are not registered as a business. It seems that if there were fines imposed on owners whose renters disturb the neighbors then a database could be compiled of complaints which would lead to non-compliant owners. Taxes etc. could then be levied with this fund not going into the general fund but to the betterment of the neighborhood itself. As a homeowner in Elliotborough it would be nice to have a some value added to the community that endures the trouble paid for by short-term. Jocelyn Châteauvert, Rose Lane	7/23/2017 5:00 PM
47	<b>For Owner-Occupied STRs</b> <b>For STRs</b> It is my opinion that short-term rentals should not be allowed in any part of the city except in owner-occupied residences. Otherwise, every neighborhood is at risk of being taken advantage of by greedy owners out to exploit the city. Sallie Duell 21 East Battery 29401	7/23/2017 3:42 PM
48	<b>Against STRs</b> Leslie Turner, Halsey Blvd., downtown resident since 2001: short term rentals change the character of our neighborhoods, and should not be permitted where the neighbors/neighborhoods do not want them. While this is a property rights issue, it is a fundamentally a zoning issue. The city needs to continue to place reasonable limits on this to protect the quality of life for downtown residents.	7/23/2017 12:05 PM

49	<b>For Owner-Occupied STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> Margaret O'Brien, 36 Chapel St License/permit must be required and only granted for owner-occupied homes (to prevent people buying homes just to rent and driving out residents). Owner must be in residence when renting to ensure owner affected as neighbors will be by noise or other bad behavior by renters. Enforcement essential with big fines (eg, \$5000 per night of violation) for violations to make it less attractive to ignore the law. City has tourism enforcement employees. More can be hired if the fines are high and always collected for violations. A hotline and website and mobile app will be needed to report violators. After 3 violations, there should be punishment that will work, eg, triple fines, then lien on property, loss of license.	7/23/2017 6:32 AM
50	<b>Against STRs</b> There should not be short term rentals in residential neighborhoods. Bill Oakley, 6 Council St	7/22/2017 9:16 PM
51	<b>Against STRs</b> I live in the CENA area. I have a lovely home that I could not rent to COC students. It could be trashed! Where is the COC on this matter and what is there strategic plan for student enrollment (any caps) and student housing (on campus vs off campus)? It seems COC is relying on CENA home owners to rent homes (some unsafe) and RE developers to offer "luxury housing" to college students (Morris Sokol Bldg sign). COC needs to have student policy for off campus housing and a means to clean the streets every weekend and after semester breaks. Best wishes. Heleneiii@erols.com	7/22/2017 4:17 PM
52	<b>For STRs</b> I think short-term rentals should be allowed in all neighborhoods and there should be regulation if there are problems afterward. Most cities allow this type of rental and it can be really helpful to make living in the city affordable to residents if they can make a little extra money renting out space. This could also be a nice income option for older residents who are being gentrified out of the neighborhoods and if it was legal I would be happy to help some of them understand how to use short-term rentals. I think the city is being paranoid over nothing almost everywhere in the United States this is fine. I live on nunan street. Jamie goodman	7/22/2017 3:53 PM
53	<b>Against STRs</b> No STRs. Diana Ryan, Lamboll Street.	7/22/2017 3:05 PM
54	<b>Against STRs</b> Prohibit STRs. Dennis Ryan, Lamboll Street.	7/22/2017 3:04 PM
55	<b>Against STRs</b> The city can not allow Short Term Rentals in our neighborhoods!! The new hotels and condominiums are taking over the city and destroying the quality of life for the downtown residents. Allowing short term rentals will destroy what little is left in our quite neighborhoods. Question- I purchased my home 30 plus years ago with the understanding my home is zoned residential. If short term rentals are permitted by the city, will the zoning become commercial? Short term rentals is a business within a home. As soon as the city allows these businesses in our neighborhoods there is no turning back. Who will be enforcing and regulating these rentals ? One huge nightmare ! No, no no to short term rentals!!! Elaine and David Neff 5 Rutledge Avenue	7/22/2017 2:53 PM
56	<b>For Owner-Occupied STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> My Wife and I both work downtown and love the convenience of being able to ride our bikes and walk to work but without the occasional supplemental income from AirBnB this would have never been possible. We have been renovating a historic house downtown for two years now and could have never afforded to fix the property back properly without the additional income. I do agree that there needs to be more regulations on properties such as they should be owner occupied and not owned by outside developers. Being owner occupied I can control the noise, trash, and keep the property maintained and groomed. I think its a win win for neighborhoods! Living on the Eastside, currently houses to both sides of us are occupied by college kids and they provide much more noise, trash and parking issues than Airbnb ever could. In regards to parking, 80% of our guests come to Charleston by plane and use Uber to get here which not only reduces parking issues but also creates additional income for the city. I hope the city expands the use of Airbnb but also regulates it to owner occupied dwellings so more locals can live downtown and enjoy all that the peninsula has to offer.	7/22/2017 1:09 PM
57	<b>Against STRs</b> With the enormous growth in tourism, the number of hotels and cruise ships as well as apartment buildings in our city, we need to protect our neighborhoods. We are strongly opposed to short term rentals. Peter and Kathy Nistad 101 south Battery	7/22/2017 1:03 PM

58	<b>For STRs</b> My husband and I bought an abandoned historic home in 2014 on the Eastside of downtown Charleston. We would have been unable to afford to restore and renovate our property without Airbnb. Our home is a duplex, allowing us to rent one unit on the weekends and complete projects during the week. With the push to keep downtown Charleston local, despite having two full time jobs and two Master degrees, we would have been unable to afford to live downtown without the supplemental Airbnb income. In regards to the concerns from those who are opposed to short-term rentals, renting to college students full time (our other option), would be much more of an inconvenience to our neighbors. The majority of our renters (75%) do not have a car during their stay, do not throw loud parties (we live downstairs), do not litter the streets with beer cans, and are generally only in the neighborhood to sleep. With this being said, I do feel strongly Airbnb should be limited to owner owned and occupied properties to prevent developers buying all available properties, renting short-term, and driving out all remaining opportunity for young Charleston citizens to own and raise families on the Peninsula. Thank you.	7/22/2017 12:52 PM
59	<b>For STRs</b> We absolutely support short term rentals. They are much less damaging to the infrastructure of the city than this never-ending parade of hotels that are replacing existing buildings. They allow visitors to live as neighbors, rather than tourists, and really experience the beauty of our city. Karen Foster, Alexander Street.	7/22/2017 10:19 AM
60	<b>Against STRs</b> Short-term rentals should not be allowed in the Historic District of Charleston. Such rentals bring more traffic, noise and other negative impacts on our already challenged lifestyle in the Historic District. Ben Lenhardt 37 Church Street	7/22/2017 10:07 AM
61	<b>Against STRs</b> I strongly oppose short term rentals. Having fewer full time residents would reduce the cohesiveness and character of the neighborhood. Having no full time property owner or resident, in my opinion, would negatively impact the quality of life, with short term residents having no long term vested interested in the surrounding area. Among the concerns are increased late night activity, traffic, noise, litter, and potential disruption of my quiet neighborhood. I am also concerned about property upkeep and maintenance, and the negative impact on surrounding property values. P. Thomas Wentworth Street	7/22/2017 8:25 AM
62	<b>Against STRs</b> Ideally, Charleston's relatively small peninsula should be primarily occupied by permanent residents who live here on a full-time basis. Charleston should not be made up of trophy home buyers who occasionally occupy their dwellings or unregulated short-term stays who are not community minded, but who are often in town to party and detract from the values of our great city that are cherished by its permanent residents. Jane S Smith South Battery	7/22/2017 8:05 AM
63	<b>Against STRs</b> Short Term Rental represent a serious threat to the quality of life and historic character of Charleston. There is a current ordinance that prohibits STR expansion (Except in Overlay). That ordinance should not be modified or replaced. The ban on STR must be continued. Enforce the status quo. The Preservation Society should not be leading a compromise position to develop new regulations. This uniquely historic City needs to fight the trend unlike other Cities that have been pressured from lawyers, lobbyists and greedy homeowners to allow a new level of STR expansion, which is poorly enforced. It is slippery slope and any concessions for some new level of STR regulation will be abused and expanded. PSC- you are the firewall - protect and pressure Charleston from any form of STR if you really want to Keep Charleston REAL Larry Gillespie 4 Zig Zag Alley.	7/22/2017 8:01 AM
64	<b>Against STRs</b> We are against short term rentals in our neighborhood and believe there are more than enough hotel and inn options in downtown Charleston to accommodate tourists and visitors. The character and tranquility of the historic downtown residential neighborhood would be significantly altered if STRs were allowed, and with the exploding popularity of Charleston as a tourist destination we believe it's important to take a firm stand now against allowing any loosening of rules. Already the influx of traffic and tourists are encroaching in the quality of life. We appreciate the role that the preservation society is taking in this matter. Cara & Mark Erickson Legare Street	7/21/2017 11:00 PM
65	<b>Against STRs</b> Judith platt. 55 hasell st anson borough. I am opposed to short term rentals. This is a neighborhood. Let's keep it that way.	7/21/2017 10:58 PM
66	<b>Against STRs</b> STR MUST NOT be allowed! It is filling our neighborhoods with strangers. [REDACTED] Tradd Street. I want this to be anonymous	7/21/2017 10:13 PM
67	<b>For STRs</b> I find short term rentals a wonderful opportunity to promote diversity in our neighborhoods. Zora Kennedy - Smith St.	7/21/2017 9:32 PM

68	<b>Against STRs</b> I am not in favor of short term rentals. Countless people in and out in our neighborhood is not positive for our neighborhood. We have lived South of Broad for many years and my husband grew up in the neighborhood. Our choice to stay was based on the quality of life and sense of neighborhood and knowing our neighbors. Lisa Patterson Broad Street	7/21/2017 8:56 PM
69	<b>Against STRs</b> I love at 67 Lenwood Blvd. and am strongly opposed to short-term rentals, especially in neighborhoods like ours that are already densely populated and suffering on all sides from the encroachments of tourism. -Kate Adams	7/21/2017 7:39 PM
70	<b>Against STRs</b> I think short term rentals shouldn't be allowed. There are enough inns and Hotels already. By allowing short term rentals the charm, tranquility and character of downtown will be lost Yannis Tsavalas 7 Gibbes street	7/21/2017 6:27 PM
71	<b>Against STRs</b> We are opposed to short term home/apartment/carriage house rentals in the downtown Charleston neighborhoods. This is a residential area, not transient. Carlton & Ettaray Simons/ Church Street	7/21/2017 6:20 PM
72	<b>For Owner-Occupied STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> Overall, I am NOT in favor of "whole-house" short term rentals. More and more Charleston caters to the visitor and not the resident. The scale of planning, policies and what is being implemented favors visitors. It's time for there to be a balance in the considerations. The practice of short term rentals is another in a growing list that dilutes quality neighborhood sustainability, especially for people who call Charleston home and live here-- whether as renters or owners-- as their primary residence. That said, I also appreciate the growing financial pressures of affordability-- especially on the peninsula-- taxes, insurance, maintenance can be a burden. For that reason, I am open to exploring what would be involved for people-- (NOT businesses) who want to rent a room(s) in their house. In this scenario, the property is OWNER-occupied and is the owner's PRIMARY residence. These criteria are the ONLY circumstances I am open to exploring the possibility. [I am against people or businesses buying properties and turning them into short term rentals as a business or a means of making money.] However, how would this be monitored and enforced? If it cannot be properly enforced and with punitive measures if rules broken (punitive such that it encourages people to be in accord with the law-- rather than going ahead anyway and just paying the penalty as a matter of doing business). What are the current enforcement mechanisms and are they effective? Perhaps not if so many short term rentals are occurring in areas where they are not allowed. Thank you for collecting the input. I appreciate the consideration. Kind regards, Andrea Schenck Mary Street	7/21/2017 5:46 PM
73	<b>Against STRs</b> We are a close knit community, living downtown in a tourist city with multiple businesses and education facilities can really congest our neighborhoods. From parking to theft we need to respect the reason we have zoning regulations. We should adhere to the zoning regulations for neighborhoods where homes are not zoned for commercial use to preserve the integrity, safety and convenience to those who live in various Charleston neighborhoods. - Chris Boone, Francis St.	7/21/2017 5:31 PM
74	<b>Against STRs</b> Short term rentals (air b n b etc.) in the city proper and historic district should be banned or limited as much as possible by law in addition to further straining out over extended infrastructure these types of rentals present exceptional challenges in terms. Un regulated and I inspected these specs will put more low/value inconsiderate people into our urban mix while lowering quality and damaging the family owned businesses (bnbs etc) that are pillars of our community. The gig economy does more damage than good the social fabric of a community. Please heed the needs and requests of residents and do not allow another "front" be opened on our heavily under attack livability. John Zinsser Mary Street	7/21/2017 5:08 PM
75	<b>Against STRs</b> Not in favor of short term rentals in neighborhood! Cynde White, 1 Chalmers St.	7/21/2017 4:35 PM
76	<b>Against STRs</b> Short term rentals are driving the middle class out of the city. We will no longer know our neighbors and this will destroy what makes living in Charleston so special. If we do not stop the short term rentals now, it will destroy the city, the history, the neighborhoods and our investments. Jennifer Williams 81 King Street, Charleston 29401	7/21/2017 3:58 PM
77	<b>For STRs</b> This new approach to the oldest form of hospitality must be embraced by Charleston if we want to see any transparency on the issues. As a north central neighborhood resident I have seen first hand the streets transform before my eyes because of this new platform to share homes. Guests are screened better than hotels and the money that my neighbors are earning go directly to help beautify the homes and spend locally. STR's are here to stay and there is no crime in welcoming our global friends to dine at our tables!	7/21/2017 3:33 PM

78	<b>Against STRs</b> I am opposed to any short term rentals under 30 days. I own rental property in CA and find the 30 day rental to be reasonable and protects the standard of living for those full time residents nearby. Hotels and B & B's offer enough short term rentals. It also can cause a parking nuisance with short term rentals under 30 days and creates a party atmosphere. Thanks, Christina Sharon 52 S. Battery #G.	7/21/2017 3:28 PM
79	<b>Against STRs</b> I bought my first home in Charleston in 2001, because I was attracted to live in a vibrant neighborhood, populated by full-time residents (i.e., people who were invested in day-to-day livelihoods and lives, with a shared long-term community of interests). It is understandable that some individual homeowners, like the ubiquitous developers, would these days run their personal pro forma and realize there is a handy profit to be made with short-term rentals, here in everyone's seemingly favorite corner of the world. My vote is not to sacrifice livability and community in favor of short-term profit. Because it is impossible to police or enforce piecemeal restrictions short-term rentals (no more so than it has proven to be to enforce straightforward parking regulations), I am against any expansion of the short-term rental footprint or regulations. G. Meagher Alexander Street	7/21/2017 3:24 PM
80	<b>Against STRs</b> I do not think short-term rentals (presumably that means rentals of less than 30 days) should be allowed in the city of Charleston. Allowing short-term rentals would significantly decrease the amount of rental units available to low income residents, the local workforce, and students. This would be a serious blow to the city's supposed efforts to maintain affordability on the peninsula. Short-term rentals would also negatively change the character of affected neighborhoods, more absentee owners, fewer permanent residents. Surely, with the flood of new hotels being approved and built lately, there won't be a paucity of rooms available for the tourists. Steven Creedman George St	7/21/2017 2:31 PM
81	<b>Against STRs</b> I do not believe STRs are in the best interest of Charleston and its residents. Charleston is a strong community and there are already many hotels either built or underway. The number of hotel rooms helps control the influx of tourists. STRs create a sense of transience and disruption to our beautiful town. Robin Smith 132 Tradd Street.	7/21/2017 2:09 PM
82	<b>Against STRs</b> I do not believe they are healthy for the neighborhood or the neighbors who choose to make this home. Maxwell Judith Street	7/21/2017 1:21 PM
83	<b>For Regulated STRs</b> <b>For STRs</b> Hello! I have no issues or concerns with moving forward with short term rentals as long as the host is required to pay an Occupancy Tax that is in someway re-invested into the City of Charleston. I know cities like San Diego require this tax when booking through companies like AirBnB and my assumption is that it's to benefit the city (but I could be completely wrong). Heather Toepfner (Homeowner) Cleveland Street, Charleston, SC 29403	7/21/2017 1:09 PM
84	<b>Against STRs</b> I am against this change and believe that the short term rental policy would lead to a flood of renters/visitors who for the most part would care very little about maintaining the appearance of the properties they occupy and the associated neighborhoods. The same is true for the owners who rent such properties. This would mean that the regular residents or owners who occupy their units part time (but who do not rent them out in the interim) would bear the cost and headaches of the related problems of traffic/parking, crowding, trash and cumulated property damage. Larry Olanoff Cumberland St	7/21/2017 12:32 PM
85	<b>For Owner-Occupied STRs</b> <b>For STRs</b> I say Yes to short term rentals in owner occupied homes in all areas of the city ( two week minimum rentals in other non owner occupied residences citywide ). Sam Furr, Broad Street	7/21/2017 10:53 AM
86	<b>Against STRs</b> First, other than previously designated areas of the city, it is ILLEGAL. The city loses from not collecting appropriate taxes & the unregistered properties may not have the required safety provisions, due to potential overcrowding. Second, short term rentals take up parking in neighborhoods already tight on space, forcing residents to have to park much further from their homes. Livability compromised due to noise, trash, traffic and additional congestion. There are many B&B's in the city that comply with regulations; why is it that others choose to ignore the law & the city not enforce it? Fines should be meaningful, \$500 first time violation and then escalate for additional. Woody & Peggy Rash 23 State Street Charleston, SC 29401	7/21/2017 10:38 AM
87	<b>Against STRs</b> My concern lies with the garbage, furniture etc that accrues from rentals and ends up in the street way before it can be picked up by the city. This greatly affects the character of the neighborhoods.	7/21/2017 10:26 AM
88	<b>Against STRs</b> I oppose short-term rentals. It would be okay if residents did it responsibly but real estate interests abuse it. William Want 15 Bull Street	7/21/2017 10:05 AM

89	<p><b>For Owner-Occupied STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> I am not normally a person that gets involved in neighborhood issues that involve the decision-making of my neighbors in terms of how they use their property. If there is not a risk or devaluation of properties involved with what they are doing, I don't believe it is my place to comment. However, the issue of short term rentals violates both of those principles. Owning a property or properly renting a property in our neighborhood, and many of the neighborhoods of the peninsula, comes with a certain level of responsibility and commitment. Renting short term comes with none of this - virtually no consequence for damages, no connection to the neighborhood, no real reason to respect the privacy or solitude of neighbors, etc. What is especially difficult in this conversation is the culprit here is not a corporation, outside entity, or unknown person: it is our neighbors putting the financial opportunity ahead of the items outlines before. The first time a short term renters commits a crime, starts a fire, leave the water running, etc. will be the only time that the risk becomes the reality. Proper regulation of this process can solve the problem. Vetting credit, background checks, minimum rental requirements, "owner on site" rules, and other manageable controls can solve this problem. Left unchecked, we will be discussing the negative outcomes soon. Thank you. Mike Chapman, South Battery.</p>	7/21/2017 10:01 AM
90	<p><b>Against STRs</b> Beth Cyr/Laurens Street. I am opposed to short term rentals in my neighborhood of Ansonborough. By short term I mean anything less than 30 days. A neighborhood to me means having long term neighbors who you engage with, share things with and look out for one another which is not the case when there is no stability as to who is living next you or across the street from you.</p>	7/21/2017 9:40 AM
91	<p><b>Against STRs</b> While I appreciate individual liberty &amp; freedom, I do not believe issues, such as, short term rentals is in the best interest of most communities, especially NOT Charleston. I think it inappropriate for a subset of a neighborhood to change the character &amp; tone of the surroundings for the sake of their personal profit. I encourage all to ensure against this possibility. Michael Matus at Vendue Range.</p>	7/21/2017 9:25 AM
92	<p><b>For STRs</b> Gloria Morrison 1705 Greystone Mt Pleasant Hopefully not living across the bridge will still allow my comments. For years our neighbors home was VRBO short term rental. There were a couple times when there were a few extra cars parked along the street but no different than a typical neighbor who might have a party. Being a vacation rental the yard was always kept nice and renters had to follow the no noise etc or they'd lose their deposit if any complaints. The inside was always nice as well (had extended family stay there twice). No pets were allowed. Unfortunately the home has been sold twice and each time annoying pets that bark the entire time we are outside, the dog poo not cleaned up and we smell it and the yard is not maintained. I long for the days when it was a short term rental. There are securities on these sites too that caution owners about not so good renters so owners can feel safer about who they rent to. thanks for listening.</p>	7/21/2017 9:02 AM
93	<p><b>Against STRs</b> I've lived in Harleston Village for 13 years and do not support short term rentals in the neighborhood. My primary concern regards the safety of unregulated renting to individuals with no security measures. Primary residential homes are not equipped to accommodate these types of overnight renters. Parking, quiet enjoyment, etc. are also concerns. Roger Jones 149 Beaufain Street</p>	7/21/2017 9:01 AM
94	<p><b>Against STRs</b> There are already too many people and too many cars in downtown Charleston. Our civic leaders must find a way to put the brakes on visitors and curb long-term rentals. Otherwise the city that everyone loves will no longer exist. Tom Bradford State Street</p>	7/21/2017 8:59 AM
95	<p><b>Against STRs</b> I am totally against short term rentals in residential neighborhoods. If this is allowed, we will lose our very treasured idea of being a "living city". Carol Kelly (Gibbes Street)</p>	7/21/2017 8:38 AM
96	<p><b>For Regulated STRs</b> <b>For STRs</b> We feel that we should be able to use our property as we wish as long as it does not adversely affect the charm of downtown Charleston. We would rather see short term rentals than more hotels. Meyer and Lynn Moore 160 East Bay</p>	7/21/2017 8:37 AM
97	<p><b>Against STRs</b> Short term rentals may be the biggest threat to Charleston's livability problem yet . See We are here Venice for a preview of what happens when short term rentals proliferate in an historic city. Population shrinks form 150,000 to 70, 000, chain stores take over from locals, hordes of tourists flood the streets and long tine residents flee for the hills. Rutledge Young 70 Tradd St rutyoung@comcast.net</p>	7/21/2017 8:35 AM

98	<p><b>For Regulated STRs</b> <b>For STRs</b> Julia Armstrong - Jamestown Rd. I do NOT see short term rentals as a negative issue for Charleston. If managed and priced well, they attract a great group of tourists. It provided an income stream for homeowners that they could otherwise never have. I believe that there's a difference between a homeowner renting space out on his or her own property vs. 'professionally managed' short term rentals. I think it should be up to the homeowner to decide whether he or she wants to rent out (and clean and decorate ad manage) their own space - the City should not be involved. The hotel owners (many of whom live nowhere near Charleston) are cashing in on the tourism industry here, why wouldn't it be fair that local residents can do the same (albeit on a MUCH smaller scale)? Additionally, the city collects taxes on short term rentals. it stands to reason that the increased revenue is quite welcome - could this money be used for events that would bring the community together vs. divide us?</p>	7/21/2017 8:30 AM
99	<p><b>Against STRs</b> We do not approve of short term rentals for our neighborhood of Ansonborough. Thank you, Charles and Tunky Summerall (42 Anson St.)</p>	7/21/2017 8:30 AM
100	<p><b>For STRs</b> I think short term rentals should be an option for all homeowners. Why should it be reserved for only a few? Our city gives every hotel the green light, let us offer our homes for short term rentals if we wish. Richard Madaris 43 Society St</p>	7/21/2017 8:17 AM
101	<p><b>For Owner-Occupied STRs</b> <b>For STRs</b> We oppose any rentals that are offered where the owner is not on the premises at the time. Sharon and Nigel Bowers. 7 Atlantic Street</p>	7/21/2017 8:04 AM
102	<p><b>For Regulated STRs</b> <b>For STRs</b> If you are renting your residential housing as a short term rental, the City should charge the following: A permit or license fee of \$200 per month per unit. \$2,400 annually paid in advance per unit. A strictly enforced \$2,000 fine per daily occurrence for operating without a license. Our tourist employees on bikes seen around the City could note when they observe people moving in and check to see that particular address is on the list of residences with a paid permit. Neighbors could also report short term rentals without having to give their name on the complaint and be told if that residence is licensed to operate. Most short term rentals are owned and operated by investors. They are not concerned with the future of our residential neighborhoods. Soon these neighborhoods will become overrun with nothing but small business operations with no permanent residents and the character of the various neighborhoods will disappear. Neighbors do not want to be placed in a one on one dispute with someone, however, would phone a City Office to report a short term rental operation if the call remained anonymous. By simply having the City employee enter an address in the computer, the caller should be told immediately if the short term rental property is registered as such. Fees mentioned are merely suggestions, as the fees should cover the added expense of City employee time to monitor these operations. Also not addressed is the fact short term rentals attract business away from all the numerous hotels that have sprouted up in recent years. How can hotels operate 365 days/yr. without enough guests to cover expenses? Short term rentals have the advantage of operating only when convenient to the owners. Susan Durkalski John Street</p>	7/21/2017 8:04 AM
103	<p><b>Against STRs</b> Just sent in my comments about short-term rentals in Ansonborough . . . but failed to see that my name and address was to be added to the message itself. If my stance is unclear, I vote NO to allowing short-term rentals in Ansonborough and yes to a consistent enforcement of it. Constance M. Baldwin, 29 Hasell Street, 29401</p>	7/21/2017 7:44 AM
104	<p><b>Against STRs</b> As an Ansonborough homeowner and resident of 24 years, I am obviously concerned about the effect short-term rentals will have on my property value and on the character of our neighborhood. Several years ago, the HANA President and several of the neighbors (me included) reported to the City that short-term rentals were taking place here, but NOTHING was done. Now it seems the City has already accepted the fact of short-term rentals and is trying to establish some guidelines . . . but why even bother if there is not proper enforcement? Does the City see this as yet another stream of revenue rather than a residential quality-of-life issue. In addition to an increasing number of hotel rooms nearby, we have homes in Ansonborough that have properly permitted B&amp;Bs and pay taxes on that income -- why do we need to add short-term rentals here?</p>	7/21/2017 7:40 AM
105	<p><b>For Regulated STRs</b> <b>For STRs</b> I think short-term rentals must be regulated by the City. We run the risk of having no housing as a result of higher income from such rentals, with the decline in permanent residents. Kirk Grant--Wentworth St.</p>	7/21/2017 7:33 AM
106	<p><b>Against STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> Short term rentals need to be limited if not eliminated. At least some restrictions should be placed on the number of rentals on a particular street or district. Short term people tend to be louder, stay up later and leave more trash than residents or long term rentals. Bill Kee 64 Society Street</p>	7/21/2017 7:05 AM

107	<b>For Owner-Occupied STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> Jay Gouldon 32 Savage St. Do not allow whole houses or multi bedrooms. Only one spare bedroom for a couple at most with off street parking. Be very stringent in granting permits. If it is questionable deny it. Mandatory jail time and fines sufficient to punish the offenders. Like \$10,000 for the first offense.	7/20/2017 11:15 PM
108	<b>Against STRs</b> Cheryl DePuy 1000 king st 29403 Work: Five Loaves Cafe 43 Cannon st 29403 Short term rentals are killing us. Please, stop catering to the tourist industry when the city won't even bother to take care of the residents here. Where do we park? Where can we live affordably? THESE are the questions you should be asking, not should Airbnb be legal. Take care of the community; we have so long been neglected.	7/20/2017 9:49 PM
109	<b>Against STRs</b> I am completely against allowing short-term rentals in any form in the Charlestowne neighborhood. I believe the business model enabled by Airbnb and the like along with many individuals who are prepared to circumvent the law and the many commercial entities well funded and prepared to invest in properties in high volume tourist locations like Charleston represents an existential threat to our historic neighborhood. There are already known illegal STRs operating in our neighborhood. There appear to be properties already purposed exclusively for this type of operation. The city should maintain the current exclusion of STRs, increase the penalties for illegal operators and aggressively enforce the law against these operations. My name is Jerry Smith and I live on King Street. Thank you.	7/20/2017 9:43 PM
110	<b>Against STRs</b> Not supportive. I live SOB and this is a residential n'hood. The short term rentals in my area have come with way too much noise late at night as large groups are coming and going late at night and clearly drinking heavily. Kathryn Dunn Tradd Street.	7/20/2017 8:53 PM
111	<b>For Regulated STRs</b> <b>For STRs</b> I believe it is the right of a property owner to rent his/her property if it is done with care and concern of his/her neighbors. Living downtown is expensive and the days allowed to rent are already limited to 72. If taxes are paid, let it happen.	7/20/2017 8:52 PM
112	<b>Against STRs</b> Harmful, especially to other HOA Owners. PBrady, 12 George St., Charleston, SC	7/20/2017 8:49 PM
113	<b>Against STRs</b> To short term rentals, I say, "No, no, a thousand times no!!!!!!" Much of Charleston's charm is that it is a living, breathing community, filled with people who take care of their property and look out for their neighbors. This is not Hilton Head. We do not want it to become a "resort community." The fact that it is a "tourist destination" already brings its own set of challenges. The real estate market is crazy enough without dangling the carrot of "short term rentals" in front of potential buyers. In addition, a short term rental next to one's home cannot possibly improve your own property values. Sally Clark, 13 Wentworth, 29401	7/20/2017 7:39 PM
114	<b>Against STRs</b> My wife and I oppose approving short term rental properties in downtown Charleston as we have a shortage of parking for the additional commercial traffic. Please consider a moratorium on short term rentals until a parking/traffic solution is provided. Richard and Jackie Pressley Queen Street Charleston	7/20/2017 7:16 PM
115	<b>For STRs</b> I am for it. A responsible person will have responsible renters. Enid Idelsohn Chapel Street	7/20/2017 7:09 PM
116	<b>Against STRs</b> We believe that short term rentals will be one more issue that can erode the fiber of neighborhoods in Charleston. We vehemently oppose allowing short term rentals. Bob and Louise Yule 26 Menotti St.	7/20/2017 7:03 PM
117	<b>Against STRs</b> We believe that short term rentals will be one more issue that can erode the fiber of neighborhoods in Charleston. We vehemently oppose allowing short term rentals. Bob and Louise Yule 26 Menotti St.	7/20/2017 7:01 PM
118	<b>Against STRs</b> We are strongly opposed to short term rentals in the downtown neighborhoods of Charleston. We purchased our home in the historic district with the understanding that we would be living in a residential neighborhood. Short term rentals are counter to current zoning and create "mini hotels" with resulting noise, people and parking issues. Please create strong regulations to keep short term rentals out of downtown Charleston neighborhoods! Cindy and George Hartley South Battery	7/20/2017 6:44 PM
119	<b>Against STRs</b> We are strongly opposed to short term rentals in the downtown neighborhoods of Charleston. We purchased our home in the historic district with the understanding that we would be living in a residential neighborhood. Short term rentals are counter to current zoning and create "mini hotels" with resulting noise, people and parking issues. Please create strong regulations to keep short term rentals out of downtown Charleston neighborhoods! Cindy and George Hartley South Battery	7/20/2017 6:43 PM



120	<b>For STRs</b> As a Charleston resident for over 5 years, I have no qualms with short-term rentals, a means for Charlestonians to earn income with Charleston infrastructure that will then be circulated in the Charleston economy.	7/20/2017 6:34 PM
121	<b>For Regulated STRs</b> <b>For STRs</b> It is imperative to keep the short term rental to a minimum of three months.	7/20/2017 6:03 PM
122	<b>For Owner-Occupied STRs</b> <b>For STRs</b> Owner occupied short term rental should be allowed	7/20/2017 5:59 PM
123	<b>Against STRs</b> Scott Edwards - 16 Clifford & 31 Hasell. I could make so much more \$ by renting our Clifford St. property short-term. However, there is still PLENTY of money to be made renting it 30 days or longer. It will put incredible pressure on real estate values if short-term rentals are allowed where they currently are not. Only a matter of time before investors, venture capital money, and larger corporations by all the (current) residential houses and turn them into de facto hotels. See front beach IOP as an example; it would be much much worse in the Historic District. I would benefit personally from a change but it is the wrong thing for the City at large and I want to be able to continue to live in an actual, living, working city, not a Disneyfied version of what we used to be.	7/20/2017 5:43 PM
124	<b>Against STRs</b> I am totally against having short-term (less than 30 day rentals for the Peninsula, except where currently allowed in Elliotborough and Cannonborough with the appropriate zoning. We do not need to lose our neighborhood feeling and comfortable sense of who our neighbors are, regardless of whether or not we socialize together or even like one another. It is the sense of constancy, place & people that are the fabric of a neighborhood. Having your neighbor change nightly gives no chance for real relationships. Plus, the overnight or even weekly renter do not become a part of the neighborhood. They are here only briefly and frequently, they are more interested in celebrating and do not even take out their trash. I am totally against short term rentals. We also do not need any more hotel rooms, which is what short term rentals are in essence. I believe in 30 day minimum rentals.....period. end of story. Murphey, Laurens St.	7/20/2017 5:41 PM
125	<b>Against STRs</b> Ansonborough Case Study on Short -Term Rentals Monday, July 17, 2017 During World War II there was a shipyard in the Cooper River at the foot of Calhoun Street. Thousands of electrical workers were needed to work on the ships. The nearby neighborhood of Ansonborough responded to meet their housing needs. It didn't take long for home owners to discover that they could realize good income from renting out individual rooms. Whole houses were rented out because the income was so lucrative. Owners moved uptown to more pleasant surroundings in places such as Hampton Park. By the end of the war, few homes in Ansonborough were owner occupied: the neighborhood started slipping. Maintenance was deferred, transient renters had no concept of a neighborhood, and levels of crime against property increased. When we decided to move to Ansonborough in 1981, many warned us against it. I went to Southern Bell to get a telephone line and the agent said "which one?" There were five lines coming into the house. The property was divided into 3 apartments; during the war; there is evidence that it was further subdivided by another 2-3 units served by one bathroom built on the piazza. Would Short-Term Rentals result in the same outcome? It would, if profits drove homeowners away while striving for more rental income. A long history has given Charleston experience on many issues, including the ability to observe the dynamic life cycle of a neighborhood. By studying what has happened in the past, we possess a unique perspective that allows us to see implications of today's policy for the long-term. William C. Prewitt 33 Hasell St. 29401 843-620-0158	7/20/2017 5:18 PM
126	<b>Against STRs</b> short term rentals will change the fabric of the downtown neighborhood - especially south of broad cindy wofford - elliot street	7/20/2017 5:16 PM
127	<b>Against STRs</b> It seems the city is more interested in finding the proper regulation of short-term rentals to maximize an income stream, rather than protecting the quality of life for residential neighborhoods. If owners want to rent spare rooms on a short-term basis, they should apply for B&B license.	7/20/2017 5:01 PM
128	<b>Against STRs</b> Short-term rentals of residential housing in Charleston's historic district should in my view simply not exist. By "short-term rentals" I mean any term less than three months. The influx of tourists in the proliferating hotels and inns in the historic district, with the attendant service vehicles for hotels and restaurants, are reducing Charleston's liveability for residents to a drastic extent. Restrictions on short-term rentals should be strong and vigorously enforced. Stuart Bennett, Menotti Street	7/20/2017 4:59 PM

129	<p><b>Against STRs</b> Before I moved to the Peninsula, I lived in a home on the shore in Connecticut. These waterfront homes were on small lots, and all of the neighbors were friendly. Then our long-time neighbor 2 houses away sold her home to people who are almost never at the house themselves; they rent it out CONSTANTLY, to group after group of 10 different people. There is no way to adequately police them. They are supposed to only have no more than 5 imun-related people there at a time. How can we tell who is related? They fill it with the maximum number of people -- all of sh part all of the time. Each one drives a separate car -/ and cars block EVERYthing. Trash is everywhere. Thry respass on our property all of the time. The bottom line is -- they are in effect, running a hotel in our single family residents only neighborhood. There is no such thing as "Block Watch" -- as how would we ever know who belongs in our neighborhood or not. PLEASE DO NOT ALLOW THIS. one month rental should be the absolute shortest -- and still VERY hard to police. Nan Birdwhistell unit 1J One Vendue Range charleston</p>	7/20/2017 4:58 PM
130	<p><b>Against STRs</b> STRs are the worst! Late night partying is the rule.SOB is such a beautiful area, who wouldn't want to come and party in a big house? The reason we have zoning laws is to prevent this from happening. There are no hotels SOB for a reason. It is a quiet residential setting. Allowing STRs will ruin the quiet, charm and tranquility of this historic neighborhood. Hotels are for parties. Historic homes on a weekly basis are not. George Cogar 3 Zig Zag Alley</p>	7/20/2017 4:56 PM
131	<p><b>Against STRs</b> I do not want short term rentals. It is disruptive and negatively impacts our neighborhood. Wendy Kane 8 1/2 Legare.</p>	7/20/2017 4:55 PM
132	<p><b>Against STRs</b> Short term rentals will destroy our town and sense of community as it has in so many other places. The MOST IMPORTANT point to me is that the city MUST ENFORCE THE RULES, not say there is no money in the budget! Perhaps the visitors police/livability division can be given manpower to closely monitor the situation and invoke steep fines for people who abuse the system. Barbara Sussberg South Battery</p>	7/20/2017 4:54 PM
133	<p><b>For STRs</b> I and my wife are an older Charleston couple who use short term rentals regularly. We are presently in Oxford, UK, in an Airbnb apartment rental. We enjoy interacting with neighbors, we don't have loud parties, create excessive garbage, or add to parking problems. Short term renters who can afford the short term rates in historic neighborhoods are not likely to degrade these neighborhoods. Of the tourists attracted to Charleston, many, if not most, are like us and don't bring cars to add to parking demand. Indeed, short term renters could enhance the neighborhoods. Much has been written about how the formerly vibrant residential areas are turning into dead neighborhoods dominated by unoccupied houses owned by people who rarely use them. We believe the majority of opposition to short term rentals is driven by the hotel industry that doesn't want the competition and by the incorrect assumption that all short term renters are immature young people who throw wild parties. We think the Charlestonians who oppose short term rentals have erroneous impressions, and we support short term rentals. Dan and Rebecca Knapp</p>	7/20/2017 4:54 PM
134	<p><b>For Owner-Occupied STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> 1. City should enforce rules currently in place 2. New rules should have strict limitation to include parking, owner occupied, density/limits both within neighborhoods and # of units and # of people per property. 3. There should be licensing, registration, taxing, safety requirements. 4. Replacement of current office space, retail space,long term rental units by STRs should be curtailed. 5. Enforcement of laws should be strong and in place before the rules are enacted. 6. Penalties should be high enough to stop illegal STRs 7. The stampede of Hotels should be halted in favor of legal well run, short term rentals that will add to our city's charm, and economic well being. 8. The fabric of our neighborhoods and communities should not be degraded and quality of life of residents be negatively effected by this type of new capitalization but should be approached to provide a positive benefit to the City of Charleston. 9. City Council members need to be educated on the subject thoroughly before they vote to accept, change, delete ordinances. Most are currently not deeply knowledgeable on the subject and card only for their own district's well -being.10. The City needs to start today with a transition plan to end all illegal short term rentals and allow them to reopen only under the new ordinances. 11. The BZAZ must stop giving permission in the meanwhile for more STRs to be allowed with no rules. 12. The city needs to find and hire a special consultant in STR policy and procedures to move us in the correct direction. This does not mean 'clueless' facilitators. This means someone who is an expert in the subject matter field. Many members of the Task Force need to read up more on the subject, show up at meetings, do thier homework and be willing to meet more often to get the job done in a timely manner. Glenda Nemes, George St.</p>	7/20/2017 4:53 PM
135	<p><b>Against STRs</b> Please. NO str. Thank you. JG Baldwin,MD, 29 Hasell st. 29401</p>	7/20/2017 4:51 PM

136	<b>Against STRs</b> Short-term rentals should not be permitted south of Broad. We have way way too many hotel rooms as it is. Parking is at a critical shortage too. NO to short- term rentals! Lucie Maguire 42 Gibbes St.	7/20/2017 4:50 PM
137	<b>Against STRs</b> Short-term rentals should not be permitted south of Broad. We have way way too many hotel rooms as it is. Parking is at a critical shortage too. NO to short- term rentals! Lucie Maguire 42 Gibbes St.	7/20/2017 4:50 PM
138	<b>For STRs</b> The rent isn't getting higher in Charleston because of short term rentals, it's from CofC kids whose parents pay their rent. It's from people who read ridiculous articles that Charleston is the #1 city in the world, and they move from places like NYC or LA and will pay whatever amount. Airbnb helps many of my friends be able to afford to live in the city where they work, most of them work jobs like Food and Bev or Hospitality, and the jobs just don't pay enough for rent. The majority of people who travel to Charleston also stay in hotels, there is no way that the "short term" airbnb platform is hurting the hotels, even the guy who runs Not So Hostel has his rooms listed on Airbnb! Hello hypocrite much (I'm aware he's in the Cannonborough neighborhood, but do you see the irony?)? Anyways, I think people should be allowed to rent out their houses the way they want. Government involment on this front is ridiculous. Perhaps I'm just jaded and a member of "The Rent is Too Damn High" party. I've had plenty of neighbors who have had Airbnbs in Charleston and other cities, they're not hurting anyone. Chelsey - King Street	7/20/2017 4:47 PM
139	<b>For STRs</b> I'm all for short term rentals in Charleston. Greg Libon, Sumter St.	7/20/2017 4:38 PM
140	<b>Against STRs</b> We already have laws against short term rentals. We should inforce them. Eva Ravenel 11 Gibbes St.	7/20/2017 4:34 PM
141	<b>For Owner-Occupied STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> I think we should start with an ordinance that requires them to identify themselves or face very large fines - and an absolute bar to operation - upon a failure to do so. I'm not against all short-term rentals, but before the City passes an ordinance allowing them, we need to know how many there are, and how they operate. Also, it's unthinkable that any commercial enterprise is allowed to provide overnight occupancy without fire department inspections, an occupancy permit, a business license, some provision for guest parking, etc. Finally, there should be limits on their number and a requirement for owner occupancy. Allan Holmes 3 Wentworth Street.	7/20/2017 4:27 PM
142	<b>For Regulated STRs</b> <b>For STRs</b> I think that short term rentals of a home should be allowed for no less than two weeks at a time and for no more than a cumulative total per year of four rentals. Robin Andrews. Anson Street.	7/20/2017 4:27 PM
143	<b>For Regulated STRs</b> <b>For STRs</b> I am for short term rentals as long as there is stringent rules and they are followed. Michael Ockovic 30 Hasell St	7/20/2017 4:27 PM
144	<b>Against STRs</b> Crowded streets, little parking and now this We do not need an influx of people who do not care about respecting and maintaining our homes and neighborhoods	7/20/2017 4:26 PM
145	<b>For STRs</b> I support short-term rentals in my neighborhood. And anywhere for that matter. We have plenty of regulations, rules, ordinances and laws that should cover any conceivable concern including parking patrols in case one feels it impacts parking. Marc & Anna-Liese Anderson 29 Chapel St	7/20/2017 4:20 PM
146	<b>Against STRs</b> I am against short term rentals for residential properties. I would ask that you provide information as to what is current law with regards to homeowners renting garage apartments - long term or short term.	7/20/2017 4:20 PM
147	<b>Against STRs</b> I am completely opposed to short term rentals. This is a disaster for our community and is completely opposed to a family environment in our residential areas. Cathy Gregorie Legare Street	7/20/2017 4:18 PM
148	<b>For Owner-Occupied STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> As a minimum requirement, I would like it to be mandatory that an owner of a short term rental, live on the property. This would help curtail the practice of outside investors buying up properties and developing them with as many units as possible and hiring management companies to manage them. This takes away from the character of our neighborhood! Lisa Flaggman Charlotte Street 29403	7/20/2017 4:16 PM
149	<b>Against STRs</b> I live next to a short term rental on Broad Street. I have had people block my drive, park in my drive and verbally abuse me when I asked them to move their car. It got so bad that I had to install a gate to keep their renters off my property. Beth Price. 133 Broad	7/20/2017 4:14 PM

150	<b>Against STRs</b> John and Betty O'Brien 60 Murray Blvd. Short term rentals in a residential area such as this are not conducive to enjoying the residential area.	7/20/2017 4:09 PM
151	<b>For STRs</b> My husband and I are in favor of allowing short term rentals in our neighborhood and in the city of Charleston Grace and David Rice 43 Chapel Street	7/20/2017 4:09 PM
152	<b>Against STRs</b> I feel short term rentals will be the end of Charleston as a real neighborhood. We are already struggling enough to maintain a place where families can comfortably and safely live and raise their children. I am adamantly again this. Diana Goff 87 S Battery	7/20/2017 3:59 PM
153	<b>Against STRs</b> Short term rentals should not be allowed under any circumstances South of Broad. John W Martin, Jr 6 Tradd Street	7/20/2017 3:54 PM
154	<b>Against STRs</b> Our street has had several short term rentals and it has not been good. Lamboll Street is a short, quiet two way street. Every house has a min. of two cars and we totally rely on street parking. When a house is rented and several people come taking our parking spots it creates an issue. The main house that has been rented has been for bachelor parties(why this quiet part of town?!), CoFC graduation and two or more families sharing. They want to sit out in the courtyard share a few laughs and drink...they are on vacation! But as residents we have to get up and get moving. This is zone residential NOT commercial. We like our quiet street and want to keep it that way. Thanks for your efforts on this project! Bonnie Gilbreth 18 Lamboll Street	7/20/2017 3:47 PM
155	<b>For STRs</b> I feel as if the short term rental business would be great for the residents and local business in charleston. More income coming in means more options for investing in the city Ija Up on the hill road	7/20/2017 3:28 PM
156	<b>Against STRs</b> We strongly oppose any expansion of STRs in the Historic District on the peninsula. Using your residence for commercial purposes is not consistent with current zoning, and will lead to the deterioration of the historic fabric of Charleston and thereby threaten historic resources. Joan Hazelton Limehouse Street	7/20/2017 3:23 PM
157	<b>Against STRs</b> Short term rentals should be absolutely and totally prohibited except in the specific areas of the city where zoning allows this and a very severe fine should be levied on anyone who participates illegally in short term rentals. The city has the responsibility to monitor and enforce this but is not doing so effectively.Short term rentals erode the livability of the neighborhood.There have been two excellent letters to the editor recently which express the problems of this issue very well....one by Yvonne Fortenberry, former Director of Planning for the city and the other yesterday by Chuck Sullivan. I am in total agreement with their views. Garey Goff, 87 South Battery	7/20/2017 3:18 PM
158	<b>Against STRs</b> Nancy Rees 10 South Adger's Wharf Charleston SC 29401 I believe that short term rentals are detrimental to the character and beauty of our neighborhoods. We have at least one on our small street and strangers are constantly coming and going. I gather they are very lucrative for the owner but I don't think we want people buying homes just to rent them out.	7/20/2017 3:17 PM
159	<b>For Regulated STRs</b> <b>For STRs</b> I live on Tully Alley off of St Philip Street where it is zoned business and STRs are legal once you get a permit. I'm not 100% opposed to STRs, but I do think more responsibly and better policy is needed. I think its wonderful my neighbors can make some extra cash off their properties and be able to afford to live in the neighborhood. But professional STRs, those that are only used or primarily used for STRs are awful. I no longer have neighbors. I use to know every single person on my street, now its full of transient strangers, who don't care about me, my property, or my rest. I am surrounded by STRs that aren't home to anyone. The one across from me holds 8 people and is filled with bachelor and bachelorette parties more than its not. The one to the side of me, not on the alley, has an occupancy of 10 and then a downstairs unit for 4. Thats a lot of people on one property. Its a party no matter if you mean it to be or not. I see the benefits, but I think the STRs that don't have people invested in the neighborhood are bad for the neighborhood. I bought my house 17 years ago and it has changed so much, which is good in some ways, but I do think more policy is needed for STRs, so we can still have that neighborhood feeling and not just a bunch of businesses loading in as many people as they can. I knew when I bought that my house was zoned for commercial use, and one day I myself might want to take advantage of STRs. But if I do, I want to do it in the most responsible way possible. I want to add to my neighborhood, not turn it into a party district, which is what is happening in some of the STRs.	7/20/2017 2:56 PM

160	<b>Against STRs</b> I am wholeheartedly against short-term rentals and yes, I have skin in the game. My condo rental has had short terms in spite of a 6-month minimal lease requirement for owners. One owner I know of just has his renters lie and say they are relatives; another renter (who had a lease from an owner) sublet his unit may weekends to Air B&B people. We on the board did not know 1. how to approach these obvious illegal renters and 2. how to prove that they are illegals guidance about this is sorely needed. I support all efforts to limit and police this problem. Thank you so much for your efforts. Jo-Ann Cooper 175 Concord St. #308 Charleston SC 29401 Concord & Cumberland Regime Association	7/20/2017 2:46 PM
161	<b>Against STRs</b> We are against short-term rentals. Scott and Marlene Quattlebaum, Tradd Street	7/20/2017 2:41 PM
162	<b>Against STRs</b> While I believe that limited short term rentals are beneficial, there is a point at which they start to destroy neighborhoods. I've been kept up at night by loud bachelor and bachelorette parties on multiple occasions. It tends to be younger people that stay in STRs, which is fine I am 33 and have used AirBnB in multiple cities, however this does lead to an increased chance of the visitors having less respect for the neighborhood. I've seen beer cans and bottles as well as other garbage strewn across the street close to STRs. Finally, affordable housing is a big issue. I am a graduate student at MUSC and I do not make much money and am not allowed by my program to get a second job. I have to be in lab late at night often and so living downtown is really important to my research, however the decrease in the number of apartments available means an increase in the rents of ones that are. Graduate students, medical students and other medical professionals that need to be close to the hospital are dangerously close to be priced out of the area. I think its fine if somebody wants to put an extra room on AirBnB, but otherwise the ordinance requiring commercial zoning must be enforced and the number of licenses given must be limited or downtown will suffer. Tourists often don't treat the city as if it was there home, neighborhoods will deteriorate if residents are priced out.	7/20/2017 2:38 PM
163	<b>Name, address, no comment</b> Before we lived on the Peninsula, two houses away from us on the shore in Connecticut, I long time neighbor so her house to people who rented it out through	7/20/2017 2:37 PM
164	<b>Against STRs</b> The numerous disruptive effects of STRs on neighborhood quality of life are well known and documented and need not be enumerated here. Those effects erode livability for neighborhoods, reduce housing stock for actual residents of the City, promote gentrification and displacement of longterm residents, introduce commercial uses into residentially zoned areas, deny accommodations tax revenue to the City/County, unfairly compete with licensed and regulated hotels, inns and B&Bs, and deplete relatively affordable dwelling space for residents. Ideally, I would like the City to prohibit all STRs (except for the currently legal B&Bs and STRs now legal in Cannonborough-Elliottborough) and impose a feasible, strict mechanism for enforcement. A realistic and workable framework for enforcement and significant penalties must be designed to accommodate City resources. And enforcement must be diligently undertaken. If an absolute ban is not possible or feasible for legal or other reasons, a regulatory framework permitting STRs only if they meet and comply with extremely high standards is worth consideration. Standards should be designed to nullify the known adverse impacts of STRs on neighborhoods and the City. Again, strict enforcement and high penalties would be essential. Finally, the mini-hotels (generally far less than 50 rooms) that are proliferating in the Accommodations Overlay Zone are essentially STRs hiding under the pseudonym of "hotels." Other ordinance amendments would be necessary to curb this unintended consequence of current law. Ginny Bush, Water Street	7/20/2017 2:33 PM
165	<b>For Regulated STRs</b> <b>For STRs</b> I only support short term rentals, and then on a limited basis, if parking is provided. Rosalie Crouch Elliott street	7/20/2017 2:27 PM
166	<b>For STRs</b> Tracey McLoughlin 45 King Street Short term rental is the right of the home owner and a personal decision that should not involve our local government. As a homeowner, we have no desire to rent any of our homes, but feel it not our place, nor the city, to decide what others would like to do with their private resident.	7/20/2017 2:16 PM
167	<b>Against STRs</b> Short term rentals represent a threat to the livability of Charleston. Disruptions from house parties for weddings and other occasions have already been documented on the peninsula. Short term renters have no reason to be concerned about the neighbors, as they will be gone in a few days. So, parking violations, noise and disruptive behavior are visited upon our quiet streets so that the absentee owner can reap the financial benefits. Allowing short term rentals will encourage the purchase of homes in the historic district for the sole purpose of short term rental, turning it into another hotel zone without any regulation. Charleston currently faces many challenges from the over-promotion of the area, but none is has more potential is do away with the ambiance that is Charleston than allowing short term rentals. Michael Grant, Gibbes Street	7/20/2017 2:04 PM

168	<p><b>For Regulated STRs</b> <b>For STRs</b> My wife and I own a house downtown that was at one point converted into two apartments. We would like to restore the house to its original form as a single home, but since we are not full time residents, it doesn't make financial sense for us to spend the amount of money it would take to restore the house. If we were zoned or allowed to use AirBnB (or other), there would be a financial incentive for us to restore our home. I don't understand how you would 'manage the effect of short-term rentals on the neighborhood'. Frankly I think the city should crack down on negligent homeowners who sit on abandoned properties for years, decreasing the value to all homes in the neighborhood. A corollary of that phenomena would be the house flippers who purposefully allow houses to fall into disrepair in order to justify demolition and rebuilding. There should be a task force looking into that. Back to the point, I think short term rentals will help me (and many other homeowners) but may contribute to squeezing the traditional long term rental market.</p>	7/20/2017 2:04 PM
169	<p><b>For STRs</b> I do not think that short term rentals are the evil thing they are made out to be. Downtown Charleston has a million hotels and they keep building more! Short term rentals are a more budget friendly way to welcome the many tourists who visit Charleston every year. Allowing them to stay in downtown neighborhoods will allow them a more uniquely Charleston experience. We should allow short term rentals in all downtown neighborhoods. It is a win win. Rebecca Brown, King Street</p>	7/20/2017 1:54 PM
170	<p><b>Against STRs</b> I don't believe that STRs should be allowed in residential neighborhoods. Robert Levin, Concord Street</p>	7/20/2017 1:54 PM
171	<p><b>Against STRs</b> Charleston needs to stay a living city with real residents and not become a Disney-esque visit and party with history city. We love having tourists and recognize their benefit, but not if it makes being a resident impossible, both financially and logistically. Please, PLEASE limit short term rentals! Laura and Hugh Thornhill, 1B Chalmers Street.</p>	7/20/2017 1:50 PM
172	<p><b>Against STRs</b> Glenn DeBiasi, 1 King St I do not support short term rentals.</p>	7/20/2017 1:48 PM
173	<p><b>Against STRs</b> I see a world of difference between owner occupied bed and breakfast short term rentals and investors using homes in a residential neighborhood as unregulated hotel rooms. The effect of unregulated short term rentals would be to tear the fabric of our neighborhood's already fragile quality of life. I love my city and I feel an obligation to protect it from becoming like Venice Italy, a place comfortable only for tourists. Deborah Jenkins 152 Tradd Street, 706-459-4856</p>	7/20/2017 1:46 PM
174	<p><b>Against STRs</b> Short term rentals are disconcerting to me as I have two young children on a quiet street. You never know who the client may be and it allows strangers to live in a close proximity to you. I know this is taking place on our street and there has been more noise, traffic and commotion when they are present. I have a husband who travels frequently and feeling safe when he is away is of utmost concern to me. With all of the hotels being built there are certainly enough places for people to stay. I would rather not have a hotel on my street.</p>	7/20/2017 1:45 PM
175	<p><b>Against STRs</b> Susan Bass 18 State Street The French Quarter has had and still has a number of illegal short-term rentals operating with impunity. One of our Board members had a very serious issue with a STR next door to him. And despite several complaints to the city, it operated until the property was sold. There is no enforcement, largely due to lack of staff and the fact that a violation must be prosecuted in criminal, not civil court. These illegal operations can be a real nuisance to the neighborhoods, eliminating what might have been available apartments for longer term rental, thus contributing to our housing shortage. Further, the community is eroded, swapping citizens for tourists. This issue must be addressed in a comprehensive manner: if we cannot get rid of STRs, then create a set of high standards that must be met, create licensing and taxing, create/amend the law to facilitate prosecution, create a dedicated staff to enforce violators. We cannot continue as we are now.</p>	7/20/2017 1:36 PM
176	<p><b>Against STRs</b> Not a good idea! Lasca Lilly, 23 Tradd St.</p>	7/20/2017 1:34 PM

177	<p><b>Against STRs</b> By allowing STRs we are implementing the destruction of the neighborhood framework. I am against it. Only the rental owners benefits from this arrangement. The neighborhood suffers from noise, parking problems, trash, dangerous use of items on the property like fire pit. These are transient people who have no interest in what our neighborhood means to us nor how fragile the building are. City services and taxes will increase substantially to cover the transient's needs. Anyone can create a Williamsburg, Sturbridge Village or Greenfield Village. The building are historic but they are populated with actors who make believe they live and work in these empty building. The beauty of Charleston is that it is a living city. Our city has such beauty and filled with so much history and historic buildings that we are the envy of the rest of the country. Old and new Charlestonians have stayed or come here to live, raise families, worship, work, play, grow old, retire and pass away. All of this makes our life in Charleston unattainable anywhere else. This is what attracts visitors to Charleston. I hear this every time I talk to visitors. Change this dynamic and we kill Charleston – a piece of heaven. Ann Beccia 30 New Street</p>	7/20/2017 1:32 PM
178	<p><b>For STRs</b> I previously resided on Warren Street and successfully operated a one-suite B&amp;B from my private home (for over 6 years). During this period of time I enjoyed hosting both national &amp; international visitors, offering lovely, comfortable &amp; affordable accommodations, as well as tourist guidance, to a wide variety of wonderful individuals. At no time were any of my guests loud, disrespectful of my home or neighborhood, or disruptive in anyway whatsoever -- in fact, quite the contrary. At my recommendation, many took either Uber, the shuttle van, or the CARTA express bus into the City from the airport; but for those that did drive, my driveway was available to provide them with off-the-street parking. In short, many of the concerns being stated by opponents of STRs were not evident nor legitimate concerns. These visitors, due to their reduced accommodation fees, were able to spend more of their travel budget on the nearby restaurants, boutique shops, touring of the historic homes &amp; plantations, etc. In short, significantly promoting the local economy. I have since departed Charleston, in large measure due to the explosion of hotels on the peninsula, as well as due to the harassment I endured by the City's livability court and a finite group of neighbors. I have relocated to a City that not only encourages STRs, but PROMOTES this travel option. My new home appreciates the value STR hosts bring to the City's economy. I strongly encourage Charleston to take a similar stance on this important issue. Respectfully, Ellen Pfeiffer</p>	7/20/2017 1:13 PM
179	<p><b>Against STRs</b> Short-term rentals, such as AirB&amp;B should not be allowed in the NHL district of Charleston. Charles Duell, East Battery</p>	7/20/2017 1:08 PM
180	<p><b>Against STRs</b> <b>For Owner-Occupied STRs</b> <b>For STRs</b> Given the lack of public parking, the closeness of homes, and the tendency towards using these homes as investment property (or as 2nd,3rd,4th homes, etc.) thus creating absentee landlords, we cannot support STR's in historic Charleston. However, if homeowners were required to be on site, we would reconsider, but only if that element could be enforced. Allyson &amp; Doug Clark, 17 &amp; 171/2 Water Street, 29401.</p>	7/20/2017 12:45 PM
181	<p><b>Against STRs</b> I strongly object to short-term rentals. It is currently illegal in most neighborhoods, yet not well enforced. STR properties drag a neighborhood down. They are a short term advantage for the homeowner, at everyone else's expense! We had an illegal one operating across the street from us, and it was a nightmare. Cars parked in front of driveways, and noisy. Renter just says "call the police" for blocking driveway. Why should I be so inconvenienced?? Ridiculous idea. I want to live in a neighborhood. Enforce the existing law. Jim Cox New Street</p>	7/20/2017 12:15 PM
182	<p><b>Against STRs</b> With the increasing number of people moving to Charleston, and the main focus of growth being tourism, it has been quite difficult to find places to rent or own downtown. With AirBnB, property owners stand to make 3-4x more than long-term rentals. I think that short-term rentals should be regulated. It's frustrating to know that out-of-towners own properties that they never occupy and rent out the spaces to visitors. Hotel prices are too high, rent is getting out of control, and regulations on AirBnB are too lax. - Stacey, Woodall Ct</p>	7/20/2017 12:15 PM
183	<p><b>For Owner-Occupied STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> Jim &amp; Elaine Doyle both think that the provisions for a compatible short term rental ordinance contained in the 14 July email should apply. Couldn't have said it any better.</p>	7/20/2017 11:56 AM

184	<p><b>Against STRs</b> I've rented on 80 Spring Street for since July 2015; in the last year, I've lost all the majority of my neighbors. On weekends, I'm usually surrounded by bachelor/bachelorette parties who are often boisterous late into the evening and early morning (rarely small family gatherings). Last weekend, the private chef of a bachelor party at 78 Spring set off the fire alarm three times; the men cheered so loudly inside the space each time that we could hear them next door. Large parties of grown men are often on the porches of 78 Spring catcalling at young women who walk by their vacation space. Most weeknights are quiet on the block, but the weekends are obnoxious. As a renter, I don't feel like I can do much to change the behavioral patterns and there aren't many other folks who I know of that are long-term renting on our block, so I feel our sentiments may be muffled. Nonetheless, I thought I should chime in. Here's a glimpse into my block: - 69 Spring Sleeps 10: <a href="https://www.airbnb.com/rooms/16163191">https://www.airbnb.com/rooms/16163191</a> - 75 Spring Business - 76 Spring Business - 77 Spring Sleeps 2: <a href="https://www.vrbo.com/933182">https://www.vrbo.com/933182</a> - 78 Spring Sleeps 24: <a href="https://www.vrbo.com/859359">https://www.vrbo.com/859359</a> - 79 Spring (couldn't find online, but it's short-term) - 82 Spring was recently up for rezoning to LB (so I feel certain it will be a short-term rental) Other houses on the block are being flipped parking due to extra visitors and workers is a nightmare. We're lucky to be in a great, conveniently located neighborhood, so we're dealing with the changes, but they're not ideal for building a sense of community downtown. Thanks for asking for input! Julia Simpson <a href="mailto:juliaclairesimpson@gmail.com">juliaclairesimpson@gmail.com</a></p>	7/20/2017 11:50 AM
185	<p><b>Against STRs</b> I am strongly against short term rentals in the historic neighbor hoods of Charleston. These neighborhoods are residential and should be treated as such. Thank you. Kellen Cooney 15 New St</p>	7/20/2017 11:50 AM
186	<p><b>Against STRs</b> In a city already struggling with an influx of tourism and new hotels, I strongly believe that STR represent a real threat to residents quality of life as well as the historic fabric of our community. Carrie Agnew 52 Legare Street</p>	7/20/2017 11:46 AM
187	<p><b>For STRs</b> I have no issues with short term rentals. With the cost of housing in Charleston as high as it is, and demand for AirBnBs at an all time high, it makes perfect sense to me that owners should be able to rent their homes to cover those costs. People who earn residual income from their properties are often the ones who take he best care of their homes, they are the most cognizant of the importance of maintaining the character of the neighborhood: their livelihood depends on that character. Eric Olivier Moultrie street</p>	7/20/2017 11:36 AM
188	<p><b>For Regulated STRs</b> <b>For STRs</b> I have no issue with short term rentals as long as they provide off street parking and obey the noise ordinance in the city. I feel the over lays should be extended or stop them all as it is not fair to have in one place and not another. The only exception may be the houses South of Broad. I think all this control is over reach, all they want is the money for the taxes which is fine just say so. It can put neighbor aganist neighbor. Some folks need the income to be able to stay in there house and it is part of the Southern Charm of the city. We just came back from London and stayed in Short term rentals and it was nice and nice to meet locals. It was cost effective as well. Charleston is getting very expensive for many people to stay downtown which is a shame.</p>	7/20/2017 11:28 AM
189	<p><b>Against STRs</b> I believe properties zoned residential should not be allowed to offer short term rentals. I realize there is an argument for property rights that would counter "what business is it of yours if I want a short term rental?" It is my business because it will increase the already overwhelming and damaging pressure from tourism. No one can maintain that the residential fabric of our neighborhoods is not increasingly under assault. Laurie Arthur Apt. 303 160 East Bay Street Charleston, SC 29401</p>	7/20/2017 11:15 AM
190	<p><b>Against STRs</b> I do not like short term rentals. There is one 2 houses away from ours and they leave enormous piles of trash when they vacate,usually the day after trash pickup, meaning it sits there for another week. Their tenants are sometimes noisy as well. Celeste Patrick, 12 Murray BLVD</p>	7/20/2017 11:13 AM
191	<p><b>Against STRs</b> Short Term rentals should not be allowed in Charleston Neighborhoods. We have hotels (far too many in fact) for that. STRs would change the character of our neighborhoods, which we need to preserve. Let's not allow them.</p>	7/20/2017 11:09 AM
192	<p><b>Against STRs</b> When real estate owners make more money on short term leases, they stop renting to actual residents. Rent downtown is too high as it is to have any affordable options removed. It is driving the young people that supprpt this city out. Jina Johnson Middleton place</p>	7/20/2017 11:08 AM



193	<p><b>Against STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> I use Airbnb as a guest and think it has a place in the world. I'm referring specifically to Airbnb rather than Short Term Rentals in general because they, as a company, in particular, market themselves as community builders and advocates for fair housing, which is, frankly, hogwash. If they took a fraction of the money they've invested in expensive legal teams and invested it in communities they might be able to walk their talk, but for now I think it's really important to recognize that a \$31 billion company is placing the onus of enforcement on already strained local governments. Until Airbnb is willing to cooperate with local governments in enforcing regulations, any regulatory measures passed by this City Council or others is basically worthless, and it's my opinion that until such time as that, 100% of Short Term Rentals should be banned. Why should taxpayers pay for this company's outrageous valuation that's based mainly on their ability to flout the law?</p>	7/20/2017 11:07 AM
194	<p><b>Against STRs</b> STRs are the biggest threat to our neighborhood and community. We are now seeing LLCs purchase houses and just use them for STR income. They are essentially buying property in residentially zoned neighborhoods and using them illegally for commercial income purposes. If I had wanted to live in a commercial area, I could have done so, but I bought my house because I wanted to live in a residential area only and assumed that the current zoning laws would protect me and my property. The city has the ability to enforce these laws, but refuses to do so. It is very easy to have a city employee rent one of these properties, which would give the city all the information they need to prosecute. Undercover agents buy drugs to catch drug dealers and the same exercise could be performed in this situation. Like the rest of my neighbors, I am tired of the noise, trash, parking, and anxiety created by STRs. The city MUST enforce the current zoning ordinances. Elizabeth Bradham 64 South Battery Charleston SC 29401</p>	7/20/2017 11:00 AM
195	<p><b>Against STRs</b> Definitely NOT in favor of short term rentals. Our experience with them in our neighborhood has been that they provide a venue for revelers who have no regard for their surroundings. Candace Debnam, Concord Street</p>	7/20/2017 10:50 AM
196	<p><b>Against STRs</b> Plenty of hotels already. Don't need STRs. At least the city gets some hospitality taxes from the all to numerous tourists we have using our hotels. STRs do nothing for the overall wellbeing of the neighborhood. Nigel Cooper, Murray Blvd.</p>	7/20/2017 10:47 AM
197	<p><b>For Regulated STRs</b> <b>For STRs</b> Tough issue. I understand both sides of the debate. Ultimately, I think some form of short term rental should be permitted, but in a regulated way. One approach would be to require that any legal short term rental operation must occur in an owner occupied property. Whether the property has one unit and just a room is being rented out, or it has multiple apartments....requiring that the owner actually live there will help prevent hotels in disguise. Limits could also be placed on the number of rooms that are rented, ensuring a balance of long and short term tenants. This is just one approach, but I don't think an outright ban or a wide open system is feasible. There has to be a middle ground in my opinion.</p>	7/20/2017 10:40 AM
198	<p><b>For Regulated STRs</b> <b>For STRs</b> I have mixed feelings. It really doesn't bother me if off street parking is provided and noise ordinances are not violated. Perhaps the city should widen the approved districts but refrain from approving the South of Broad area. Glynda McAleer Queen Street.</p>	7/20/2017 10:36 AM
199	<p><b>Against STRs</b> I am absolutely opposed to short-term rentals in zoned residential areas and streets. Visitors to this city have an abundance of opportunities to stay in legitimate commercial places. I am, personally, concerned on my own street. This whole concept is wrong. Residential areas are exactly that - and that is why we invest, maintain, and love the areas we live in. Charleston is dealing with massive development and short term rentals need to be stopped immediately. It is illegal. Julianna F. Pinckney New Street</p>	7/20/2017 10:33 AM
200	<p><b>Against STRs</b> I am absolutely opposed to short-term rentals in zoned residential areas and streets. Visitors to this city have an abundance of opportunities to stay in legitimate commercial places. I am, personally, concerned on my own street. This whole concept is wrong. Residential areas are exactly that - and that is why we invest, maintain, and love the areas we live in. Charleston is dealing with massive development and short term rentals need to be stopped immediately. It is illegal. Julianna F. Pinckney New Street</p>	7/20/2017 10:32 AM

201	<p><b>Against STRs</b> I'm vehemently opposed to the idea of short term rentals in our neighborhood and throughout Charleston. I've read many articles and surveys on the impact of these type of rentals. They have devastated and fundamentally altered the structure of the towns where they have infiltrated neighborhoods. Charleston is already struggling with the influx of hotels and the increase of tourist. One of the things that makes Charleston special is the neighborhoods and the people who reside there. I do not want to see downtown turn into merely a tourist destination with no permanent residents who love and cherish and protect this holy city everyday of the year. Jessica Vaglianti, George Street</p>	7/20/2017 10:27 AM
202	<p><b>Against STRs</b> I'm not in favour. There is little or no control over numbers of occupants, vehicles, pets etc . There's no shortage of designated accommodation at various rates to suit all budgets. C Egan Concord Street, 29401</p>	7/20/2017 10:23 AM
203	<p><b>Against STRs</b> I'm Randi Serrins and I live at 11 Rutledge Avenue. I think I've already completed this survey, but am not sure so I am completing it again. I've had experience with short term rentals and feel very strongly that there is no place for this on the peninsula. My neighbor at 6 Rutledge Avenue had advertised her house last year on Airbnb and VRBO. She was getting \$500 a night and was using her house as a boutique hotel for about 9 months. About every 4-5 days a new group of people would rent her house. Another neighbor and I took her to Livability Court three times last summer to stop her from doing this. The burden was on us to prove that she had listed her home on Airbnb and VRBO. Every time a new group of people rented her house we had to take photos of the cars with out of state license plates and report it to the Dept. Of Livability and Tourism so they could send a city employee out to document this. I believe the judge at Livability Court (again after 3 Court appearances, where the owner of the home failed to show up in Court for 2 of the appearances) decision was not to fine her, but to charge her for taxes that were not collected for each night she rented her home. This was ridiculous. She was making \$500 a night renting her home. It was a slap on the wrist, at best. After the 3rd court date she did stop doing short term rentals in her home. I moved into this neighborhood because it's a residential neighborhood. It was a safe place to raise my children. I do not want different strangers every few days renting a house across the street from me. Some of the people who rented her house were quiet, some were not. One of the renters argued with and threatened a neighbor who lived next door. All the short term renters took up parking places on our street. I think this is a huge problem. When we were searching Airbnb, and VRBO for her listing we saw many many homes (and rooms in homes) South of Broad listed for short term rentals. It was shocking. The City must act to stop this, the courts must protect us, the homeowners, and the fines have to be much stiffer for people who disregard the law and illegally Airbnb their homes. This is changing the character of our neighborhoods downtown.</p>	7/20/2017 10:23 AM
204	<p><b>Against STRs</b> The city's infrastructure can't handle the influx of people. Both short-term rentals and people moving here need to be regulated!</p>	7/20/2017 10:18 AM
205	<p><b>Against STRs</b> We are totally opposed to these short term rentals and the myriad problems they bring to our city.. Tom and Rosann Scanlon 1 Exchange St.</p>	7/20/2017 10:18 AM
206	<p><b>Against STRs</b> Illegal Short Term Rentals pose a serious problem to Historic Charleston. Mike and I have been notifying the CVB since 2007. Reading reviews will let you know just how badly they are managed. Huge investment groups have taken over and depleted affordable housing. Taxes are not being paid. We also sent a letter to Mayor T. early 2016 offering our help. It seems that the task force is PRO nightly rentals and our input has not been sought. There are actually 10 rentals primarily in the Cannon/Elliot Boroughs advertising to groups of 20 people. One such "compound" sleeps 32! These renters MUST DRIVE to the Historic District to see what they came to Charleston for, taking up valuable parking spaces. Having offered legal nightly rentals in the Historic District since 2004, we understand the definition of a "party" house and nobody should rent to a large number of guests. We have a strict No Party contract and limited guests that must be signed before renting our places. We have recommended to CACVB and the Mayor that Legal Rentals should have a visible Medallion or similar on their door and in their advertising. This could make enforcement much simpler. Another Tax implication is that anyone renting through a management company must also pay 15.3% self employment and the management company is the Responsible party for paying all taxes, including 13.5-14% SC Sales and Accommodations tax. There are adequate laws and ordinances on the books and they need to be enforced. Mike and Jan Jacobson, 19 Broad St., Charleston, SC 29401</p>	7/20/2017 10:16 AM
207	<p><b>Against STRs</b> Rose Norman, America St. Short term rentals make the cost of living for those who plan to rent long term quite high. I have seen apartments I have rented in the past double in rent from when I lived in them 5-8 years ago. And generally, if the short term renters are younger and new to renting, the rental space is not in its best condition.</p>	7/20/2017 10:11 AM

208	<b>Against STRs</b> As a practicing architect I am confronted on a daily basis with zoning ordinances. I have come to realize their importance of determining and in maintaining the quality of a neighborhood. I also understand the complexity of requesting a zoning change and the prohibition of "Spot" zoning. Therefore, when I hear that there is a possibility of short term rentals (Business Zoning)being allowed in a zoned residential area, I can't understand why the current zoning laws do not prohibit such. Currently our street has limited parking and the few long term rentals have excessive occupants that overwhelm an already overloaded infrastructure. Our national student organization, the American Institute of Architecture Students (AIAS), uses Airbnb rentals for their stays as it is more economical as many students as possible under a one rental cap than have to pay for multiple hotel rooms. I have visited some of these to meet with the students. Rentals listed as 3 bed, 6 people may have 10-12 students staying there; each with a car. I've been present when neighbors have stopped by to complain of the noise or street overload. Renters are constantly imposing on neighbors to ask how to operate items, borrow items, ask for directions or suggestions for activities. This is not an environment that people move to a family neighborhood to enjoy. Few would choose to purchase a home adjacent to a known short term rental which in turn could negatively affect the Charleston market. Dennis S. Ward, FAIA, NCARB 17 Council Street	7/20/2017 10:09 AM
209	<b>Against STRs</b> Short term rentals (less than 30 days) should not be allowed in the residential areas of the historic district. It contributes to the congestion and degrades the value of the historic district. Lawrence Wetzel, Legare Street.	7/20/2017 10:03 AM
210	<b>Against STRs</b> I am against it and feel strongly that this will change our community in a negative way. I vote NO.	7/20/2017 9:56 AM
211	<b>Against STRs</b> Marilyn Taylor 98 Church St. but just moved from 18 Water St. Parking in both places is a serious problem. I feel that it is our last chance to protect our city by limiting these short term rentals. We seem to be losing to real estate development over and over. Please protect the city from more influx of people. We are already so overcrowded. Please pass this on. Marilyn Taylor	7/20/2017 9:48 AM
212	<b>Against STRs</b> I think that they are a true menace to our city. They threaten the hotels, Bed & Breakfasts, C of C housing and bring nothing to the city. They should at a minimum be regulated, licensed & owner occupied properties. Park Smith South Battery St.	7/20/2017 9:48 AM
213	<b>For STRs</b> George Beckwith, 50-D S Battery St. Over the last 50+ years I have witnessed the improvement of Chas from the 60s. I am happy to share it with others, short term or otherwise. No difference in hotels vs. AirBnB or tour busses or cruise ships. Relax. Don't say it is a problem until it occurs unless you are perfect in seeing the future. my grandparents also thought Chas was going to the dogs and they were incorrect as well.	7/20/2017 9:47 AM
214	<b>Against STRs</b> The residential character of neighborhoods should be preserved Short term rentals should be restricted to already approved tourist areas. Richard Secrist, S. Battery Street	7/20/2017 9:44 AM
215	<b>Against STRs</b> Totally against short term rentals. Changes the spirit of the neighborhoods as the visitors have no commitment it's livability. Patricia Secrist 113 S Battery Street	7/20/2017 9:39 AM
216	<b>Against STRs</b> I do not support short term rentals. It has the potential to fundamentally change our neighborhood. Charleston is a strong tourist destination and many hotels are being erected as a result. There are ways to house them. People coming and going in our neighbourhoods is not a recommended solution	7/20/2017 9:39 AM
217	<b>For STRs</b> I am completely for short-term rentals. I believe they add value to our city for both tourists & for home-owners. Many home-owners who couldn't otherwise afford a home downtown are able to do so with the advantages of short-term rentals.	7/20/2017 9:34 AM
218	<b>For Owner-Occupied STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> I agree that short-term rentals must be owner occupied. I agree that short-term rentals must be at least 5 years old. I agree there should be penalties for violations...loss of license and also the max fee allowed. I think any penalty money should go in a fund specifically for dollars towards renovating retired owner's homes (literally for old people that don't have the means to make necessary home repairs). I believe the owner of a short-term rental should get signatures of all immediate homeowners going 2 houses in both direction and from the owners across the street. I think there should be a limit of short term rentals per block. I think there should be adequate parking available for short-term properties. I'm all for short-term rentals, but if the leadership isn't in place and enforcement doesn't actually happen (like it barely does now) once the rentals are allowed, we'll all be screwed....except for the shortterm rental owners.	7/20/2017 9:28 AM

219	<p><b>For Owner-Occupied STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> My wife and I generally have no problems with short-term rentals in our neighborhood. We have had some of our neighbors use short-term rental of their home which caused no problems. There are legitimate reasons for homeowners to use short-term rentals. Most importantly, with the increase in the cost of living in our neighborhood (for reasons such as increasing maintenance costs, increasing fees to public entities, increasing insurance costs, etc.), many homeowners who are on fixed incomes must go to the use of short-term rentals in order to stay in their homes. These homeowners, in many instances, have lived most of their lives in these homes. Sometimes these homes have been in the family for several generations. If we are to maintain the character of our neighborhood as a place for local families with children at home to live full-time, short-term rentals are an essential tool for that purpose. Now, we do not support the practice of operating houses in our neighborhood as businesses. We would recommend that short-term rentals be made available only for owner-occupied residences. And a further restriction to consider is the availability of off-street parking at the residence. If there is inadequate off-street parking at the residence, there would need to be some type of parking pass (for a fee) that should be required. Perhaps rentals should be limited to one person (or family) at a time; rental to multiple families or unrelated persons probably results in problems such as multiple vehicles for the renters, more "coming and going" than there would be with a single family, etc. But with modest regulation, short-term rentals of homes or rooms in homes should cause no genuine problems for the neighborhood, and will probably help the neighborhood maintain its local family-oriented character. Sam Howell Water Street</p>	7/20/2017 9:27 AM
220	<p><b>For STRs</b> I see short-term rentals as preferable for a city like Charleston, in lieu of numerous new hotels being constructed. It utilizes existing structures and parking, in an already overpopulated peninsula. On the surface, I disagree with the need for all short-term rentals to be owner-occupied, but there could be real data that supports this regulation of which I am unaware. Regardless, the city should provide a legal means to engage in short-term rentals and ideally, consider the negative impact new hotel construction will have on the lives of its citizens.</p>	7/20/2017 9:27 AM
221	<p><b>For Regulated STRs</b> <b>For STRs</b> The issue of short term rentals is tough - it can be disruptive to full time residents, but in a tourist area, it can also increase home values since it adds a new pool of potential buyers to the market. There are communities who have dealt with this trade-off fairly well, an example being Napa CA (the city). Short term rentals must be licensed by the city and they limit the number of licenses, as well as being able to pull the license if there are downside effects on the neighbors, city, etc. Since Charleston, particularly the lower peninsula, has a very large number of houses that are second homes already, and subject to having non-paying guests stay in the home (friends, relatives, etc.), at least short term rentals to paying guests could be regulated where the friend/family vacationers are not. Overall, I think short term rentals are inevitable and if we set up the rules well now, we can avoid becoming Panama City during spring break. Amy Hiltzik Broad Street</p>	7/20/2017 9:26 AM
222	<p><b>Against STRs</b> I am opposed to short-term rentals in downtown Charleston. I own a home on Greenhill Street (quiet/residential) with lovely neighbors, and I place a high value on my relations with these neighbors. We have a strong connective bond, and I would not wish to cause any disruptions or upheaval in terms of parking, noise, inappropriate behavior from renters, etc. Not having short term rentals assists greatly in keeping the neighborhoods intact and cohesive. I would also add that I, too, considered STR for my home but reached the conclusion that it would not benefit or contribute to the "greater good" of the community in which we all live. Anthea Bowen 3 Greenhill Street</p>	7/20/2017 9:21 AM
223	<p><b>Against STRs</b> I think Charleston should focus on eliminating or preventing any short term rentals downtown. I also think they should eliminate splitting single homes into condos. Home owners who live in the houses they own take care and pride in their homes. Owners who rent their homes put the minimum amount of money possible into maintenance and repairs (and renters aren't going to spend a dime on someone else's house). If John Tecklenburg continues allowing all development at any costs, historic homes won't be maintained and eventually they will be torn down or left dilapidated. This in turn will lead to a decline in tourism and a decline in people moving to Charleston. The current generation of people who are moving to Charleston are very mobile and informed. These people can leave just as quickly as they came leaving Charleston in dire circumstances. Consider 40+ people a day leaving Charleston rather than coming and the economic impact. Charleston isn't Charleston without the Historic downtown district. The City needs to think long and hard about what they want Charleston to be, a beautiful historic city or tourist trap like Myrtle Beach. J. R. Barnhart 15 Colonial Street</p>	7/20/2017 9:14 AM

224	<b>Against STRs</b> I think short term rentals destroy a neighborhoods sense of community, degrades property values, violates city coding, skirts tax, and evades regulation. It has no place in this city. Richard Hutson, Drews Court 20493	7/20/2017 9:12 AM
225	<b>Against STRs</b> Katie Seaman 34 New Street I am very against short term rentals in Charleston. It will change the nature of our city for the worst and ruin neighborhoods. I don't want constant changeover and strangers in and out on a daily basis. It will also result in the purchase of many properties solely for the purpose of renting, making our streets less of a community and more of a business district.	7/20/2017 9:12 AM
226	<b>Against STRs</b> I'm a resident of the Parkwood Heights neighborhood in West Ashley and against short-term rentals. We do not want strangers coming in and out of the neighborhood as this is a very family friendly neighborhood with a lot of small children playing outside. The new owners of 1233 Kensington (29407) have been renovating their shed in the back yard specifically for short-term rental income WITHOUT obtaining one single building permit from the city. If short-term rentals are to be allowed, 1) building permits should be required for any renovations, 2) the homeowner should be required to obtain a business license to operate a short-term rental 3) there should be an extra property tax on the home to hold people accountable for all of the extra income they're earning. Sufficient parking should also be big consideration for all short-term rental properties. Thank you. Elizabeth Couturier 843-478-1848 256 Druid Road, 29407. lizzycougars@yahoo.com	7/20/2017 9:10 AM
227	<b>Against STRs</b> Theodora Wilbur Simons 8 South Battery I/we are very opposed to short term rentals. They cause inconvenience to the neighborhood--already in dying conditions--the renters, obviously, never become part of the community and they escalate the parking problems. Bed and breakfasts in the lower peninsula create the same problems. Contact me if you wish twsimons4133@gmail.com	7/20/2017 9:09 AM
228	<b>Against STRs</b> Clements Ripley Bedon's Alley Short term rentals are, to start with, against the law in the downtown neighborhood. The city enforces parking, painting, dog leash and all sorts of arcane laws. They should enforce the laws against short term rentals. There is no justification to break the law when it existed when the person bought the house. Notably, most of the vocal proponents in favor of short term rentals are trade representatives or real estate agents who will profit from the short term rentals, not those who live in the neighborhoods affected. The deleterious effects on a neighborhood of transients versus long term residents are obvious. Thank you for opposing this troubling development.	7/20/2017 8:55 AM
229	<b>Against STRs</b> Short-term rentals are a threat to the residential community; they are an intrusion on neighborhoods and increase the commerce-driven mentality of Charleston. Patty Uffelman, Charlotte Street	7/20/2017 8:51 AM
230	<b>Against STRs</b> I am discouraged to see the City Council and the Mayor not address or enforce the laws that currently exist regarding short term rentals. This is a continuation of what we see across the country by politicians from the White House on down to the local level. Charleston politicians should stand up and protect the core of our city's economic engine. What are they waiting for? Sanford King Street	7/20/2017 8:49 AM

231	<p><b>Against STRs</b> Jessica Gibadlo New Street I feel very strongly that short-term rentals should not be allowed in our neighborhood. 1) It will reduce our quality of life. Our neighborhood is very unique in that it is a tourist destination. As such, short-term rentals will inordinately impact our quality of life because they will undoubtedly be in demand if allowed and frequently used. I have first-hand experience. My neighbor directly to my left was renter and he rented the back apartment. Unbeknownst to the neighbors or his landlord, he was putting his 2nd bedroom on Air BnB. One night when I was home alone with my kids, an older gentleman cavalierly walked down my driveway and into my backyard looking for a way in. My husband was out of town and I was incredibly frightened. I called the police and yelled to the man to get off my property. When the police arrive and researched the situation, they found out that the gentleman was lost and simply searching for his Air BnB rental which informed him to enter through the back of the house entrance. Needless to say, that Air BnB unit was no longer thanks to getting the livability board involved. I'm afraid these situations will become more rampant if short-term rentals are allowed. 2) Short-term rentals take away the neighborhood feel We all know the amount of money that can be made from short-term rentals. It's enticing to anyone. The problem, however, is that it superficially inflates home value. For example, if someone wants to buy a place for an investment property, short-term rentals can make that property more valuable and inflate the value and/or end up being acquired by a group/people looking for a good return vs. a family looking to put in roots and make it their home. What makes our neighborhood so special is that it is full of primarily full time residents who take pride in their neighborhood, contribute to their community and create an environment that actually continues to lure tourists from around the globe. By allowing the neighborhood to commercialize itself, we're essentially cutting off our nose to spite our face. It makes no sense. This is not an issue about property rights. It's an issue about greed. Let's not be shortsighted about this and protect what makes our neighborhood so special.</p>	7/20/2017 8:41 AM
232	<p><b>Against STRs</b> Rothwell Lamboll St Not for short term rentals</p>	7/20/2017 8:40 AM
233	<p><b>Against STRs</b> I am opposed to STR in the historic district. I live at Fort Sumter House, 1 King Street, Apt 608 for the reasons stated in this article: (<a href="http://realtomag.realtor.org/news-and-commentary/commentary/article/2015/12/airbnb-crashing-neighborhood">http://realtomag.realtor.org/news-and-commentary/commentary/article/2015/12/airbnb-crashing-neighborhood</a>). Thanks -- Beth Dixon</p>	7/20/2017 8:36 AM
234	<p><b>Against STRs</b> I have lived in downtown Charleston all of my 60 years. I am against any short term rentals that do not conform to the same regulations that now regulate Bed and Breakfast licensees. Under no circumstances should a short term rental occur when the owner of the property is not present on the property during the entire term of the rental and there must be one off street parking spot for each unit rented. Respectfully submitted, Richard Hutson Jr 124 Tradd Street.</p>	7/20/2017 8:35 AM
235	<p><b>For Owner-Occupied STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> Strict regulations ... owner occupied . Parking provided. Licensed . Accommodation taxed</p>	7/20/2017 8:31 AM
236	<p><b>Against STRs</b> I've lived and rented in downtown charleston for 14 years and have absolutely noticed a decrease in the number of properties available for rent. Whether that is due to short term rentals or sheer increase in population I can't be sure. But what I do know is we are only going to have more people moving to charleston, and housing inventory is an issue. I also know that short term guests are typically the most disruptive downtown, partying and come home late and drunk, waking neighbors. And it is happening in neighborhoods where short terms are banned. It needs to be better regulated. -ashley parker, 5 Wagner ave.</p>	7/20/2017 8:30 AM
237	<p><b>For Owner-Occupied STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> I think all owner-occupied homes should be allowed to use their house for STR on a limited number of nights (i.e. no more 104 per year). Investor owned properties should only be allowed STR use in certain "commercial" areas. (Note, don't rely just on zoning... the City's zoning codes/maps are flawed and there can be great, vibrant "commercial" areas in residential zoned districts.) I feel STR properties are not inherently "bad" and they should not be viewed as a detriment, because the vast majority of owners take better care of STR properties than long-term rentals. I also think the City should consider limiting the number of full-time STR homes permitted within a certain distance (e.g. - 2 per block) or institute a lottery permit system if demand is too great. Enforcement will be very important to proper success.... but most important is that all homeowners should have the legal ability to share their primary home with guests on some nights. Charlie Letts (Cypress Street)</p>	7/20/2017 8:24 AM
238	<p><b>Against STRs</b> Short term rentals should not be permitted in residential areas of the Charleston community, particularly in the lower peninsula. Thomas Haythe, Lamboll Street</p>	7/20/2017 8:21 AM

239	<b>Against STRs</b> I believe that neighborhoods are for residents and not for commercial enterprises. If I wanted to live next to a hotel or apartment, I would have bought a house next to one. Opening up the historic district to Short Term Rentals (STR) will bring more Traffic, parking and noise problems then a residential neighborhood should have. The lack of enforcement of the current STR regulations by the City shows that if they are allowed to spread, it will become completely out of hand and unregulated, changing completely the complexion of our Neighborhood. I strongly oppose STR changes and would request the City step up enforcement of current regulations. Rick Menniti Savage Street.	7/20/2017 8:19 AM
240	<b>Against STRs</b> STRs are a scourge on our neighborhood and city. Allowing them is unfair to property owners who bought in a red identical neighborhood and are law abiding citizens. The argument that a person should be able to do what they like with their property is wrong; they knew the zoning when they purchased. The argument that they are too difficult to control is an excuse of disinterested city officials. Very high fines and fines/suing the websites are two tools. Regularly evicting guests who have rented would make the product unattractive. This industry has the potential to change the character of our city. Less residential; less affordable. Laura D Gates Meeting Street	7/20/2017 8:16 AM
241	<b>Against STRs</b> We are opposed to short term rentals in downtown Charleston. Mr. and Mrs. Edward R. Moore 93 King Street Charleston, SC 29401	7/20/2017 8:14 AM
242	<b>Against STRs</b> Rebekah Unger 63 S Battery I am totally opposed to short term rentals. I wrote a long paragraph about why, but it was accidentally submitted before I finished. It was the paragraph about my neighbor in the townhome next to me who moved to Bishop Gadsden.	7/20/2017 8:12 AM
243	<b>Against STRs</b> We are totally against Short-Term Rentals in Charleston! We want this law enforced! Cynthia & Charles Corley King Street	7/20/2017 8:12 AM
244	<b>Against STRs</b> Our neighbor does short term rentals on South Battery and it is very unsettling to constantly have strangers looking through your windows, extra cars on the street and since it is for a small two bedroom that is part of the main house it's low rent- We have sent an email to them but they have continued to rent the unit for weekends. I think 30 day rentals and more are fine .	7/20/2017 8:08 AM
245	<b>For Owner-Occupied STRs</b> <b>For STRs</b> Rather than having only hotels for visitors, home owners hosting is a sensible and unobtrusive option. Saying no is easy. (See where that got ya with Sg. Jasper.) Carol Barber Rutledge Avenue	7/20/2017 8:07 AM
246	<b>Against STRs</b> I think all STRs should be shut down. I live on Atlantic Street where a neighboring house is a STR. It is disruptive, invasive, and wholly inappropriate for the area. There is no supervision and no tax return to the city. Susan DiCamillo	7/20/2017 8:04 AM
247	<b>Against STRs</b> I am totally opposed to short term rentals in my neighborhood. There are very few "real" (full time) neighbors in the townhouses next to us as it is. If those townhouses are allowed to become short term rentals then it will totally change the character of our street. I miss the lady who lived full time in the townhome next to us and recently moved to Bishop Gadsden. She was always inviting my children to her house, baking us food and talking to us in the street. We looked after each other as neighbors. Allowing short term rentals in her old house and the others around it will discourage these houses from becoming occupied full time. The city needs to be focused on keep	7/20/2017 8:01 AM
248	<b>Against STRs</b> Short term rentals are a bad idea. They provide a place for parties, gatherings, lots of house guests generating noise, trash and parking issues. The people have no concerns about the effect on the neighborhood. Richard Hale, 75 Tradd Street	7/20/2017 8:00 AM
249	<b>For Regulated STRs</b> <b>For STRs</b> Will Greene - Percy Street Simply stated, enforce the ordinance the City put in place for Cannoborough-Elliotborough. Our street (and Bogard) currently have several illegal STRs without restriction. 14 Percy is actually openly advertised by Charleston Concierge Company without any regard because they know the City will not enforce. I don't mind that we have STRs, I do mind that my neighborhood is being overrun by illegal ones. Our opinions have been put out over and over again. Its a simple solution. Enforce the ordinance that was agreed upon by our neighborhood.	7/20/2017 7:56 AM
250	<b>Name, address, no comment</b> Theodora Wilbur Simons 8 South Battery	7/20/2017 7:54 AM
251	<b>Against STRs</b> I believe short term rentals would have a harmful impact on the quality of life in most of the downtown Charleston neighborhoods Rose Dana, Legare St	7/20/2017 7:53 AM
252	<b>Against STRs</b> im against short term rentals south of broad. Lisa field 11 church st	7/20/2017 7:45 AM

253	<b>For Owner-Occupied STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> We need some rules for short term rentals. Limit number of people that can stay in a short term rental, limit the number of nights per year it can be used as a short term rental, enforce the rules that are already on the books, limit short term rentals too primary residence is only. You can't tell one neighborhood they are allowed to do it and not another neighborhood in the city when we all pay taxes and share the burden of tourists in our city. Chris DiMattia 22 Nassau st	7/20/2017 7:38 AM
254	<b>For STRs</b> I support short term rentals. They are a source of income to property owners and source of savings for visitors. I don't see a problem with them. Trina Johnson, Clarkin Ave North Charleston	7/20/2017 6:59 AM
255	<b>For Owner-Occupied STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> As a native Charlestonian, long time resident of Downtown, and a homeowner, I support allowing for the extension of short term rentals on the Peninsula. I would love the ability to open my home to visitors (and keep owner occupancy) so they can explore our beautiful city with an affordable place to stay and so I can help offset the rising cost of living in Charleston. I have used short term home rentals services while traveling and it is not only easy and comfortable but it allows me to see a part of the city that I wouldn't normally. I am aware that short term rentals may be stressful on my neighbors and fully support reasonable regulations such as taxes or restrictions on number of days rented or number of occupants. I ask you to thoughtfully consider legalizing short term rentals in my neighborhood (West Side) - if this legislation could help keep homeowners in their communities instead of selling for profits to developers because of rising costs, isn't it a win-win for everyone? - Meredith Eads, Maranda Holmes St. (West Side)	7/19/2017 10:59 PM
256	<b>For STRs</b> I'm in favor of short-term rentals. The city is capitalizing on Charleston's recent popularity at the sake of the residents, so at least give homeowners the right to do what they want with their property.	7/19/2017 10:58 PM
257	<b>Against STRs</b> My family and I have lived in our home on BullSt fro almost 30 years. We want to continue to live in a neighborhood where the residents take ownership of what happens on their property and are part of the wonderful community we reside in. There are plenty of transients and tourists in the commercial parts of Charleston. The residential areas should be for people who live there and not just visit.	7/19/2017 10:30 PM
258	<b>Against STRs</b> No expansion of short term rentals and a city wide crack down on all illegal units. Set up sting operations and close them down. Larry sussberg South Battery St	7/19/2017 6:01 PM
259	<b>Against STRs</b> I do not want to short term rentals legally expanded any where in the city. Also, the city needs to immediately crack down on illegal units with sting operations and steep fines.	7/19/2017 5:58 PM
260	<b>For STRs</b> As it is clear that zoning will approve everything that comes their way and waive all the rules, we need to allow short term rentals and maybe every corner of our city won't be torn down for another hotel! <a href="https://www.postandcourier.com/business/another-hotel-in-charleston-s-city-market-gets-a-green/article_08de5472-6c93-11e7-af49-879b6207ac42.html">https://www.postandcourier.com/business/another-hotel-in-charleston-s-city-market-gets-a-green/article_08de5472-6c93-11e7-af49-879b6207ac42.html</a>	7/19/2017 4:44 PM
261	<b>For Regulated STRs</b> <b>For STRs</b> Jay Hicks 17 Sires I am for short-term rentals with regulations and paying all taxes required. I notice how much better houses look that are short term rentals verses long-term rentals. The yards are kept and the general area around the house is cleaner. I have lived next to college students and would prefer short-term visitors.	7/19/2017 4:41 PM
262	<b>For STRs</b> Jay Hicks 17 Sires I am for short-term rentals with regulations and paying all taxes required. I notice how much better houses look that are short term rentals verses long-term rentals. The yards are kept and the general area around the house is cleaner. I have lived next to college students and would prefer short-term visitors.	7/19/2017 4:37 PM
263	<b>For Regulated STRs</b> <b>For STRs</b> James Trent 262 Coming street Charleston, SC 29403 I believe short term rentals are a positive for the city and residents under the following circumstances: Owner occupied in residential zone or commercially zoned (not owner occupied, but with accountability). Only existing structures The city should sue short term rental websites to require hosts to prove eligibility. The city cannot enforce when the property is owned by LLCs and holding companies from out of state. This would "clean the slate" and remove existing illegal rentals. Short term rentals prove an alternative to more hotels and put the money in the pockets of residents. The maintenance cost of historic wooden houses is expensive as is the cost of living in Charleston overall. STR can help make living in Charleston more affordable. In My experience, STRs are better than college students as neighbors.	7/19/2017 4:37 PM



264	<p><b>For STRs</b> Greenhill Street While it's clear that the society has a strong and one-sided opinion on this topic and is using this forum to "push poll" it's opinion, I will still provide mine in the hopes that it is included in the big picture. As the Society advocates preserving our lifestyle and keeping Charleston affordable, I think the use of short term rentals does just that. As a resident of the lower peninsula for the past twenty years, I have seen great change. In my neighborhood, many long-term residents have been forced from their home due to the high cost of maintaining properties within the city. This has led to an increase of people moving to Charleston from the New York's and California's as they seek another trophy home. In and of itself, this isn't an issue, but it does impact the nature of our neighborhoods. As it is now summer, other than the always growing number of Preservation Society tours that troop up and down my street and in and out of my neighbor's home making me feel more like a zoo animal when I sit on my front porch than a resident of my neighborhood, my neighbor feels more like a ghost town than a neighborhood when everyone heads up to the Hamptons for months at a time. The availability of short term rentals in Charleston does three things. 1. It provides financial resources for home owners which can help them support the upkeep of their homes so they aren't forced to move and exacerbating the ever-growing part time nature of new home owners in the city. 2. When the part time home owners abandon their homes for months at a time, people visiting and staying in short term rentals bring life to neighborhoods that have become nothing more than sightseeing stops for Preservation Society tours. 3. They provide a competitive (and lower cost) alternative to hotels. If demand for hotels is reduced by short term rentals, maybe they will stop building a new hotel on EVERY CORNER OF THE CITY! While I have no plans to ever rent my home as a short-term rental, and I don't have an issue with placing some regulations on the use of such, they do have a place in our city and shouldn't be regulated to the point of making their use impossible.</p>	7/19/2017 4:36 PM
265	<p><b>For STRs</b> Who cares? Oh yeah, all the "historic" Charleston hotels. Uh, I was just in a very historic part of Paris - St. Germain area next to D'Orsey - no problem finding AirBnBs. I am no economics expert, but pretty sure there was always be vacancies in the hotel market here just as there will always be a need for CHEAPER short-term rentals. What about this is even an issue? There should always be AirBnB rentals available - it helps tourists from other countries who aren't necessarily familiar with english, etc. The pros far outweigh the cons unless we are talking about how much your pockets will weigh without the hotel associations on your side. Make decisions to better the future of the Lowcountry - people first, profits second.</p>	7/19/2017 4:31 PM
266	<p><b>For Owner-Occupied STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> On the Charleston peninsula, short term rentals should only be allowed in owner- occupied residential properties. Allowed STRs should then be required to have a City business license in order to operate, along with any leased residential property within the City (including long-term residential leased properties). Those properties issued a license should then further be required to comply with all fire code and building requirements and inspections and also be subject to a new ordinance that provides fines and ultimately a rescission of the property owner's business license and ability to the lease the property upon multiple code or livability violations within any given year. The business license would not be re-issued for the property address and owner until the violations are addressed or a bonafide sale of the property with valuable consideration is established through recorded property records. Through the increased tax revenue and license fees, the City must also hire additional employees to exclusively handle the new residential rental license department and enforcement. Without the additional employees or department to administer the large number of leased properties in this City, STRs are not workable at all in my opinion. Keep up the good work guys, Tim Muller Felix St Charleston</p>	7/19/2017 3:50 PM
267	<p><b>Against STRs</b> short term rentals will ruin Chas. Asheville has found that out (no STR). One of the worse things to even consider. Mitzi Legerton, Atlantic St.</p>	7/19/2017 3:26 PM
268	<p><b>Against STRs</b> My family lives in the Longborough neighborhood. Our homeowners' association prohibits daily short-term rentals, but for the last two years, a house next door to us has been rented on a monthly basis on VRBO.com. We have found this usage very disruptive. Vacation renters have been noisy and caused problems with parking (e.g., parking on our property). When there is a problem, we do not have an easy way to contact the renters. We often have to knock on the door at the beginning of a new short-term renter's term to reiterate basic neighborly standards that would only have to be discussed once with a longer-term resident (e.g., "please don't leave the back porch light on overnight because it shines in our bedroom window"; "please be aware that the house sound system plays music on the front porch and is disruptive to neighbors when the volume is too high"). Some of these issues can be attributed to poor management by the owner of the property, but many seem endemic to a property use not intended for a neighborhood primarily occupied by long-term homeowners. Joseph Schacht Alberta Ave.</p>	7/19/2017 3:11 PM

269	<b>Against STRs</b> Currently, Short Term Rentals are illegal in all of the Charleston neighborhoods except two. I think the laws should be enforced and people held to account for breaking them. The first step is to enforce the law, then we can talk about practical changes to existing law which don't ruin the character of our neighborhoods. Alston Middleton - 8 Dunnemann Ave	7/19/2017 3:05 PM
270	<b>For STRs</b> Ty Rutledge Avenue: Short term rentals should be allowed.	7/19/2017 1:51 PM
271	<b>Name, address, no comment</b> BJ Nicodemus Trapman St	7/19/2017 1:41 PM
272	<b>Name, address, no comment</b> Barbara Nicodemus Trspman St	7/19/2017 1:39 PM
273	<b>Against STRs</b> Short term rentals (less than 30 days) are illegal in Charleston and those who break the rules should be penalized with a very large fine and/or taken to court. This has become a huge problem and we all must work together to stop STR owners from taking over our neighborhoods. Thank you. Margot Rose Church Street	7/19/2017 1:04 PM
274	<b>For STRs</b> I live on James Island (within the city limits) and while I understand that your campaign is well meaning, I fear that much like the discussion on STR its hyperfocused on a relatively small segment of the City of Charleston. The City of Charleston has grown to annex portions of James Island, Johns Island, most of West Ashley and Daniel Island, all in addition to the Peninsula. And while the downtown peninsula is only 1/5 of the city (the Historic District even less) the concerns and issues of peninsula residents and property owners seem to dominate this conversation. There are STRs all over this city, and that's because there are tourists visiting Charleston who want to stay in different parts of the city in different types of accommodations (i.e. homes, not hotels). And many of those outside of downtown don't face the same issues. Most residents outside of downtown have driveways and off street parking, that's simply not a concern outside of downtown. Most residents outside of downtown aren't in Historic neighborhoods, so the concerns regarding preservation are moot. In my observation as a lifelong resident of Charleston (who's family has lived on James Island since before the civil war) the character of our neighborhoods and communities are vastly different. It often feels like we live in a different Charleston than the one I'm reading about in the STR discussions. I can kind of understand the concerns about parties but to be honest my neighbors have cookouts, family gatherings and parties all the time. I don't see how that's different if some who's here for the weekend does it? But I also understand that we're probably more spread out that the houses are downtown, so things that can be really bothersome there aren't nearly as bothersome for us. I might even go so far as to say that STR can be a great option for some neighborhoods. One of my neighbors owned a home that was pretty rundown and sitting empty for years. The family completely renovated the house and from what I hear they rent it out short term. And it doesn't bother me one bit. I don't have to drive past the eyesore that was there before, and now they take much better care of the grass and yard. I've never had any problems with the people staying there and if I didn't know the family, you would never know that the house is being rented short-term and not long term. As far as I'm concerned that's an improvement. If more of my neighbors with older houses wanted to do the same thing I wouldn't be opposed. M. Forrest Forrest Lane, James Island	7/19/2017 1:00 PM

275	<p><b>For Regulated STRs</b> <b>For STRs</b> Frank Iwanicki - 218 St Philip Street Having followed the STR process from the initial ordinance proposal to witnessing the current struggle the City is facing, I offer the following. I am a firm believer that the original ordinance as initially written, even if applied City-wide, would have prevented most of the problems that are occurring. The ordinance provided an opportunity for owners of commercial properties that are either mixed use or better suited for residential use by design to maximize the commercial use of their properties. These properties typically are assessed at a higher rate with regards to taxes and insurance, but are limited on use... especially for 2nd and 3rd floors. Allowing these commercially zoned properties to be used as STRs also allows the original historic structure of the property to remain intact, instead of gutting the properties into small offices or condos. The ordinance, as written, allows ONLY commercially ZONED properties to be used... not even properties that may have an allowed commercial use, but no commercial zoning can be used. The ordinance is restrictive with regards to number of occupants, fire code and off-street parking requirements. These properties are typically located away from residential areas near areas of commercial activities. Realistically, there is a very limited amount of properties that are currently legally allowed to be a STR. The primary problem is the City's lack of enforcement of the existing ordinance. Other City's have required the hosting platforms to confirm a business license before posting a listing... this would be a simple way to ensure only legal STRs are posted (at least on the main platforms). The City desperately needs to crack down on the illegal STRs... this is the primary reason we are seeing outside investors purchasing properties and forcing tenants out. It is also an easy problem to rectify. I think allowing owner occupants to offer a portion of their house, or a guest house, as a STR is acceptable too, but that needs to be addressed via a new ordinance and enforced as well to prevent abuse. Ultimately, STRs should very much have a place in Charleston as it offers visitors an alternative way to explore and partake in Charleston's charm. I believe there is a balance to be found.</p>	7/19/2017 12:47 PM
276	<p><b>Against STRs</b> I feel historic Charleston is not the place for short term rentals. It depletes the already limited homes available for those that would love to live here full time. Plus the control of who your short term renters can prove unpleasant for the neighbors. It will open doors for investors to purchase in best locations. We already are catering and placing tourism before our citizens. Building too many hotels period..!! Jerri Smith Beaufain St.</p>	7/19/2017 12:47 PM
277	<p><b>For Regulated STRs</b> <b>For STRs</b> Short term rentals where the owner lives on the premises is the best alternative I've heard of, but that's effectively a B&amp;B. I support free markets, but don't like the idea of degrading the fabric of neighborhoods. That being said, you can't be anti-STR and anti-hotels. If you want to put hotels out of business then support STRs. If you don't want STRs then support building hotels. We can't simply say "all full" to those wanting to visit Charleston or risk losing the economic engine that is tourism in our city. Perhaps if it's a single-family residence there are limits to the amount of days it can be rented per year or month, but will be difficult to enforce. If it is multifamily and the owner lives on site it can be unlimited. Also, a 3 strike policy if there are problems with noise and behavior. This is a loaded problem and I wish you best of luck! I'm happy to discuss further if you'd like. John McCollum 4 Ashton St. (913) 306-1599</p>	7/19/2017 12:30 PM

278	<p><b>For Regulated STRs</b> <b>For STRs</b> This letter in the Post and Courier two weeks ago from Dan Knapp pretty much sums up the issues over short term rentals. The last sentence hits the nail on the head. With big Wall Street money now sloshing around Charleston and rumors of low occupancy rates among some hotels makes one wonder. "Recently there have been both guest op-eds and high profile letters to the editor in The Post and Courier arguing against short-term rentals. The universal argument is increased traffic, noise and garbage, resulting in a general diminution in neighborhood quality of life. These comments perpetuate the stereotype that all short-term rentals involve renters who only want to throw fraternity-style parties involving large numbers of immature, irresponsible and destructive guests. Based on our experience as older adults who have had many short-term rental experiences (via Airbnb, Flipkey, VRBO) in multiple countries, we would like to present an opposing view. The typical Charleston tourists are likely to be more interested in visiting gardens and historic locations than hosting large parties that generate excessive noise and destroy property. Tourists using short-term rentals often do not have cars, relying instead on public transportation such as taxis and ride-sharing companies. They are unlikely to produce copious amounts of trash during a short stay. The short-term rental agreements of companies such as Airbnb and the additional "house rules" documents contain noise control clauses that specify quiet hours and restrict the number of non-renter guests who may visit. Short-term renters rate hosts, and hosts also provide reviews of renters. Because cleanliness and general condition of the rental property are strong factors in guest ratings, a short-term rental unit is typically cleaned thoroughly after each rental, and there is a strong incentive for owners to maintain the rental's overall appearance in order to receive acceptable ratings. Owners of short-term rental property are motivated to refuse rental to those with negative reviews in order to avoid the extra cost of cleaning and repairs, and complaints from neighbors. We have found that short-term rentals allow us to mingle with locals in their neighborhoods. Our neighbors in these rentals have been very friendly and more than willing to offer suggestions for our visit from a local's point of view. When owners of rental property decide to use short- instead of long-term rentals for their property, we believe that this increases rather than diminishes the neighborhood's quality of life. We also believe lobbying by the hotel industry has contributed to the negative stereotyping of short-term rentals." Bottom line is the city needs to allow STRs but regulate them or at least allow each neighborhood to decide the issue. SOB after their experience with 4 Atlantic do not want them, but most people living down there have significant incomes from other sources than the local economy. Those of us uptown need back up resources to fall back on when hard times come and they will come as this city's history shows. The city should at the very least require: 1. that the owner of record be on the premises whenever a paying guest is there. 2. limit the number of rooms per house to no more than 2 or 3. 3. require that all taxes be paid including the 6% assessment on that portion of the home that is rented out. 4. Require off-street parking for all guests. 5. No parties or large gatherings after 10pm to 10am. With the additional revenue, the city should easily be able to pay for an enforcement office for STRs. PC Coker, Wentworth St.</p>	7/19/2017 12:27 PM
279	<p><b>Against STRs</b> I request no change in the current short-term rental regulations for the Charlestowne neighborhood. Ability to rent for less than one-month will endanger the small remaining neighborhood of full-time residents, reduce property values, and increase both noise and traffic.</p>	7/19/2017 12:22 PM
280	<p><b>Against STRs</b> My wife and I are homeowners and residents of the French Quarter. An illegal short-term rental operated next door to us for a little over a year. During that time 30+ sets of guests stayed at the rental home. We encountered numerous issues and nuisances from the guests that required us to call the police on four different occasions. Guests were trespassing onto our property and even gaining access to our roof to smoke cigarettes or drink. On one occasion, a female guest from the rental urinated in front of our door on the side walk / street. This event was captured on our security camera. These are in addition to the countless noise issues from the guests who would frequently stay up late to smoke and drink in the street. I could list more, but for the sake of brevity I will keep it short. Charleston's historic neighborhoods would be greatly affected by allowing short-term rentals. They are not conducive to a peaceful neighborhood and the guests who are transient do not care about the quality of life of the residents. We want people and tourists to enjoy our city, as everyone should, but residential neighborhoods are not suited for this use, hotels are. Allowing them would effectively zone residential homes as hotels. Noah &amp; Sarah Winecoff Cordes Street, Charleston, SC French Quarter Neighborhood</p>	7/19/2017 12:07 PM
281	<p><b>Against STRs</b> I believe STRs have an adverse affect on single family residential neighborhoods. Lynn Hanlin, 67 Meeting St</p>	7/19/2017 11:59 AM

282	<b>For Owner-Occupied STRs</b> <b>For STRs</b> Every major STR complaint (parking, trash, noise, etc.) can be mitigated by enforcing owner occupation. The exact same livability issues/complaints existed four years ago when college LTRs were the target/scapegoat. "Owner Occupied" properties provide a much needed, on-site presence that will help protect C-E and regulate both STR and LTR guests. Simply cross-check every Airbnb property with how many police and livability complaints (versus hearsay) they've received. You'll be able to quickly identify the problem properties and hands-off, absentee landlords (*absent also when their property was a LTR). Challenge: Find/identify one "Owner Occupied" STR that's received a police or livability complaint in the last 5 years. Thank you for your time, consideration, and commitment to our community. Quinn   Cannon Street	7/19/2017 11:54 AM
283	<b>Name, address, no comment</b> Therese Smythe New Street	7/19/2017 11:52 AM
284	<b>For STRs</b> Christopher Smith Beaufain St I am okay with the use of short term rentals.	7/19/2017 11:49 AM
285	<b>Against STRs</b> I do not want short term rentals to be allowed on my street or in my neighborhood. And please start enforcing the rules! Gerry Schauer 24 Menotti St.	7/19/2017 11:48 AM
286	<b>Name, address, no comment</b> Abigail Darlington Columbus Street	7/19/2017 11:41 AM
287	<b>Name, address, no comment</b> Andy, Rutledge st	7/19/2017 11:38 AM
288	<b>Against STRs</b> Short term rentals will cause a sea change in the availability of rental housing for all in Charleston; the devastation will affect lower and middle income tenants the most. This is a business that is difficult to regulate and has been spreading faster than kudzu. The nature of the business is such that it puts tourists before residents in priority, and converts housing that would normally be available to residents into profit centers for owners, many of whom do not live in Charleston. It also allows the intrusion of commercial activity in residential areas with guests who have no skin in the game as to keeping the neighborhood nice, quiet and clean. Other tourist destinations are trying to figure out how to rein in STRs, e.g. Barcelona, Berlin, Vancouver, San Francisco, and New York. I am strongly opposed to STRs. Phyllis Ewing 4 Ashley Avenue	7/19/2017 11:38 AM
289	<b>Against STRs</b> We are a three generation family on Ashley Ave and would like to see Cannonborough/Elliottborough be a community of neighbors and families--not a hotel district. Every illegal short term rental unit displaces people who could potentially contribute to our community. Parking is also an increasing problem. Many residents do not use cars, but short term renters drive into the neighborhood and look for scarce on-street parking. Mark and Diane Gould 264 C Ashley Avenue	7/19/2017 11:36 AM
290	<b>For Owner-Occupied STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> I think it's appropriate for one room in an owner occupied home with adequate parking. It should not be allowed in investment properties where we lose the essence of families and neighborhood. Investors should not be able to strip homeowners of their ability to share their personal residence in this dynamic way.	7/19/2017 11:19 AM
291	<b>For STRs</b> I think short term rentals are fine for homeowners who are looking to make extra cash while away from their homes. I do not think you can tell a homeowner what they can and cant do with their property while they are not occupying it. The cost of living in downtown Charleston is astronomical compared to other cities in the state and its a way to make ends meet.	7/19/2017 11:14 AM
292	<b>Against STRs</b> We have heard from countless renters who have looked at houses and have been eager to move in only for the landlord tell them they are converting to AIRBNB. We have also had numerous renters kicked out early so Landlords can convert to AIRBNB. As a resident of Spring Street I only have two neighbors near me because every home has been converted. Bachelor Parties are not what we need as our neighbors. Thank you.	7/19/2017 11:13 AM
293	<b>Name, address, no comment</b> Chris, Oswego street	7/19/2017 11:11 AM
294	<b>For STRs</b> I absolutely favor short term rentals in Harleston Village. The homes near me that are used by visitors to the city are kept clean and rented to responsible individuals and/or families (groups) as in direct contrast to the houses rented to students who leave their property in the hands of rental agents and keep their own names secret, i.e. 38 Bull, where we permanent residents have to put up with noise, obscenities, etc. Thank you for your consideration. I like my neighborhood where I have owned since 1998 and would like to remain, but it seems that renting to students has become so lucrative that I will leave here should I decide to downsize. Juliette Arnheim, 41 Pitt St.	7/19/2017 10:08 AM
295	<b>Name, address, no comment</b> Ashley Morey, Beaufain	7/19/2017 8:42 AM

296	<b>Against STRs</b> I am AGAINST short-term rentals in all but the currently designated neighborhood. I oppose them for many reasons: 1) they do not pay the accommodations tax, thus negatively impacting tax revenues 2) they create noise, trash, parking, and sometimes safety issues and property damage for current residents 3) they create conflict and/or stress between neighbors, thus making our neighborhoods less healthy and sustainable 4) they are the equivalent of operating a "business" in residential neighborhoods and should NOT be allowed 5) it is NOT the "property owner's right" to operate an illegal short-term rental because this commercial operation infringes on the RIGHTS of his neighbors 6) short-term rentals ARE currently ILLEGAL and our elected representatives and city officials SHOULD uphold the laws/ordinances of our city. We, as voters and taxpayers, should not accept an excuse that there are insufficient city funds for enforcement. The problem of illegal short-term rentals could easily be resolved by PREVENTION instead of enforcement. A dedicated, coordinated internet and email campaign involving the city, the Board of Tourism, realtors, Chamber of Commerce, neighborhood associations, hotel/restaurant organizations, Trip Advisor, YELP, T & L, Garden and Gun, Southern Living and other magazines, local newspapers, etc. that CLEARLY put the message out that these rentals are ILLEGAL (everywhere except the designated neighborhood) and WILL be shut-down and fined if discovered would very quickly dry up the demand for "airBNBs," etc.! Who wants to come to Charleston for a bachelorette party only to be ""kicked out the street" or go through the expense and inconvenience of finding alternative last minute or replacement accommodations??? A. M. Dolan 69A Ashley Ave. 29401	7/18/2017 10:23 PM
297	<b>Name, address, no comment</b> SmithPhillips Bull St	7/18/2017 10:15 PM
298	<b>Name, address, no comment</b> Stephanie Smith-Phillips Bull St Charleston, SC	7/18/2017 10:08 PM
299	<b>Name, address, no comment</b> Laura Dobbins Harleston Place	7/18/2017 9:03 PM
300	<b>Name, address, no comment</b> A.J. Alissandratos Wentworth St.	7/18/2017 9:03 PM
301	<b>Name, address, no comment</b> Laura Dobbins Harleston Place	7/18/2017 8:51 PM
302	<b>Name, address, no comment</b> Susan Rutledge ave	7/18/2017 8:35 PM
303	<b>Name, address, no comment</b> Brian House Logan Street	7/18/2017 8:29 PM
304	<b>Name, address, no comment</b> lee fryland 131 beaufain st	7/18/2017 8:27 PM
305	<b>Name, address, no comment</b> Elizabeth Bowles- Montagu Street	7/18/2017 7:50 PM
306	<b>Name, address, no comment</b> Elizabeth Boineau, Beaufain Street	7/18/2017 6:19 PM
307	<b>Name, address, no comment</b> Peter Ulber Queen Street	7/18/2017 5:19 PM
308	<b>Name, address, no comment</b> Schandall, Ashe Street	7/18/2017 5:03 PM
309	<b>Name, address, no comment</b> Judith Rubin Market Street	7/18/2017 4:06 PM
310	<b>Name, address, no comment</b> Hunter McEaddy Dawson Council Street	7/18/2017 4:05 PM
311	<b>Name, address, no comment</b> Denise Holtz Alice Dr.	7/18/2017 3:46 PM
312	<b>Name, address, no comment</b> Scott Landreth Franklin st	7/18/2017 3:45 PM
313	<b>Name, address, no comment</b> Nathalie dupree queen street	7/18/2017 3:38 PM
314	<b>Name, address, no comment</b> Robert Shumate 174 Wentworth St Charleston SC 29401	7/18/2017 3:04 PM
315	<b>Name, address, no comment</b> Craig. Rutledge Avenue	7/18/2017 3:01 PM
316	<b>For Owner-Occupied STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> AManda Griffith, Bull St. If the apartment is occupied by the tenant or owner and they are renting a space within their own residence, this rental should be allowed with adequate off-street parking.	7/18/2017 2:59 PM

317	<b>Against STRs</b> We completely disagree with the short-term living arrangements! We moved here knowing that we would be in the midst of single family homes or long-term rentals, sprinkled with a few students. We do not like that people can come into our neighborhood for short periods of time, thus changing the entire character of our community. These "short-termers" have little or no allegiance to our streets, fail to show respect for area residents, take up our little bit of parking, and are shuffling suitcases constantly. They mean no harm (in some cases) but the short stays just change the feel of the neighborhood. Nothing seems permanent! And many of the home owners have little devotion to their houses-- allowing trash to multiply while doing little about maintaining the physical structure of the houses. It is hard to live close to these short-term houses as you never know who might be staying there-- and there are plenty around the corner from us on Smith Street. Finally, the imposed fines on short-term house owners are a joke! Why not fine them enough to discourage further disregard of the law?? We are totally opposed to these short-term home owners, most of whom do not even live close to the areas they reap benefits from. Thank you for hearing us!!!! Donna and Carter Hudgins Bull Street We would love to hear other comments about the short-term situation. Thanks!	7/18/2017 2:52 PM
318	<b>Name, address, no comment</b> harry e ricker jr 127 beaufain	7/18/2017 2:48 PM
319	<b>Name, address, no comment</b> Bobbie Rose Bennett St.	7/18/2017 2:41 PM
320	<b>Name, address, no comment</b> Myra Mayer Lockwood Dr	7/18/2017 2:35 PM
321	<b>For Regulated STRs</b> <b>For STRs</b> I am in favor of short term rentals through out the city of Charleston, with licensing and restrictions to prevent party houses...I think the owner should reside in Charleston, or have an available property mgr on call 24/7. We have used Airbnb and have been pleased with our experience and what was also required of us...deposits, a clearly stated policy of what we could and could not do....I have owned rental property in the past and have never had a problem because I was clear in my written expectations and I secured a hefty deposit...I was also available and kept in contact with my tenants. I live at 4 Charlestowne Ct off Logan St, 29401. Suzanne Boone.	7/18/2017 2:21 PM
322	<b>Against STRs</b> I am against short term rentals (less than 30 days) in the historic district. If an exception is to be made, the property must meets current "bed and Breakfast" guidelines. It is very important for the owner to live on the property while a "single room only" room is being let. Also off street parking at the property should be mandatory. Approval on a case by case basis with a yearly fee paid to the city to hire someone to check how the property is being marketed and personal visits by a city inspector. If any neighbors complain about noise or parking, the can revoke the rental license. Charles Sullivan, Church St.	7/18/2017 2:19 PM
323	<b>Against STRs</b> I would like short term rentals to continue to be illegal and a stronger enforcement of the laws (higher fines and active enforcement). Marc Dzedzic Rutledge Ave	7/18/2017 2:10 PM
324	<b>Name, address, no comment</b> Ann on Legare St.	7/18/2017 2:08 PM
325	<b>Name, address, no comment</b> Rachel Finch Bull Street	7/18/2017 2:06 PM
326	<b>Against STRs</b> Charles Sullivan, 35 Church St.	7/18/2017 2:06 PM
327	<b>Name, address, no comment</b> PC Coker Wentworth St.	7/18/2017 1:54 PM
328	<b>Name, address, no comment</b> Monica Scott 64 Bull Street	7/18/2017 1:54 PM
329	<b>Name, address, no comment</b> Katie Gadsden St	7/18/2017 1:54 PM
330	<b>Name, address, no comment</b> Judith Walker Broad Street	7/18/2017 1:46 PM
331	<b>For Regulated STRs</b> <b>For STRs</b> James de Luca, 14 Montagu - I believe that no short term rentals should be allowed to a non-residing homeowner of any property in Charleston. Those who live on the property to be rented that have a room or rental house attached to it should be allowed the opportunity to rent though, as it allows them to be able to fund the over taxing and increased insurance cost of the homes that they are trying to remain in and they are present to control any actions being taken by a short term renter that may be causing a disturbance to neighbors. In this case parking shouldn't be an issue either as all owners of property have street stickers and if someone is renting short term then the owner would use that street sticker to make room for the renter in their driveway. If the owner doesn't have parking on their property then they would have a problem renting anyway.	7/18/2017 1:45 PM
332	<b>For Owner-Occupied STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> Sue Soderlund 10 Pitt St. I think that in any rental of this kind the homeowner should be a resident, not an absentee landlord.	7/18/2017 1:39 PM
333	<b>Name, address, no comment</b> Kelvin Brockbank Rutledge Avenue	7/18/2017 1:37 PM

334	<b>Name, address, no comment</b> John Settle 10 Trumbo St Charleston, SC 29401	7/18/2017 1:33 PM
335	<b>Against STRs</b> I'm against short term rentals, I base that on anything less than 6 months. Richard Glassman Short Street	7/18/2017 1:29 PM
336	<b>Name, address, no comment</b> Toni Sottak Rutledge	7/18/2017 1:25 PM
337	<b>Against STRs</b> I am against short term rentals. Kate - Ashley Avenue	7/18/2017 1:12 PM
338	<b>Against STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> It is shocking to me that the city has turned a blind eye to this issue for so long. As a Charleston resident, I truly did expect greater authoritative action from the city. If there is little to no regulation or enforcement, how can the safety and quiet enjoyment of all residents be ensured? As of now, the activity that so many are defending is ILLEGAL. I am not making a blanket statement that all short term rentals are negative, but I am saying there needs to be guaranteed regulation, or no short term rentals at all. If airBnB and other platforms are to continue, there needs to be clearly communicated rules, close inspection by the city to ensure that rules are followed, and meaningful penalty for violations. This will only benefit residents and tourists in the long run. Thank you. (Anna Catherine, St. Philip Street)	7/18/2017 12:23 PM
339	<b>Against STRs</b> <b>For STRs</b> We have two choices: either allow short-term rentals or enforce the law prohibiting them. Right now neither of these is happening. Maxwell Mowry - North Adger's Wharf	7/18/2017 12:13 PM
340	<b>Name, address, no comment</b> Christina Rae Butler Hampden Court	7/18/2017 11:49 AM
341	<b>Against STRs</b> Short-term rentals will, in combination with the explosion in hotel building and conversion, destroy Charleston as a livable city. We have an adequate and simple restriction against short-term rentals, but this regulation or ordinance is not enforced (along with too many other quality of life regulations). But short-term rentals are a scourge, they taken together, will assuredly destroy the fabric of our City's neighborhoods block-by-block. We are inviting unknown transients to come illegally into our residential neighborhoods, take up parking spaces, run unlicensed and unregulated business in residential areas with no basic health and safety protection for either the guests or for the neighbors against the guests' bad behavior. These are miniature hotels without supervision or regulations, and the cause for alarm is real. But it is the fabric of the City's neighborhoods that will be forever altered. Neighbors will be replaced by strangers, and the sense of community that has served Charleston so well throughout its history will disappear. Worse, perhaps if there is a worse, low and middle income residents and renters will be driven off the peninsula, and this is happening today. Renters who are paying \$1500 a month for a small apartment are being replaced by transients who are willing to pay \$175, or more, a night. My hairdressers landlord said he could afford to let her stay in her Spring Street apartment because he could more than double his money with short-term rentals. Thanks to the demand created by Charleston's historic assets, favorable climate, and stupid polls run by Travel+Leisure and other magazines, City Planner Jacob Lindsey said that if they could, every property owner would turn his building into a hotel, and that would be terrible for the City. That's what the unenforced regulation on STR's is doing - turning every building into a hotel and transforming Charleston into Myrtle Beach or Disney World. We must stop it. --Jay Williams, Jr - King Steet	7/18/2017 11:46 AM
342	<b>Name, address, no comment</b> Mark Horine Radcliffe Street	7/18/2017 11:33 AM
343	<b>Name, address, no comment</b> Walter Fiederowicz, Tradd Street	7/18/2017 11:27 AM



344	<b>Against STRs</b> I strongly disagree with the premise of your alert. You are not telling people enough about the current status and what it would take to make the current ordinance to ban STR's work better. We have zero enforcement in place now because the City does not have the "will" or resources to investigate and prosecute offenders. You have already jumped to a conclusion that we must change the ordinance and add new regulations that may or may not be enforced properly. You have introduced the new discussion points from the Task Force as a way to pre-sell acceptance by your membership. STR's expansion is an existential threat to our historic neighborhoods. It will allow commercial enterprise to invade residential neighborhoods. It will also disrupt the diversity of our resident base as lower/middle income people are forced out to make way for new speculators who will invest to fix and open STR's. As our Preservation advocates you should be ready to fight against STR intrusion as it has negatively impacted so many other historic cities and neighborhoods worldwide. We are at risk of becoming more of a Disneyland as Barcelona, Venice and Florence have become due to the invasion of STR's. Any alignment that the PS makes with the City to "tighten" up regulations with onerous restrictions is still not a solution that will protect the character of the City. It is a slippery slope...if you shift from a total ban to a compromise position (which your Alert is introducing) then we lose all control as other cities have found out. Preservation works when a City is occupied by residents not tourists. STR expansion will break down the historic fabric of Charleston faster than any other external factor. It is virus that must be stopped today, because it is virtually impossible to control or slow down once it is allowed to begin. Please stand together with the residents who want protection before STR's destroy the specialness of Charleston. Larry Gillespie- 4 Zig Zag Alley	7/18/2017 11:08 AM
345	<b>Name, address, no comment</b> Casey Phelps Holly Street	7/18/2017 9:59 AM
346	<b>Against STRs</b> Transcience creates a totally different atmosphere in a neighborhood. ranted Charleston is a City that lives on tourists. But part of the allure is sense of real neighborhoods, not short term residences. Please consider the effect of them. Carol McDonnell 1118 Plantation Lane	7/18/2017 5:59 AM
347	<b>Name, address, no comment</b> Lisa samuels	7/17/2017 8:55 PM
348	<b>Name, address, no comment</b> Therese Smythe New st	7/17/2017 8:06 PM
349	<b>Name, address, no comment</b> Elisia Canning Ashe St	7/17/2017 6:37 PM
350	<b>Name, address, no comment</b> Mauri- congress street	7/17/2017 4:40 PM
351	<b>Name, address, no comment</b> Priscilla Linsky Oakhurst Drive Mount pleasant	7/17/2017 2:04 PM
352	<b>Name, address, no comment</b> Delores Pickett St. Michaels Ally	7/17/2017 12:59 PM
353	<b>Name, address, no comment</b> Sophie Ashe	7/17/2017 11:47 AM
354	<b>Name, address, no comment</b> Liz / Pitt Street	7/17/2017 10:05 AM
355	<b>Name, address, no comment</b> David Dumas 39 Bennett Street Charleston SC 29401	7/17/2017 9:37 AM
356	<b>Name, address, no comment</b> Nancy & John Lucas Montagu St	7/17/2017 9:35 AM
357	<b>Name, address, no comment</b> Luke F. St. Philip St.	7/17/2017 9:07 AM
358	<b>For STRs</b> I support short term rental in downtown. I travel a lot and I am thankful for hosts that let me stay in their home. Hotels are good but not unique and charming like staying with locals. Charleston has been a very bad shape when I moved to Charleston 5 years ago. I saw the change in Canonborough Elliotborough and when I talked to some owners, they said the rent from short term rentals help them with the renovation. People who rent their houses to students told me their houses are in bad shape and they could not do much because students drink and party everyday (which is so true). If you have been a buyer going to houses rented by students, you will see parties are on and on and on. Please keep Charleston be nice by allowing short term rentals, no more long term party students. Jenny, Coming st	7/16/2017 11:38 PM
359	<b>Name, address, no comment</b> Ginger Scully Smith Street	7/16/2017 4:53 PM
360	<b>Name, address, no comment</b> margo byrne, ashley avenue	7/16/2017 2:18 PM

361	<p><b>For Owner-Occupied STRs</b> <b>For STRs</b> Short term rental in owner occupied homes are OK. Short term rentals managed by absentee owners should NOT be permitted. An illegal absentee-owner short term rental on my street is changing the face of the neighborhood. Because the owner is not there, the front yard is neglected. Dead shrubs and a layer of wood chips have replaced what was once a decent garden. Illegal renters knocked down part of a brick retaining wall with their car. The damage extended to the gutter system of the adjoining house. Short term rentals in absentee owner homes changes the sense of "community" within the neighborhood. Transient occupants in a residential neighborhood diminishes the feeling of permanence that is fostered by permanent residents occupying their homes. Denise Mansheim 1 Water Street, Charleston</p>	7/16/2017 2:01 PM
362	<p><b>Against STRs</b> I was born and raised on James Island and our community has lost its Southern Charm which was once so appealing. Please Stop building on James Island and the city of Charleston. Just going to the grocery store for bread takes over an hour due to traffic and lines to check out; I used to love going to the beach, but now I do not even attempt due to traffic; I live off harborview and drivers are very aggressive when it comes to merging because everyone is tired of sitting in traffic. Before the island can support more people, the city needs to invest in the infrastructure, mainly roads with safe turning lanes and garbage pickup twice a week to help keep our town clean. I am also worried if a fire starts will our water pressure support suppression before spread and possible casualties. Years ago kids could leave bikes and toys in the yard, but now due to so much crime you can't leave your garage door open, and don't forget to lock your door! Short term rentals have no allegiance to their communities, and bring down quality of living for family oriented neighborhoods. Please consider those who live here and stop the building! I plea consider those who are committed to a better, safer, Charleston. Take care of those who support our great city, and stop the greed! Lowcountry living is becoming big city living and who is responsible for these changes? Certainly not those who care about our heritage, and those who were born and raised here! Stop now before it's too late! If we wanted to live in Charlotte or Atlanta or even Savannah we would have moved there. Don't bring it to us. God bless and stay strong to the cause of keeping our small town charm. Marilyn James 1119 Camellia Walk Ct</p>	7/16/2017 1:16 PM
363	<p><b>Name, address, no comment</b> Kanapaux Yale Drive</p>	7/16/2017 12:20 PM
364	<p><b>Name, address, no comment</b> Deborah Getter East Amy Lane</p>	7/16/2017 10:11 AM
365	<p><b>For Regulated STRs</b> <b>For STRs</b> I agree. Short term rental should be regulated for the protection of the city, the neighborhood and the home owner. Rental is out of control in downtown Charleston.</p>	7/16/2017 8:33 AM
366	<p><b>Name, address, no comment</b> Karen Abrams 12 Halsey Dt</p>	7/16/2017 6:40 AM
367	<p><b>For STRs</b> My name is Karel Blaas and I live at 650 Cornell Street, Charleston, SC 29407. I do not own a short term rental property, but I live around several short term rentals in my condominium complex. I have never once had a bad experience with a short term renter or group, but I cannot say the same about the long term renters. Before the property across from me became a short term rental, the long term renters were always loud and partied late, and smoked outside on the stairway. I had to walk through a cloud of smoke in the stairway to leave my apartment. Now that it is a short term rental on Airbnb, the guests have all been completely respectful and very nice, you hardly even notice they are there because they are out all day for the most part. You can't ask for better, they are always in a good mood and excited to explore a new city like a local. They talk to me about where they are from and I even make suggestions on local restaurants and things to see and do in our awesome city. I have also hung out at the pool with other short term renters in the complex other than the one right across from me. From the ones I have talked to, they all love Charleston and enjoy living life like a local while here. They have also mentioned to me that they could not have afforded to stay in a hotel or an Airbnb downtown and they are so happy they can still be so nearby and pay much less and spend the money on exploring the sights and eating out, and shopping locally. Overall, I am in support of allowing short term rentals to any property owner. Why would anyone who owns a property not be allowed to rent as they see fit? I support property owner rights!</p>	7/15/2017 10:28 PM

368	<p><b>For Regulated STRs</b> <b>For STRs</b> I am in support of changing/updating the current Short Term Rental (STR) ordinance. I am in favor of allowing short term rentals in all of Charleston and the surrounding areas (as long as it doesn't go against an HOA). I am not in support of any Short Term Rental Operator/Owner/PM Company who clearly disregards the well-being of neighbors, residents, and other STR operators. I am not in support of STRs that do not take the time to fully vet their guests and renters prior to arrival (including a full guest list of anyone occupying the property as well as valid photo ID of the reservation holder as well as the first guest to arrive). I am not in support of short term rental party houses that are not already established event venues or trying to establish themselves as such. I understand and appreciate the difference between Event Venues, Hotel/Motels, Bed &amp; Breakfasts, Hostels, Short Term Rentals (and the variations), and Long Term Rental properties and they SHOULD NOT be lumped into the same category. I am IN SUPPORT of STR owners paying accommodations taxes, 6% property taxes, obtaining permits/license specific to the type of STR as indicated below, and establishing legality in all areas of Charleston and the surrounding areas. I do not believe that Short Term Rentals should be considered commercial use of a property, it does not change from residential to commercial when staying 30 days or 29, still residential use, still people sleeping in beds and living for a short or long period of time. Some short term rentals. I believe the current noise/garbage/parking ordinances should apply to short term rentals in the same way they apply to long term rentals and resident owners. I believe the structure should look something like this: 1) Hotels/Motels Commercial use, pay accommodation taxes on reservations under 30 days, pay property tax accordingly, permits/licenses as they currently are, can rent units to unrelated guests, don't have to vet guests, can allow walk-ins, can have exterior signage. 2) Bed &amp; Breakfasts/Hostels Commercial use, pay accommodation taxes on reservations under 30 days, pay property tax accordingly, permits/licenses as the currently are, can rent bedrooms or units to unrelated guests, don't have to vet guests, can allow walk-ins, can have exterior signage. 3) Short Term Rentals A - Non-Owner Occupied STR Residential Use; pay accommodation taxes on reservations under 30 days; pay 6% property tax; permits or licenses specific to the type of STR; Must Vet Guests as described above; neighbors must have owner's phone number; cannot allow walk-ins; cannot have exterior signage; cannot sell or serve breakfast or meals or bar service; no 24 hour onsite staff. B - Non-Owner Occupied STRs with Owner on Premises Residential Use; pay accommodation taxes on reservations under 30 days; pay 6% property tax; permits or licenses specific to the type of STR; Must Vet Guests as described above; neighbors must have owner's phone number; cannot allow walk-ins; cannot have exterior signage; cannot sell or serve breakfast or meals or bar service; no 24 hour onsite staff. C - Owner-Occupied STRs Residential use; pay accommodation taxes on reservations under 30 days; pay 6% property; permits or licenses specific to the type of STR; Must vet guests as described above, can rent up to 5 bedrooms within the same dwelling but must be to SINGLE group of guests, NOT selling or serving meals or bar service, no 24 hour staff. (By single group, I mean traveling together...could be a group of friends, a family, etc.) 4) Long Term Rentals Residential Use; pay 6% property tax. Ginger Scofield 9 Laurel Avenue Charleston, SC 29403</p>	7/15/2017 9:47 PM
369	<p><b>For STRs</b> I live in a single family dwelling at 7 Magazine St. This is my second home. From time to time I am asked to rent my house for a weekend. There is room in my driveway for 2 cars. I would like to be able to rent, when I will not be in Charleston, for a modest amount (cleaning fee plus utilities). I would not advertise. It seems a reasonable use of my asset but I have been warned that this is illegal. I don't want to start a business. I would like those who develop the rules we live under to consider a category where an owner could legally rent a half dozen times a year (where there is adequate parking) without needing a business listener or running afoul of the local laws. Bonnie Coward 803-215-1856 Bonniecoward@bellsouth.net</p>	7/15/2017 9:40 PM
370	<p><b>Name, address, no comment</b> Allyson Kirkpatrick 17 Water Street</p>	7/15/2017 6:39 PM
371	<p><b>Name, address, no comment</b> Allyson Kirkpatrick 17 Water Street Charleston, SC 29401</p>	7/15/2017 6:38 PM
372	<p><b>For STRs</b> There is already a law in existence that a home cannot be rented for less than a certain period which I believe is one month. The suggestions on your page infringe upon owners' rights. Firstly, how can a home be a short term rental if it is owner occupied? people who rent their homes short term under the existing law are required to pay taxes. Licensing is applicable to b and bs which also require sprinkler systems, etc. As long as noise and parking regulations are adhered to -- which are not enforced among residents south of broad where I live, there is no legal issue.</p>	7/15/2017 5:33 PM
373	<p><b>Name, address, no comment</b> Cindy Hartley South Battery</p>	7/15/2017 4:04 PM

374	<b>For STRs</b> Unfortunately, the City of Charleston has thrown expansion of the Bed & Breakfast overlay in with the STR discussion, and even labeled it all an STR issue. Thus the confusion, and thus my surprise when people refuse to admit to and talk reasonable about the differences. Owner-occupied, flexible-term residential rentals are the oldest and most prevalent form of accommodations use in Charleston's history. It is sad that the Preservation Society has been so biased against STRs, considering that renting rooms out of her home (for example, when her husband got sick or died) on her own terms was historically the most common occupation for women, dating back to our earliest records (1794). Historically, hotels resembling anything like they are today simply did not exist. Additionally, I wonder if the P.S. has or has not considered how income from these traditional rentals can help preserve historic homes for some of Charleston's most vulnerable homeowners. I suspect they have not, by their rhetoric! Maybe widows are not the majority of vulnerable homeowners now. It is more likely that they are folks who need to care for a sick relative, wish to start a new business instead of working for minimum or near-minimum wages, artists, or owners of heiress properties that have been in their families for generations. There are literally endless reasons people need income that I would call vital to their thriving vs. surviving, and often just surviving. Yes there are party houses, and a few bad owners of absentee investment properties. We have a livability court that is designed to deal with those owners already for long-term rentals. Extremist rhetoric and biased view of STRs that continuously obfuscates the issues at hand seems unhelpful to preservation, and people.	7/15/2017 2:53 PM
375	<b>Name, address, no comment</b> Jennet Robinson Alterman Queen St.	7/15/2017 2:38 PM
376	<b>Name, address, no comment</b> Danny, Montagu	7/15/2017 2:12 PM
377	<b>For STRs</b> Adam Van Lin Kincade Dr in MtP I love short term rentals when I visit other cities because they are more affordable than hotels. They give me the opportunity to visit places I wouldn't otherwise be able to. Plus I'd rather experience the community than a boxy hotel.	7/15/2017 1:51 PM
378	<b>For Regulated STRs</b> <b>For STRs</b> Especially from a PRESERVATION point of view- I would prefer we accommodate visitors in our current historic buildings - rather than see them fall apart/ fall down/ be gobbled up for new box hotels and new box student rentals to be built. Limiting use by size or occupancy count would go a long way toward avoiding party houses/ venue rentals. We've spent years inviting the world to come see Charleston- why be rude now that they've come and want to experience Charleston in an authentic way. ?	7/15/2017 1:44 PM
379	<b>For STRs</b> Especially from a PRESERVATION point of view- I would prefer we accommodate visitors in our current historic buildings - rather than see them fall apart/ fall down/ be gobbled up for new box hotels and new box student rentals to be built. Limiting use by size or occupancy count would go a long way toward avoiding party houses/ venue rentals. We've spent years inviting the world to come see Charleston- why be rude now that they've come and want to experience Charleston in an authentic way. ?	7/15/2017 1:41 PM
380	<b>Name, address, no comment</b> Ashley Avenue	7/15/2017 1:27 PM
381	<b>Name, address, no comment</b> Margo Byrne, Ashley Ave	7/15/2017 1:16 PM
382	<b>Name, address, no comment</b> Amy Brown Amherst	7/15/2017 12:29 PM
383	<b>Against STRs</b> Short term rentals should not be allowed South of Broad in any circumstances. John W Martin Jr 6 Tradd Street	7/15/2017 12:26 PM
384	<b>Name, address, no comment</b> Douglas Rice - Fulton Street	7/15/2017 12:08 PM
385	<b>Name, address, no comment</b> Beth Fulton St.	7/15/2017 12:04 PM
386	<b>Name, address, no comment</b> Allyson Kirkpatrick-Clark Water Street	7/15/2017 11:44 AM
387	<b>Name, address, no comment</b> Tim - Queen Street	7/15/2017 11:42 AM

388	<p><b>For Owner-Occupied STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> Traci Griffin / Bogard Street. I think most issues only apply to short-term rentals that are not the owner's primary residence. Conversely, owner occupied Airbnb's do far more good than harm for the city. When a homeowner has short term guests coming to stay in their guest room/carriage house/in-law suite, they will typically maintain higher standards of cleanliness and aesthetic appeal in order to maintain higher ratings. With Airbnb's platform, hosts also leave reviews for guests - so if a guest wants to be able to use Airbnb again they are incentivized to respect their host's property and neighbors. Finally, owner occupied Airbnb's can be a huge help to young families who otherwise would not be able to afford a home of their own. It can transition an individual/ couple/ family out of renting and into home ownership, which is hugely helpful to any neighborhood. It could also provide the funds needed for homeowners seeking to do renovations and maintain the integrity of our city's older homes. In my opinion, the statement that "The explosion of short-term rentals has the potential to price out local residents and forever destroy the culture of our neighborhoods" needs some serious contextualization and is terribly misleading. I propose we set a cap on the amount owners can rent out their home. 40 days maybe?</p>	7/15/2017 10:57 AM
389	<p><b>For Owner-Occupied STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> My name is Tony, I own a home on Bogard st. We moved here from San Francisco three years ago. The STR issue was his was a HUGE battle in SF a few years back. The city finally did something awesome...they put a strict cap on STRs by owners to 45 days a year. This allowed families like us to rent our flat from time to time when we needed the extra income. Charleston, much like San Francisco, is becoming an expensive place to live, so having this option would be extremely helpful. Furthermore, the 45 day cap also made it so that some "foreign Investor" can't buy up properties for the sole purpose of STR all year to tourists. Those guys are RUINING what could be a great thing. With the increase in property value these last few years its likely hard for young families like us to purchase a home here (especially on the peninsula). There has to be an incentive for us. This city will only thrive if new families can figure out how to afford it here. We are the next generation of locals who are going to keep Charleston great. I propose the 45 day cap here for home owners occupied homes in Charleston.</p>	7/15/2017 10:43 AM
390	<p><b>For STRs</b> Let people use their houses in the way that they want! Do not regulate who can stay in someone's house! If people want to be inconvenienced to make some extra money, so be it. Maybe make some rules about keeping down noise for public's benefit but inside the house should only matter to those who own the house. - Lauren Das Peecksen Court</p>	7/15/2017 10:38 AM
391	<p><b>Name, address, no comment</b> Anne Blessing East Battery</p>	7/15/2017 8:22 AM
392	<p><b>Name, address, no comment</b> Christopher DiMattia Nassau st</p>	7/15/2017 5:13 AM
393	<p><b>Name, address, no comment</b> David Countryman Robert Mills Circle</p>	7/15/2017 12:06 AM
394	<p><b>Name, address, no comment</b> Peter Goodrich Horlbeck Alley</p>	7/14/2017 11:49 PM
395	<p><b>Name, address, no comment</b> Tarina East</p>	7/14/2017 11:06 PM
396	<p><b>Name, address, no comment</b> PC Coker Wentworth St.</p>	7/14/2017 10:38 PM
397	<p><b>Name, address, no comment</b> Kristin Walker, Beaufain St</p>	7/14/2017 10:27 PM
398	<p><b>For STRs</b> I can see no local ill effects of short term rentals. I've stayed in Airbnb's all over the world. A great option to a hotel. Carol Barber Rutledge Avenue</p>	7/14/2017 10:03 PM
399	<p><b>Name, address, no comment</b> Charlene Rencher Pier View St.</p>	7/14/2017 9:00 PM

400	<p><b>For Regulated STRs</b> <b>For STRs</b> With many investors buying downtown properties, the price of houses on the peninsula continues to skyrocket. While quite positive for homeowners, this recent trend leaves many local Charlestonians unable to afford to purchase homes in desirable neighborhoods- or even undesirable neighborhoods downtown! One way for locals to be able to continue to live downtown (instead of filling the peninsula with investment properties or second homes), owner-occupied, short-term rentals seems like a win-win for all involved. With owners sharing the residence with the guests, owners take full responsibility in managing the guests (and are given discretion to only rent to individuals who they feel comfortable sharing a roof with), plus you'll find that more residents downtown are owner-occupied if you give investors less of a reason to purchase a property for the sole reason of short-term rental income. This owner-occupied rental only would cut down on rowdy, noisy and otherwise unpleasant neighbors (which, by the way, is a package deal with college rentals). I completely agree that entire-home rentals should be 100% illegal as that raises the prices for all residents on the peninsula (who would then be competing in the same housing market as investors) and adds to the chances of rowdy, loud and inconsiderate neighbors. In fact, my family frequently uses Airbnb to book in other cities when we travel but seek out "private rooms" instead of "entire home" in order to meet locals, put money back into the local economy (instead of national, chain hotels) and get a feel for the city as a local. I do believe that if our city doesn't allow at least some sort of short-term rental, we'll find ourselves on the wrong end of the argument (I.e. those against Uber/Lift in 2012). Forward thinkers in our city should see the positive opportunities (for all residents) in this dilemma and work to find a solution that suits all downtown residents (except out of town investors). Thank you to the Preservation Society for taking the time to hear from all residents. Elizabeth, Wentworth St</p>	7/14/2017 7:50 PM
401	<b>Name, address, no comment</b> Elizabeth, Beaufain St	7/14/2017 7:18 PM
402	<p><b>For Regulated STRs</b> <b>For STRs</b> I understand the concern. I do agree that a person should legally have documentation for renting a home. The term is in question. Short term and long term! What is the legal question if given a license to rent out. This is a community issue. If city regulations are in place, this is a non-issue. Post regulations need to be grandfathered. New regulations need to be enacted for future owners!</p>	7/14/2017 6:57 PM
403	<b>Name, address, no comment</b> Ashley Morey, Beaufain	7/14/2017 6:54 PM
404	<b>Name, address, no comment</b> Debra Casciere 1600 Robinhood drive Burlington NC	7/14/2017 6:50 PM
405	<p><b>For Regulated STRs</b> <b>For STRs</b> We are local residents who share your concerns about the incredible growth of short term rentals on the Charleston peninsula. We also agree with the need for common sense regulations that you discuss in your email. In addition, we think that some consideration of the impact on parking in the various neighborhoods needs to be considered. Thank you for your efforts in addressing this issue. Let us know how we can help. Tom &amp; Carol Gilson - 163 Broad Street</p>	7/14/2017 6:31 PM
406	<b>For STRs</b> Better than a bunch more hotels.	7/14/2017 6:25 PM
407	<p><b>For Owner-Occupied STRs</b> <b>For STRs</b> I strongly oppose short term rentals where the owner is not on site. The traditional B&amp;Bs do not cause as much disruption to the quality of life. I am currently being plagued by large, loud groups of partiers at 78 Smith St. It is a very active short term rental that is seldom unrented and accommodates large groups of partiers and has outdoor speakers that they are never shy about blasting music from.</p>	7/14/2017 6:14 PM
408	<p><b>Against STRs</b> I do not support short term rentals in the downtown Charleston peninsular area. I believe they pose an undue risk to neighboring children and their families from unknown transient renters; they add to an already overwhelming congestion that has markedly diminished the quality of life downtown; and it encourages people not to live in their houses which undermines a sense of community. It opens the door to criminal activity, loud boisterous activities the likes of which no friendly neighbor would ever impose on another, and tends to transform one's neighborhood home into a commercial district. Short term rentals would fragment Charleston's sense of community and its values.</p>	7/14/2017 5:56 PM
409	<b>Name, address, no comment</b> Mary Gus Smith S Battery St	7/14/2017 5:47 PM
410	<b>Against STRs</b> Push the short term rentals to Mt. Pleasant or West Ashley !!	7/14/2017 5:34 PM
411	<p><b>For STRs</b> Short term rentals are better than these huge hotels, in my personal opinion. Anna Frances, 23 King Street. 843-722-1432</p>	7/14/2017 5:28 PM
412	<b>Name, address, no comment</b> Dr and Mrs Kelvin G M Brockbank (Mara), 81 Rutledge Avenue, Charleston SC 29401	7/14/2017 4:51 PM

413	<b>Against STRs</b> I am against short term rentals. We moved from Annapolis, MD in 10/2015. They were a problem there even though they were not legal. They were a problem because they are unlicensed and unregulated. They are a nuisance to neighbors, who generally have little influence on short term renters. Bryan Miller 278 Island Park Drive Charleston, SC 29492	7/14/2017 4:32 PM
414	<b>Against STRs</b> I am not in favor of them. Sally J. Smith Beaufain St	7/14/2017 4:12 PM
415	<b>Name, address, no comment</b> Susan Dickson, Hibben Street	7/14/2017 4:11 PM
416	<b>Name, address, no comment</b> Barry Shear 445 Sycamore Shade St. Charleston, 29414 (West Ashley)	7/14/2017 4:10 PM
417	<b>Name, address, no comment</b> Lisa Field 11 Church Street	7/14/2017 3:48 PM
418	<b>Name, address, no comment</b> Anonymous, Atlanta	7/14/2017 3:35 PM
419	<b>Against STRs</b> We are totally opposed to short term rentals in all forms. Christina and Gardiner Dodd, 42 Hasell Street	7/14/2017 3:28 PM
420	<b>For Owner-Occupied STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> Agree with the PSC!! East Bay Street	7/14/2017 3:26 PM
421	<b>Against STRs</b> Jerri Smith, Beaufain Street Since they are building so many hotels there really is no need. I do not want our wonderful city to turn into a place like Myrtle Beach. It also creates a problem if investors are buying to just rent short term. It takes inventory away from those that would like to call Charleston home.	7/14/2017 3:10 PM
422	<b>For Owner-Occupied STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> I truly believe Short-term rentals must be owner occupied. There are places all over the country where people rent out rooms in their home, and they have business licenses. It is totally irresponsible to allow outside owners/investors to come in, buy property and rent it from another state. Not only is this unfair to legitimate B&B's, it only add to the destruction of the livability of the city. Business licensing, insurance, and taxes are a must. They should be regulated the same as everyone by using Livability court and tough fines. When we lived on Elizabeth St. we were surrounded by college students and young adults. They had no regard for noise, staying up all night, etc. We were struggling to pay tuition at Ashley Hall and Porter Gaud. My children needed to be asleep for school the next day not listening to drunken voices. We called Livability and the problem was solved. These short term rentals need even higher finds that are levied against the "guests" and the owner. It is also imperative that we prevent people from buying or building properties for the purpose of using them as short-term rentals, so unless they are owner occupied real B&B's, there needs to be a clause in real estate contracts that prevents them from using the property for short term rentals for a period of not less than 5 years. Jane Jilich 112 Bull Street .	7/14/2017 2:27 PM
423	<b>Name, address, no comment</b> John McCarter, Church Street	7/14/2017 2:12 PM
424	<b>Name, address, no comment</b> Ginny Bush Water St	7/14/2017 2:05 PM
425	<b>Against STRs</b> Franklin W McCann ; Tradd Street: Short term rentals should be eliminated. This wonderful, charming city is becoming solely a tourist attraction and losing its charm with all the traffic congestion. , people who are not residents congestion , cruise ships visitor congestion, etc, etc. It needs to stop now before it is too late !	7/14/2017 2:04 PM
426	<b>Name, address, no comment</b> Victor Ott, Grandwind Dr.	7/14/2017 1:59 PM
427	<b>Name, address, no comment</b> William Poloski 115 Rutledge ave,	7/14/2017 1:25 PM
428	<b>Name, address, no comment</b> Rebekah Unger 63 S Battery	7/14/2017 1:14 PM
429	<b>Name, address, no comment</b> Lisa Kline Legare	7/14/2017 1:11 PM
430	<b>Name, address, no comment</b> Louise Maybank meeting street	7/14/2017 12:48 PM
431	<b>For Owner-Occupied STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> I agree with the regulations recommended by the preservation society ... mariana hay broad st	7/14/2017 12:46 PM

432	<p><b>Against STRs</b> I live at 11 Rutledge Avenue. Last year my neighbor, at 6 Rutledge Avenue, was Airbning her house for about \$500 a night. Every few days a new crew of people came and went. We reported her to the Zoning Dept. and got no where. We got Charlestowne Neighborhood Assciation involved and they got Dan Riccio at Livability and Tourism involved. He and his staff were incredibly helpful. Another neighbor and I had to take the Airbnb neighbor to Livability Court three times last summer. She continued to Airbnb her house the whole time. She knew exactly what she was doing and didn't care. The judge finally slapped her with a fine, which he rescinded and decided she should pay taxes on the money she made instead. I have no idea whether these taxes were ever collected. We also felt this was a slap on the wrist. The burden of proof was on us. We felt the court was sympathetic to our neighbor who was Airbning her home. We live in a residential neighborhood. We do not want strangers renting a home in our neighborhood for a few nights at a time, on a revolving basis. I see nothing positive about this, except that my neighbor was making almost \$4000 a week using her house for short term rentals. We bought this house in this particular neighborhood 21 years ago because it was a family neighborhood. Randi Serrins</p>	7/14/2017 12:41 PM
433	<p><b>For Owner-Occupied STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> I am not absolutely opposed to short-term rentals, but I do oppose them becoming unlicensed de facto hotels or B&amp;Bs. I would support an ordinance that allowed short-term rentals throughout the city where (a) the residence is owner-occupied; and (b) rentals are limited to one or two rooms. Owners should have to get business licenses, and pay all taxes that would be levied on a hotel or B&amp;B. Clisby Williams 117 Moultrie St.</p>	7/14/2017 12:32 PM
434	<p><b>Against STRs</b> Violently opposed to short term rentals! Libby and John Winthrop Ladson St</p>	7/14/2017 12:27 PM
435	<p><b>Name, address, no comment</b> Vicki wolfe 838 Seafarer Way 29413</p>	7/14/2017 12:22 PM
436	<p><b>For Owner-Occupied STRs</b> <b>For Regulated STRs</b> <b>For STRs</b> John Young Wentworth St. residence Elizabeth St. studio/work If allowed, short-term rentals should comply with the following: 1. Owner-occupied property, no exceptions. 2. The square footage of the transient use portion should not exceed 25 or 30 percent of the Total heated square footage of the property. 2 bedrooms seems to be a logical allowable maximum. Anything over becomes a B&amp;B or "gathering place" scenario. 3. City license required and renewed annually 4. Life safety codes in for the rental should be met for transient use and inspected periodically. 5. We're seeing many gardens paved completely to accommodate vehicles. To prevent loss of valuable green space and gardens parking requirements for these need to seriously considered. For example, a one bedroom rental may be allowed without off-street parking. The reality is many visitors don't have vehicles and use Uber, cycle or walk. We're seeing many gardens paved completely to accommodate vehicles.</p>	7/14/2017 12:14 PM
437	<p><b>Against STRs</b> I am against short term rentals. We have enough tourists and visitors coming to Charleston on a daily basis and accomadating short term rental visitors diminishes the residential feeling that is so much desired by the citizens of Charleston. Talia Dillahey 1 BishopGadsden Way</p>	7/14/2017 12:10 PM
438	<p><b>Against STRs</b> If short term rentals are allowed, every home in Charleston will be targeted for purchase by investors who's only interest in the home is the rental income it provides</p>	7/14/2017 12:08 PM
439	<p><b>For Regulated STRs</b> <b>For STRs</b> My company, LS Group, operate short term rentals in the City that we both own ourselves and manage for third parties. All are legal, we pay business and accommodations taxes and are licensed and insured. Our opinion on the matter has been relayed to the City on a number of occasions and is a matter of public record in articles we have published in Post &amp; Courier. We would dearly like the City to enforce its existing City Ordinance on the matter until an alternative equally enforceable ordinance is in place. Within this, we would like to see a meaningful system of fines being levied that scale with repeat offenses. We would like licenses to be reviewed based on Livability Court and Police records in the same way as the City of Folly Beach meaning antisocial behavior has a penalty. We would like to see legal operations Grandfathered so that investment decisions made in compliance with City Ordinance are not unfairly penalized. We are not in favor of the extension of the existing overlay into additional neighborhoods, both for the sake of those neighborhoods and our City and to maintain occupancy in the very many hotels that will shortly come live, employ staff and also pay City taxes. In short, do not penalize existing legal and well-run operations, do not effectivly gut neighborhoods with uncontrolled expansion, make sure the law, existing and future is applied and applied fairly. Chris Leigh-Jones, 281 630 3513, happy to discuss further is it would be of use.</p>	7/14/2017 12:05 PM
440	<p><b>For Regulated STRs</b> <b>For STRs</b> Short term rentals should be allowed but all parking and noise rules should be strictly enforced and taxes collected. Louis Weinstein Chapel St</p>	7/14/2017 12:04 PM



441	<b>Name, address, no comment</b> Pascal Lemire, Meeting St.	7/14/2017 12:01 PM
442	<b>Against STRs</b> Since nearly the entire city on the peninsula is considered 'historic' it will be a challenge to determine which streets/neighborhoods, etc. should not allow short-term rentals. However, I think it is very important to do so in order to maintain residential neighborhoods as just that - residential - and not in effect 'commercial' as short-term rentals are by definition. Allan J Anderson Meeting Street	7/14/2017 11:57 AM
443	<b>Name, address, no comment</b> Jennifer LePage Sutherland Avenue and Huger Streets	7/14/2017 11:48 AM
444	<b>Against STRs</b> As a property owner in two historic small towns, Old Town Alexandria and Charleston, I understand it as an opportunity. The benefit is to the individual, the cost is to the community. As a resident of Cannonborough, a condo on Rutledge (an 1890's Victorian divided originally in 1945), this is happening in my building. It's very disruptive, people coming and going, they come in to party, too many people for the house, they come and go all day and all night, etc. Hotels are provided for this type of activity. Not a fan at all.	7/14/2017 11:46 AM
445	<b>For STRs</b> LaVonne Derksen, Logan St I think short-term rentals are a good thing; it allows visitors to have additional options to hotels, which are always booked up, and gives them a better feel for the city when they visit.	7/14/2017 11:44 AM
446	<b>Name, address, no comment</b> Clare Meyer 330 concord st	7/14/2017 11:42 AM
447	<b>Name, address, no comment</b> Lisa Patterson Broad Street	7/14/2017 11:39 AM
448	<b>Name, address, no comment</b> Laura Burchfield 39 Cannon Street	7/14/2017 11:37 AM
449	<b>Name, address, no comment</b> Garey Goff South Battery	7/14/2017 11:36 AM