



## Town of Chapel Hill SHORT TERM RENTAL (STR) TASK FORCE

Wednesday, September 16, 2019, 4:00 p.m.-6:00 p.m.  
The Siena Hotel, Tuscany Room  
1505 East Franklin Street, Chapel Hill, NC 27514

### 1. Opening at 4:00 PM

#### a. Roll Call & Introductions

STR Task Force Members: Manish Atma, Anthony Carey, Shelley De Fosset, Jennifer Hoffman, Jamine Ifedi, Nathan Ligo, Alexa Nota, James Parrott, Sally Persing, John Quintero, Mary Stowe, Steven Whitlow

Town Staff: Anya Grahn, Judy Johnson, Jim Huegerich, Ralph Karpinos

UNC School of Government: Rebecca Badgett

### 2. Advisory Board Training

Staff liaison Anya Grahn gave an introduction to serving on the task force. She provided an overview of the advisory board system, discussed the role and charge of the task force, and explained open meetings law and public records.

### 3. Business

#### a. State Regulations of STRs

Rebecca Badgett, UNC School of Government, introduced the topic of short term rentals (STRs). She reviewed how local government has zoning authority to regulate land uses, such as STRs. She went over the North Carolina Vacation Rental Act and how it differed from STRs. She also discussed the importance of developing regulations and identified key planning objectives. She talked about how she would be aiding the town in drafting an ordinance.

#### b. Town Regulations of STRs

Staff liaison Grahn provided an overview of STRs in Chapel Hill. She described the background of the project, the expansion of the shared economy, and shared statistics concerning Chapel Hill's rental market. She discussed the types of feedback the Town had heard from the different stakeholders—neighbors, STR operators, hoteliers, and staff. She summarized the timeline for developing standards to include in the draft ordinance.

The task force requested that staff provide more detail on how STRs are currently regulated and the complaints the Town had received. They were also interested in receiving clarity from Council on their charge. Staff committed to determining whether Council's charge was for the task force to make recommendations on only investor-

owned properties or all unhosted rentals. There was interest in learning more about where STRs were located in the community, defining key terms, and distinctions between owner-occupied and investor-owned rentals.

c. **Other Task Force Discussion**

The task force set the following dates for upcoming meetings:

- November 6, 2019 – 4:30pm-6:30pm
- December 11, 2019 – 4:30pm-6:30pm
- January 15, 2020 – 4:30pm-6:30pm

**4. Election of Officers**

A motion was made by Atma, seconded by Hoffman, to nominate Nota and Carey to serve as co-chairs of the task force; the motion passed with a unanimous vote.

**5. Public Comment**

Members of the public spoke of market demand for STRs and concerns about how town regulations would impact the restrictive covenants of HOAs. STR operators explained steps they took to prevent nuisances to the neighborhood, housing affordability, and need for diverse lodging types. There were concerns about investors purchasing single-family homes for use as STRs. Some expressed concern about strangers in their neighborhood, competition for hotels, and investor-owned STRs.

**6. Adjournment at 6pm**