



# Town of Chapel Hill

## Council Committee on Economic Sustainability

Friday, June 7, 2018, at 8:00 a.m.  
Chapel Hill Public Library, Meeting Room B, 100 Library Drive, Chapel Hill, NC

### Action Minutes

**IN ATTENDANCE:** Dwight Bassett, Laura Selmer, Alisa Duffey Rogers, Rod Stevens, Matt Gladdek, Flo Miller, Michael Parker, Amy Oland, Pam Hemminger, Jeanne Brown, Mary Jane Nirdlinger, Ben Hitchings, Anya Grahn, Jomar Pastorelle, Gordon Merklein, Maurice Jones, Donna Bell, Karen Stegman, Hongbin Gu, Jess Anderson, Allen Buansi, Nancy Oates, Rachel Schaevitz

#### 1. Opening at 8:04 a.m.

- a. Roll Call
- b. Approval of Agenda

#### 2. Business

- a. [North Chapel Hill Market Study](#).....[Rod Stevens, Consultant](#)<sup>1</sup>  
**Action:** The committee received an update from consultant Rod Stevens on market opportunities, development trends, and demographics in North Chapel Hill. Staff will explore possible options for acquisition and collaborative master planning for North Chapel Hill keystone properties.
- b. [Future Land Use Map](#).....[Alisa Duffey Rogers, LUMO Project Manager](#)<sup>2</sup>  
**Action:** The committee received an update on the Future Land Use Map from project manager Alisa Duffey Rogers. The committee supported recent updates for proposed definitions of activated street frontages. A formal item will come before the full Council on June 26<sup>th</sup>.
- c. [Short Term Rentals](#).....[Ben Hitchings, Planning Director](#)<sup>3</sup>  
**Action:** The committee received an update from Planning Director Ben Hitchings and Senior Planner Anya Grahn on staff work to date on short term rentals. A formal item will come before the full Council on June 19<sup>th</sup>, 2019.
- d. **Other Committee Discussion**.....**Michael Parker, Committee Chair**  
**Comments:** Chamber President Aaron Nelson and resident John Quintero shared that home based business regulations should apply to short term rentals and primary concerns center on whole home rentals. One resident voiced concern for density of rental properties in residential neighborhoods. Another resident expressed interest in imposing fines for operators in violation of zoning compliance. One resident expressed concern about students residing in neighborhoods and a desire for the University to assume

<sup>1</sup> <https://www.townofchapelhill.org/home/showdocument?id=43033>

<sup>2</sup> <https://www.townofchapelhill.org/home/showdocument?id=43029>

<sup>3</sup> <https://www.townofchapelhill.org/home/showdocument?id=43031>

more responsibility for providing student housing. One resident expressed her positive experience hosting a wide variety of people in her townhome. Many people are seeking long term treatment at UNC or are in need of temporary housing when moving, remodeling their home, etc. One resident expressed concern that imposing regulations that can't be enforced isn't the right answer. One resident who operates an AirBnB shared his positive experience hosting international visitors and professors and would like to see an ad-hoc committee including AirBnB hosts to include their perspective in future changes. One resident requested that the decision making is based on accurate data, including demographic data on who is renting short term rentals.

### **3. Adjournment at 10:20 a.m.**

**Next meeting will be September 6, 2019**