



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

Wednesday, November 6, 2019, 4:30 p.m.-6:30 p.m.
Carolina Coworking
206 West Franklin Street, Chapel Hill, NC 27516

1. Opening at 4:30 PM

a. Roll Call

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

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

UNC School of Government: Rebecca Badgett

b. Action Minutes

Atma moved, Hoffman seconded, to approve the October 16, 2019 action minutes. The motion passed unanimously.

c. Ground Rules

Town Ombudsman Jim Huegerich reminded the task force and community members present that there was a no attribution rule. Huegerich clarified the roles of staff, Rebecca Badgett, and the Task Force members.

2. Old Business

Staff liaison Anya Grahn provided an overview of the topic. She pointed out the Task Force's charge. She reviewed the current Land Use Management Ordinance (LUMO) regulations for short term rentals (STRs), and she explained that the use of the STR did not clearly fit into the existing definitions. She provided statistics related to housing, STRs, and a preview of the STR survey results.

3. New Business

a. What do we want to protect about Chapel Hill?

Town Ombudsman Jim Huegerich divided the task force into groups to discuss their interests in regulations. Many Task Force members responded that they wanted to preserve home owner and investor rights. They asked for clear definitions and regulations based on data. There was interest in creating a level playing field for hotels, and some asked for standard STR regulations town-wide. The Task Force was divided on the geographic limitations to STRs and number of STRs permitted.

b. Regulating STRs

Rebecca Badgett, UNC School of Government, presented a summary of municipal STR ordinances in college towns similar to Chapel Hill. She reviewed how these communities had regulated STRs in residential, mixed use, and commercial areas. She explained how some cities distinguished between STRs in primary residences, accessory dwelling units, and whole-house rentals.

c. Developing STR Regulations for Chapel Hill

Huegerich asked the Task Force where STRs should be allowed. The Task Force was divided. Some believed STRs should be permitted everywhere while others thought the use should be restricted to mixed use and commercial areas. There was discussion about creating definitions for investor and investor-owned property. There was interest in learning more about how different communities capped the number of STRs permitted.

4. Public Comment

Members of the public expressed interest in data-driven decisions. They spoke to market demands that made STRs profitable to investors, and many believed the market would prevent STRs from excessive growth. Some expressed concerns of over-regulating STRs. Many were not convinced there was a problem, while others explained the impacts of STRs in residential neighborhoods.

The Task Force discussed what they had heard from the public. Some recognized that the LUMO not clearly defining STRs was a problem while others thought that STRs should go unregulated. They spoke to concerns for the health and safety of guests, operators, and neighbors, and impacts to affordable housing.

5. Adjournment at 6:30pm