

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

Wednesday, November 6, 2019, 4:30 p.m.-6:30 p.m.

What do we want to protect and foster through STR regulations about Chapel Hill?

- *What is it that I want to preserve/advocate for?*

property rights; lack of unregulated commercial activity. uniform standard across town; equal playing field for hotels

- *What do we need to be successful?*

clear definitions; honesty about commercial activity

- *Where will STRs be permitted?*

- Residential? ~~yes~~ /
- Commercial? and/or
- Mixed use zoning districts?

some say yes, some say no

- *Are there places in town where this use would not be appropriate?*

- *Do we need to have limitations on the number permitted? (yes/no)*

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- *What is it that I want to preserve/advocate for?*

Homeowners + Investors rights to use their Real estate as a short term rental.

- *What do we need to be successful?*

*Clear definitions/ regulations.
Thoughtful consideration of future growth*

- *Where will STRs be permitted?*

- *Residential?*
- *Commercial? and/or*
- *Mixed use zoning districts?*

Everywhere

- *Are there places in town where this use would not be appropriate?*

*assisted living, facility,
Public Housing / Low Income housing
anywhere an HOA prohibits it*

- *Do we need to have limitations on the number permitted? (yes/no)*

*The difference between small + larger
Real Estate investors should be ~~defined~~ explored
and defined.*



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What do we want to protect and foster through STR regulations about Chapel Hill?

- *What is it that I want to preserve/advocate for?*
 - Right of homeowners to rent responsibly + respect neighborhood Character
 - Structure for neighborhood + home safety
 - Qualifications to be able to operate, ie inspections
- *What do we need to be successful?*
 - Compromise, open mindedness, transparency, focus on community (TF)
 - ordinance that is clear, transparent, enforceable, flexible
- *Where will STRs be permitted?*
 - Residential? Yes
 - Commercial? and/or
 - Mixed use zoning districts?

} Tentative yes
} BUT need zone clarification
} more focused on qualifications, not location
- *Are there places in town where this use would not be appropriate?*

UNC campus
Neighborhood by neighborhood per HOA
(can HOA's ~~change~~ covenants?)
- *Do we need to have limitations on the number permitted? (yes/no)*

Yes (?) - Density?
- Per person?
- Total by area?