



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

Wednesday, January 15, 2020, 4:30 p.m.-6:30 p.m.
Chapel Hill Public Library, Meeting Room A
100 Library Drive, Chapel Hill, NC 27514

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, James Parrott, Sally Persing, John Quintero, Mary Stowe, Stephen Whitlow

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

UNC School of Government: Rebecca Badgett

b. Action Minutes

Hoffman moved, Stowe seconded, to approve the December 11, 2019 action minutes as amended to state “many task force members wanted to preserve homeowner or investor rights.” The motion passed unanimously.

c. Agenda

Carey moved, Quintero seconded, that the Old Business section of the agenda be amended to read, “Regulating STRs. Rebecca Badgett, UNC School of Government, and Jim Huegerich, Town of Chapel Hill Ombudsman, will continue to lead the Task Force in a facilitated discussion on STR regulations.” The motion passed unanimously.

2. Old Business

Chairs Carey and Nota spoke about the Task Force’s charge to recommend regulations for dedicated short term rentals (STRs) to Town Council. Carey explained that the Task Force’s charge was to create recommendations for regulations that would be presented to the Town Council. The Chairs explained that they were interested in creating agreement and that they would be capturing all of the findings from the Task Force.

3. New Business

Chair Nota explained that the Chairs would be facilitating the discussion to determine where there was agreement on regulations for dedicated STRs.

a. Zoning Districts

The Task Force discussed where or in what zoning districts dedicated STRs should be permitted. Some believed that dedicated STRs should be permitted anywhere residential uses were allowed while others found that dedicated STRs should be allowed only in areas where overnight lodging is permitted. Ligo moved that the discussion be continued, and the motion carried unanimously.

b. Limitations on number allowed

The Task Force spoke to whether or not there should be a cap on how many dedicated STRs should be permitted to operate. Some worried that distance limitations would limit a property owner's ability to have a dedicated STR because the neighbor had already received a permit. Others worried that no limitations would allow STRs to concentrate in certain areas, creating a loss of full-time residents.

As a whole, the Task Force believed that dedicated STR permits should be capped. Some found that the cap should be a percentage of total housing per zoning districts while others thought there should be a minimum distance between dedicated STRs.

c. Occupancy Caps

The Task Force agreed that there should be occupancy caps on the number of guests per dedicated STR. Some members believed the regulation should allow for two guests per bedroom plus four additional guests while others argued that the occupancy cap should be determined by the Fire Code.

d. Designated Responsible Party

The Task Force discussed scenarios in which the Town or neighbors may need to contact a designated responsible party. All members believed that a designated responsible party should be required. Some believed that this person or their proxy should be available by phone at all times and available to respond on site within two hours in case of a nuisance issue or emergency.

e. Signs

As a whole, the Task Force agreed that dedicated STRs should not have a sign advertising their use as a STR. They also agreed that the property address should be clearly visible from the street at all times.

f. Insurance

The Task Force unanimously agreed that dedicated STRs operators should sign an affidavit as part of their permit application that confirmed the operator had STR-specific insurance coverage at all times the property is rented.

g. Safety & Standards Checklist

The Task Force continued discussion on this item to the February 5, 2020 meeting.

4. Public Comment

Members of the public spoke to whether or not STRs were a business use. Others argued that short-term and long-term rentals should have the same regulations. Some expressed concern that STRs in multi-family dwelling units were more of a nuisance than single-family homes and regulations needed to protect the neighbors. Many commented on the effectiveness of the provisions the STR Task Force had recommended.

5. Adjournment at 6:35pm