

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, March 18, 2021 10:08 AM
To: Eric Plow
Cc: Colleen Willger; Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: regarding the 3/17 STR council/planning board meeting

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Eric Plow [mailto:ericplow1@aol.com]
Sent: Wednesday, March 17, 2021 8:19 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Ann Anderson <aanderson@townofchapelhill.org>; rbadgett@sog.unc.edu; Anya Grahn <agrahn@townofchapelhill.org>
Cc: cbr@rlg-nc.com
Subject: regarding the 3/17 STR council/planning board meeting

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

I have a unique situation, and I regret that there was not enough time for public comment. But thank you for allowing the public to listen in.

I'm the person that Mr. Parker referred to. I have done STR's for 20 years in a residential area dominated by student apartment rentals. I don't disturb anyone, I don't affect the character of the neighborhood, and I don't affect property values. My situation is completely different than running a dedicated STR in a single-family

neighborhood. In fairness, I would request that the town not adopt a “one size fits all” strategy. I am 70 years old and will eventually retire soon, health permitting! No matter what you decide, the idea of "grandfathering" with the expectation of natural attrition sounds like a very reasonable way of dealing with situations like mine.

Amy Harvey

From: Jeanette Coffin
Sent: Friday, March 19, 2021 9:29 AM
To: Jill Blackburn
Cc: Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Town of Chapel Hill and Airbnb

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

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[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
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From: Jill Blackburn [mailto:jridkyb@gmail.com]
Sent: Friday, March 19, 2021 9:09 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: rbadgett@sog.unc.edu
Subject: Town of Chapel Hill and Airbnb

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Just wanted to share that in the Coker Hills neighborhood, we have a residential home that is rented, and the renter is renting rooms and in some cases the entire home. The renter is using Airbnb exclusively and has renters just about every week.

Coker Hills neighbors on this street are not happy with this arrangement and we hope you will consider adding that the owner must be present.

Thank you for your efforts,

Jill Blackburn
President, Coker Hills Neighborhood Association

Sent from [Mail](#) for Windows 10

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 20, 2021 9:36 AM
To: Eric Plow
Cc: Colleen Willger; Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: 4/19/2021 meeting about STR ordinance

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

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From: Eric Plow [mailto:ericplow1@aol.com]
Sent: Tuesday, April 20, 2021 6:58 AM
To: Anya Grahm <agrahn@townofchapelhill.org>
Cc: Colleen Willger <cwillger@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>; Jim Huegerich <jhuegerich@townofchapelhill.org>
Subject: 4/19/2021 meeting about STR ordinance

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Jim Huegerich asked me to put my comments in writing.

Here goes:

I have done STR's for 20 years in a residential area surrounded by student apartment rentals. I don't disturb anyone, I don't affect the character of the neighborhood, and I don't affect property values. My situation is completely different than operating a dedicated STR in a single-family neighborhood. In fairness, I would request that the town not adopt a "one size fits all" strategy, and that accommodations be made for anyone in my situation.

I understand that town ordinances override HOA covenants, but HOA covenants are legal contracts made with its owners. The town should consider not overriding existing contracts which were deemed appropriate for the community within which they were drawn up. I would therefore request that any newly enacted ordinance respect existing HOA declarations and covenants on record. This would enable me to continue what I have done for the past 20 years. The town could certainly require future HOA declarations and covenants, or modifications thereof, to comply with the new ordinance.

I'd like to address the elephant in the room. It is (or should be) apparent to everyone that there has been pressure from economic interests to shut down STR's in order to eliminate competition. Information has been disseminated which I believe to be false and misleading. A good example are the postcards recently sent to select areas in town warning them that hotels might be cropping up in their neighborhoods.

I have addressed all the red herrings that have been raised in previous emails that I have sent to the town council. I believe that the town staff is working hard to solve problems that don't exist. To briefly review the more important points:

Of the 1500 noise and disturbance complaints that the call center received over a 1-year period, only 3 have been documented emanating from STR's. In the rare case of a problem, STR tenants will be gone in a few days, it takes weeks to evict a problematic LT tenant

Airbnb has Double-Blind reviews, meaning that hosts review guests, and guests review hosts. Reviews are posted online, and this assures that problematic hosts and visitors are quickly blacklisted. Also, Airbnb and VRBO collects occupancy taxes and remits them directly to the town. As a host, I do not receive those occupancy taxes!

The town repeatedly states that it wants tourism to support the many businesses that benefit from tourist dollars. Many individuals, particularly families, have told me that they only go to Airbnbs. If Airbnbs are not available, those tourist \$\$ will be spent in a nearby town.

Visitors to Chapel Hill should have a choice. What do think the reaction would be if the town eliminated or limited the number of Uber drivers operating in Chapel Hill? That is

what taxi cab companies tried to do in the past, but they now learn to peacefully co-exist.

The task force was informed early on that it is illegal to legislate uses within a zone by who owns the property. This is exactly what happens if you allow unhosted rentals but not dedicated rentals.

Safety regulations are a good thing, but should apply and be enforced equally for ALL rentals. I think we can all agree that the length of a rental has nothing to do with the safety of the premises in which the rental occurs.

You could impose civil fines to any owner having problematic rentals, both for short term and long term. But I guarantee you that you will impose incredibly more civil fines to owners of long term rentals.

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, May 11, 2021 3:11 PM
To: nasus48@bellsouth.net
Cc: Colleen Willger; Judy Johnson; Loryn Clark; Sarah Vinas; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: Message from Website

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

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Sincerely,

Jeanette Coffin



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[Town of Chapel Hill Manager's Office](#)
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[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: info@townofchapelhill.org [mailto:info@townofchapelhill.org]
Sent: Tuesday, May 11, 2021 2:24 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

A new entry to a form/survey has been submitted.

Form Name: Contact Mayor and Council
Date & Time: 05/11/2021 2:24 PM
Response #: 441
Submitter ID: 13188
IP address: 2600:1700:3900:3a40:3092:7ca4:c77:ba06

Time to complete: 11 min. , 45 sec.

Survey Details

Page 1

Submit the form below or email mayorandcouncil@townofchapelhill.org.

1. Name

Susan Smith

2. Residency*

I am a resident of Chapel Hill

3. Message

Many investors are profiting in the US now, despite many people being out of work or struggling to make ends meet. Money talks, but it does not have to in our town??? We don't need any more investor-owned homes, especially in our historic districts where cars are crowding the lawns and streets in these beautiful areas. Now Investors want the privilege to enter any other neighborhood, buy homes and operate like hotels. SFH ownership provides stability in part and saves policing in neighborhoods because homeowners tend to notice illicit activities and irregularities more quickly. These protections are invaluable for the livability of our town. That livability is supposed to be a major priority for Chapel Hill and its revised goals. Please vote NO to stop Investor-Owned Homes. They will degrade our neighborhoods and upend the stability people look for in a small town like ours.

4. If you would like us to contact you regarding this issue, please provide an email or telephone number.

nasus48@bellsouth.net

Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.

Thank you,
Town of Chapel Hill, NC

This is an automated message generated by Granicus. Please do not reply directly to this email.

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 17, 2021 9:04 AM
To: ericplow1@aol.com
Cc: Colleen Willger; Loryn Clark; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: Short Term Rentals
Attachments: A Grahn letter 4-30-2021.pdf

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Eric Plow [mailto:ericplow1@aol.com]
Sent: Saturday, May 15, 2021 10:37 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: alexa.nota@gmail.com
Subject: Short Term Rentals

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Several council members, including Mayor Heminger, expressed interest in grandfathering those of us who have been doing short-term-rentals for many years with no issues or problems.

Attached is a letter that my attorney sent to the Planning Department. The attorney is Bob Hornick, who specializes in municipal issues, zoning, etc. I would appreciate your reading the letter prior to the May 19 meeting if you have not already seen it to see an easy way of accomodating this.

I would also appreciate the opportunity to meet with any of you (very briefly) Friday afternoon to discuss these issues further. If you would be available, let me know a time you would be available and I'll set up a Zoom meeting. Or, if you want to set up a meeting, my email is ericplow1@aol.com.

Thanks,
Eric Plow

April 30, 2021

**VIA E-MAIL TO
& 1st CLASS U.S. MAIL**

Anya Grahn
Senior Planner
Town of Chapel Hill
Planning Department/
Long Range Planning Div.
405 Martin Luther King, Jr. Blvd.
Chapel Hill, North Carolina 27514

Re: Town of Chapel Hill – Draft Short-Term Rental Ordinance

Dear Anya:

This letter is to follow up the telephone conversation I had with you and others in the Chapel Hill Planning Department and with Town Attorney Ann Anderson a week or two ago regarding the above-referenced matter. Please share this letter with the Planning Commission prior to Tuesday evening's meeting.

I am working with Eric Plow, the owner of seven (7) residential dwelling units known as "Chapel Hill Inn Town" located at 609 Hillsborough Street in Chapel Hill. Mr. Plow has actively participated in the Short Term Rentals Task Force process, so I am sure you are familiar with his property, operations, and concerns. Mr. Plow has peacefully, professionally and continuously operated his property as "short-term rental" units for nearly 20 years. The Town's draft ordinance to regulate short-term rentals, in its current form, will severely restrict, if not eliminate, his ability to continue to operate and manage his property in a way he has done, without any negative consequences to his neighbors, for nearly 20 years.

Mr. Plow's situation may be unique. He owns all 7 dwelling units in the multifamily dwelling (as defined in the Land Use Management Ordinance; "LUMO") on the Property, and since the time he acquired the Property in 2001 has continuously offered each of the units for short term rental residential use. The Property is zoned R-4, for residential use. There is no limitation in the LUMO on Mr. Plow's historic use of the Property for short-term residents, and Mr. Plow has never been cited by the Town of Chapel Hill for any violation of the LUMO with respect to

his use, though he has carried on that use openly. Mr. Plow has lawfully managed his property as short-term rental units for the entire time since 2001. According to LUMO Section 3.7 and Table 3.7-1, multi-family dwellings with up to seven (7) units are permitted as of right in the R-4 district. Each unit fully meets the definition of the term “dwelling unit” established in the LUMO. The Property is zoned for residential use, and has been used for residential purposes, consistent with the Town of Chapel Hill Land Use Management Ordinance. The short-term residential rental use of the Property was not prohibited by the Land Use Management Ordinance and, therefore, we contend that the use is a lawful, conforming use of the Property.

I also respectfully suggest that any attempt to regulate short-term rentals in Chapel Hill is premature and essentially amounts to “a solution looking for a problem.” That is certainly the case with respect to Mr. Plow’s property. The statistics available on the Town’s short-term rentals web page suggest that there are a limited number of properties being used as “short-term rentals”, and it is likely that the majority of these are hosted or unhosted rentals, with very few dedicated rentals. The data also seem to suggest that there have been relatively few incidents of real problems with properties that are used that way, and the one thing we are certain of is that there have been no problems whatsoever with Mr. Plow’s Property. Mr. Plow has always complied with the applicable regulations, and has paid room and occupancy taxes as and when due. His use is a model for how short-term rentals should be operated.

We are aware of case law in North Carolina, *Schroeder v. City of Wilmington*, in particular, a 2020 New Hanover County Superior Court case, which struck down the portion of a City of Wilmington short-term rental ordinance which required “registration” of short term rental units. Other than that, there seems to be little North Carolina, if any, precedent regarding regulations of short-term rental units.

All that being said, Mr. Plow does not object to some sort of registration and periodic inspection requirement, provided that such requirements apply to all rental units in the Town’s jurisdiction. Mr. Plow maintains that the length of stay in a rental unit has no bearing whatsoever on safety requirements, and therefore if safety is the concern, then the registration and inspection regulations should apply equally to all rental units. He would not object to some sort of cap of the number of units in a multi-dwelling building that could be used for short-term rental purposes (provided, of course, that it would not prohibit him from continuing to use all seven (7) in his building at 609 Hillsborough Street for short-term rental purposes, as he has used it that way for nearly 20 years).

We suggest that the proposed Use Matrix Table 3.7-1 in the draft “Ordinance Amending the Chapel Hill Land Use Management Ordinance Articles 3, 4, and 6 of Appendix A to Regulate Short-Term Rentals” be amended to “permit as a principal use” up to seven (7) dwellings in a multifamily dwelling located in the R-4 zoning district. You might also consider amending draft section 4.9.8(f) by adding the phrase “...provided that up to 7 units may be used as dedicated STR’s in any one building in the R-4 district,” or words to that effect. You could even qualify the right to have up to 7 STR units in a building in the R-4 district by limiting that right to those units being used as STR’s as of a certain date, such as the effective date of the ordinance, or even some earlier date such as January 1, 2021. We think that these simple edits to the draft ordinance you circulated during the past week would enable Mr. Plow to continue his use of his Property

consistent with the past 20 years of use and allow the Town to accomplish its purpose of establishing reasonable regulations for short-term rentals.

We know that in some existing neighborhoods, particularly where the homes are detached, single family dwellings, the homeowners' association has authority to enforce covenants prohibiting short-term rentals. In fact, it is commonplace these days for covenants in new residential developments to have such restrictions. We suggest to the Town that it might be appropriate to leave the short-term rental regulation and enforcement power in the hands of the association where one exists. If the Town desires to regulate short-term rentals in newly developed neighborhoods moving forward, then require restrictions on short-term rentals in those neighborhoods consistent with the Town's short-term rental regulations once they are adopted.

We understand that hotel owners and operators in Chapel Hill object to short-term rentals, which compete with them for business. The "misinformation campaign" organized by the "Short Term Rental Regulations Improvement Committee" which sent out postcards claiming that the Town Council had directed the Planning Department to "change your neighborhood's zoning rules so that investors from other cities can buy multiple houses on your street and run them like hotels on the short term rental market" was a scare tactic and an attempt to create a false narrative. This Committee urged residents to "say no to investor-owned homes (operated as hotels) everywhere." This Committee is doing its best to create an issue which simply does not exist, as borne out by the Town's own statistics thus far.

While there may be some legitimate reasons to regulate short term rentals in detached, single-family residential neighborhoods, those reasons simply do not apply to Mr. Plow's situation. Moreover, in many neighborhoods, the restrictive covenants can, and may already, prohibit the short-term rental use and provide a vehicle by which homeowners associations can regulate the short-term rental uses in their own neighborhoods if the property owners in the neighborhood object to them. There simply is no need for the Town of Chapel Hill to adopt any across the board zoning regulations to restrict short-term rental uses in the R-4 district, such as Mr. Plow's at the Chapel Hill Inn Town apartments.

We will continue to monitor the Town's progress, and sincerely hope that the Town will consider Mr. Plow's unique situation and, should the Town adopt any short-term rental regulations, find a way to accommodate Mr. Plow's continued operation of the Chapel Hill Inn Town Property.

Thank you.

Sincerely,

THE BROUGH LAW FIRM, PLLC



Robert E. Hornik, Jr.

REHjr:las

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 17, 2021 9:05 AM
To: Frances Gravely
Cc: Colleen Willger; Loryn Clark; Sarah Vinas; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Airbnb's and Rentals should not be allowed in Chapel Hill's Historic Districts

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

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Sincerely,

Jeanette Coffin

Jeanette Coffin
Office Assistant
Town of Chapel Hill Manager's Office
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: Frances Gravely [mailto:fgravely@Vietri.com]
Sent: Friday, May 14, 2021 10:02 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Airbnb's and Rentals should not be allowed in Chapel Hill's Historic Districts

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Historic districts that are vital family neighborhoods make a town or city glow with health and vitality for a community. Rental properties, like Airbnb's and VRBO's, slowly eat away at family neighborhoods because they become commercial properties and not a family house with children in an out where a sense of community reigns.

Please vote against allowing historic district houses being bought and developed into rental, commercial properties in Chapel Hill's historic districts. Approval of such would be a death knell to the healthy glow and warmth that our community enjoys from our healthy yet fragile historic districts.

Frances Gravely
103 S Boundary Street
Chapel Hill

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, May 18, 2021 9:06 AM
To: Eric Plow
Cc: Colleen Willger; Dwight Bassett; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Michael Simms; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: STR draft ordinance suggestions for May 19 meeting

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

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Jeanette Coffin



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[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Eric Plow [mailto:ericplow1@aol.com]
Sent: Tuesday, May 18, 2021 8:22 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Colleen Willger <cwillger@townofchapelhill.org>; Judy Johnson <jjohnson@townofchapelhill.org>; celiebrichardson@aol.com
Subject: STR draft ordinance suggestions for May 19 meeting

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

To the town council members:

I have read the recent STR draft ordinance that was recently publicized. I greatly appreciate the difficulty that the planning department has faced in trying to strike a balance between the various interests involved. As a result, the ordinance is EXTREMELY complicated, and I think we should all consider taking a step back to see if this is attempting to solve a problem that doesn't exist.

Nevertheless, if enacted, I suggest that the following minor changes be made:

(a)

6.27.6. Enforcement.

(a) Enforcement. The procedures for the enforcement of this ordinance are set forth in LUMO Section 4.13 Violations and penalties.

(b) Penalties and Remedies for Violations. The penalties and remedies for violations of this ordinance are set forth in LUMO Section 4.13 Violation and penalties.

(c) Permit Revocations. If the Town issues three (3) separate violations relating to the use of a property as a short-term rental within a rolling twelve (12) month period that are not successfully appealed, the STR permit for that property shall be revoked.

Add wording to the effect that any reported violation must be accompanied by a police report which independently corroborates that such a violation was indeed confirmed. As you know, my research into 911 disturbance calls over a 1-year period indicated that out of over 1,500 such calls, only 3 were related to STR's, and such calls were minor in nature, such as a trash can not being taken from the street promptly.. STR operators need to be protected against those with hidden agendas who raise false accusations that are not justified. Such false statements have already been made, such as STR's contributing to gun violence.

(b)

6.27.4 Permitting.

(a) A short-term rental (STR) permit shall be assigned to each residential dwelling unit that satisfies the requirements of this section and is used as a primary residence STR or dedicated STR for more than fourteen (14) days per calendar year. A permit number shall be assigned to each STR, and the permit number shall be clearly noted in any rental advertisements.

(b) STR permits shall be renewed annually before the expiration date. Failure to timely renew may result in expiration of the STR permit. The Manager may consider a grace period.

(c) No more than two (2) units or three percent (3%) of units, whichever is greater, in a multifamily development shall be used as a Dedicated STR. For the purposes of this section, "multifamily development" is defined as a residential development consisting of a building or group of buildings containing three (3) or more dwelling units on one zoning lot.

Several council members, including Mayor Heminger, have expressed interest in "grandfathering" those very few of us who have been responsibly doing dedicated STR's for many years, and who satisfy a need for out-of-town visitors, researchers, and hospital workers who require more than a hotel room. Add wording such as this: "Any units that have been currently operated as dedicated STR's prior to the enactment of this ordinance are allowed to continue until such time as the units pass ownership to another entity." This protects those of us like myself who have been doing dedicated STR's for many years with no complaints or problems, and will also result in the natural attrition of such units over time which will satisfy the hotel industry.

Amy Harvey

From: David Lindquist <davidclindquist@gmail.com>
Sent: Monday, May 17, 2021 8:41 PM
To: Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver; Jeanette Coffin
Cc: Sherry D Lindquist
Subject: STR Observations
Attachments: Chapel Hill STR Letter.pdf

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Good evening Mayor and City council members. The town council has requested more information regarding Short Term Rentals in CHapel Hill. We have brought together three different perspectives and combined them into one document. From visitors that have visited our STR home, From our neighbors that directly live next to us, and finally our perspective.

Thank you for taking the time to review.

David Lindquist

David & Sherry Lindquist
2005 South Lakeshore Drive
Chapel Hill, NC 27514

May 17, 2021

Pam Hemminger
Mayor, Chapel Hill
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514

Good afternoon Pam, or I guess I need to be formal, Mayor Hemminger. We have lived in Chapel Hill since 1990 and have had multiple “normal” businesses in the community. We have been operating a STR over the past few years after our youngest went off to college. We have a large home, that we raised our children in, and wanted a way to keep it, instead of downsizing. We are entrepreneurs and short term renting our home allowed us to accomplish this. Please understand, this is a lot of work, but we are able to do it on our own timeframe instead of a 9 to 5 job. We’ve pulled together some comments and perspectives from three different categories of parties that are related to guests using our home as a Short Term Rental:

- Guests who have stayed at our home
- Neighbors that live directly next to us
- Our experience, of what this has meant to our family

We are very conscience of our guests, our neighbors, and our neighborhoods. To date we have only had 5-star reviews. This is a testament to our approval process, making sure that the guests stay fits in with our neighborhood chemistry, and to the guest themselves, many who at some point in their life have either been Chapel Hill residents, or will be Chapel Hill residents. Below are 4 different reviews that we’ve pulled together to try and give you a better perspective.

Medical Patient

Absolutely perfect! I can't say enough wonderful things about our stay and our hosts, Sherry and David. My husband and I needed a place to stay for the week following his brain surgery at Duke. In lieu of staying in a nearby hotel and being sequestered in a room during his recovery, we opted to rent a few rooms in this beautiful home. This gave us the opportunity to cook healthy meals in the kitchen, enjoy some fresh air and warmth on the sun porch overlooking a peaceful lake, take quiet walks in the neighborhood, invite other family members to assist in my husband's recovery, and - most importantly - just feel as if we were "home". It was such a blessing to be pampered in this beautiful home during this challenging time. Sherry and David

quickly felt like extended family and helped us with so much throughout the week to ensure we were well taken care of! We will absolutely be staying with this lovely couple during all of our follow up visits. This place is a true gem!

We feel blessed to have met you and stayed in your lovely home. Thanks for everything you did for me and my family this week. You already feel like family to us. Abundant thanks and love,
Heather & Reuben Clarson - Atlanta Georgia – July 2017

United Clipped Wings Group (Retired Flight Attendants from United Airlines)

Dear Dave and Sherry,

We all are looking forward to staying at your Chapel Hill Lake House and being with our guest of honor, Doreen. She is beyond excited as well and appreciates being able to use the main floor bedroom. Thank You for offering that accommodation.

We are a group of retired United Airline Flight Attendants. One of our friends has cancer and her last wish is that we get together one last time. We selected your home to watch the Academy Awards and make Doreen's final wish come true. Because of your commitment to giving every guest a private and relaxing stay, we were able to accomplish this. I always search for this kind of accommodation whenever I travel.

Thanks for making this possible.

Karen – February 2017

Update

Our precious Doreen is now forever in the presence of God. Imagine the smile on her face soaring in heaven. That knowledge is comforting during this time of grief. What we all did and participated in was tiny compared to the love it was done with.

You both made this journey perfect.

Thank You Dave and Sherry, Well done.

Karen Gormley – June 1, 2017

Former Resident and frequent visitor to Chapel Hill

Last year we rented Sherry & David Lindquist's home. I am a Duke grad school graduate, and my wife is a UNC journalism graduate who grew up in Greensboro. We have 2 young children, and a hotel venue would not accommodate our needs. We rented their home because we have family and friends in the area and wanted to have a place where we could set up for 8+ days

and visit with everyone. The flexibility of having a house meant that we could have our kids' grandparents come and stay with us for a few nights, have cousins come by, cook breakfasts/lunches/dinner for the extended family and just have a more family-focused vacation. It worked out great and we are coming back this year and would like to turn it into an annual gathering. We love visiting Chapel Hill and Short Term Rentals are a perfect situation for us. Gary Lin - Brooklyn NY – July 2020 & July 2021

Neighbor across the Street

I'd like to comment on short-term rentals in Chapel Hill. Our neighbors, the Lindquist's, make their home available as a short-term rental.

Let me first comment on STRs as a resident. The Lindquist's house is nearby (across the street and down one). Even though it is nearby, we have never been inconvenienced by noise or actions by those renting the Lindquist's house. The Lindquist's very clearly state the ground-rules to those who rent their house, in terms of limiting the number of guests, keeping noise down at night, limiting on-street parking, etc. Overall, my family and I have zero complaints about our neighbor's house being rented on a short-term basis.

Let me now comment as a renter. The Lindquist's house is on a small lake, a beautiful and inspiring setting. Renting this house offers the opportunity for an 'escape' that so many have needed during this past year of loss and lock-downs. Imagine visiting a magnificent lake house in western North Carolina to recharge during the pandemic, to spend time away with your family. Fortunately, thanks to STR, you don't have to burn the fossil fuels or spend the time to drive to western NC ... you can do it right here in Chapel Hill. So, one great advantage of the Lindquist STR is the opportunity to 'escape and recharge' right here in Chapel Hill. For our family in particular, in the middle of a pandemic, by renting the Lindquist's home our daughter was able to get married on the lake in a small 10-person wedding of people in our "pod". The wedding was very special and likely could not have taken place in 2020 if not for the Lindquist short-term rental. We will forever treasure this wedding and the setting in which it occurred. As renters, we are very much in favor of STR's in Chapel Hill.

John Graham - 2008 S. Lakeshore Drive - Chapel Hill – March 2020

Next Door Neighbors

PHILIP D. SLOANE
2001 SOUTH LAKESHORE DRIVE
CHAPEL HILL, NC 27514

May 14, 2021

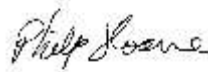
RE Short Term Rental at 2005 South Lakeshore Drive

To whom it may concern at Chapel Hill town administration:

I have lived next door to 2005 South Lakeshore Drive for the past 12 years and know that for several years it has been occasionally used as a short-term rental. I have never experienced even the slightest disruption, noise, wandering onto our property or other problem associated with the home being rented.

I would be happy to speak to someone personally in the town if more specifics or details are needed. My home phone is 919-929-5678.

Sincerely,

A handwritten signature in cursive script that reads "Philip Sloane".

Philip Sloane

DAVID T ROBINSON

2009 S Lakeshore Drive | Chapel Hill | NC

May 17, 2021

Dear Town of Chapel Hill:

I am writing to offer my perspective on the short-term rental/AirBnB discussion that is currently underway in Chapel Hill. My next door neighbor, David Lindquist, offers short-term rentals at his home.

I suspect that many are concerned that having renters from outside the community degrades the quality of life and sense of neighborhood in our community. In my personal experience, I have found quite the opposite to be the case. David's property is beautifully maintained, and I have always found his guests to be respectful, quiet and pleasant. This is true of all age groups, young and old.

As his neighbor, I have benefitted from his STR in at least two ways. First, many renters use his space for small, intimate, weddings. It is beautiful to see a new family take its vows right next door. The joy that they bring brightens our neighborhood and has been a bright spot in a rough year.

Second, his STR has allowed me to reconnect with old friends. Over the 4th of July last year, old friends of mine rented the place. Suddenly I was living next door to someone I hadn't seen in ten years! This was one of the highlights of the summer.

If anyone had cause to complain about the negative spillovers created by short-term rentals, it would surely be those living immediately next door to one. My family's experience has been nothing but positive. When STRs are thoughtfully maintained and respectfully managed, they create positive externalities, rather than negative ones, for those around them. I hope you will take this into consideration in your deliberations.

Sincerely,

David T Robinson

Our Experience

There are three aspects of our lives that Short Term Rentals have had a positive impact. First, we are able meet and converse with many different people from across the country, and to a small degree around the world. Sharing different experiences has always been one of the biggest motivations in every STR host that I've talked to. Second, we have dreamed about staying in our home that we raised our children, however until we started sharing our home, it didn't seem financial prudent. The extra money allowed us to re-finance the mortgage to a 15 year fixed mortgage, which means that we will own the home when it is time to retire. That is a big burden off of our shoulders. Our grand kids can visit where their parent grew up. Lastly, we have been able to visit parents in the elder years, as we often have the need to vacate for an extended period of time. Over the past 5 years, we have been able to travel across the country on average ever other month. This has been extremely important over the last year since my father was only allowed to have family members visit.

Thank you for your time and considerations.

David & Sherry Lindquist
2005 South Lakeshore Drive
Chapel Hill

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, May 18, 2021 4:58 PM
To: Mildred Long
Cc: Colleen Willger; Dwight Bassett; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Michael Simms; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Please do not pass AirBnB bill

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin
Office Assistant
Town of Chapel Hill Manager's Office
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: Mildred Long [mailto:mildredjlong@gmail.com]
Sent: Tuesday, May 18, 2021 11:24 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please do not pass AirBnB bill

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger and Chapel Hill Town Council Members,

> I am writing to strongly object to the loosening of restrictions for short term rentals (Airbnb or VRBO for example) in Chapel Hill's historic districts. It will be disruptive to our close knit neighborhood communities and it would be very difficult for the Town to enforce occupancy numbers and appropriate noise levels. The burden of enforcement will fall on the immediate neighbors most affected which is unfair and in turn it will create divisions between neighbors and

friends. It will tear our neighborhoods apart. We pride ourselves on being a neighborhood of local community members who value the University, the Town of Chapel Hill, the preserved landscape, families and long term relationships with our diverse group of neighbors. We understand that tourism is an important part of the livelihood of the downtown but we think tourists should support local hotels in established commercial areas. We don't want to see our historic neighborhoods turn into transient rental districts where the idea of a single rental turns into a large gathering of tourists for a football game or graduation, leaving the neighbors to deal with the consequences. It will destroy the charm and intimacy of the downtown neighborhoods that is what we think makes the area so appealing. Now more than ever we want to strengthen relationships with our neighbors and build stronger communities. Please keep the overnight tourism industry in the commercial areas so that we can continue to do so.

> Thank you for considering these concerns.

> Sincerely,

> Mildred Long

> 715 Gimghoul Road

> Chapel Hill

> Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 19, 2021 8:40 AM
To: H. Krasny
Cc: Dwight Bassett; Colleen Willger; Loryn Clark; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Michael Simms; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Opposition to Permitting Dedicated Investor-Owned Short-Term Rentals-- Mayor & Council/Chapel Hill

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin
Office Assistant
Town of Chapel Hill Manager's Office
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: H. Krasny [mailto:hkrasny@mindspring.com]
Sent: Wednesday, May 19, 2021 12:00 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Opposition to Permitting Dedicated Investor-Owned Short-Term Rentals-- Mayor & Council/Chapel Hill

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Re: Opposition to the Part of the Ordinance Permitting Dedicated Investor-Owned Short-Term Rentals (STR) in Chapel Hill, NC.

Dear Mayor & Town Council-

I'd like to reiterate once again my opposition to the part of the pending Ordinance permitting Dedicated Investor-Owned STRs in all zones in the Town of Chapel Hill. I am particularly concerned about the allowance of dedicated short-term rentals of units in Multi-Family Residential neighborhoods like my own.

You say we need more businesses in Chapel Hill. How can you expect businesses to thrive when more and more of our population will live here for a short-term (ie, one month or less)? They will return to their homes where they will support THEIR LOCAL BUSINESSES and spend Their TAXED DOLLARS in THEIR OWN COMMUNITY and STATE and NOT ours.

I refer you to the New York Times article, Nov 5, 2019 wherein they state that "Los Angeles, Amsterdam, Paris and Vancouver BC, have all passed laws restricting short-term rentals. Denver has gone further: The city began filing criminal charges against people who lie about whether their listed property is their primary residence."

The Chapel Hill Alliance for a Livable Town (CHALT), has cited to you (Feb 18, 2021) evidence that many college towns such as Berkeley, Boulder, Charlottesville, Madison, and Lawrence have developed straightforward rules that have prohibited or strictly limited Investor-Owned STRs. Chalt summarizes their opposition by stating that that Owner-Operated STRs need simple fair regulations, but Investor Owned [Short-Term] Rentals need to be prohibited in ANY zone. I CONCUR!

CHALT further explains that that "unregulated growth of STRs also has affected affordable housing by encouraging owners to shift housing units from the long-term use to STR markets, thereby decreasing the number of affordable rentals. Also, concentrations of STRs in specific residential neighborhoods has raised serious quality-of-life issues." I CONCUR 100%.

Having lived in this Town for over 50 years, and seen the rise in rentals literally explode in the last 5 years, and having experienced the downsides of a STR in my own immediate neighborhood, I believe this form of Investor-Owned entrepreneurship MUST be limited before it is too late and Investors take over our community's supply of decent affordable housing.

Thank you,
Harvey Krasny
Homeowner

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 19, 2021 8:41 AM
To: Neil Kapadia
Cc: Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Michael Simms; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Meeting Alert STR ordinance

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Neil Kapadia [mailto:nkapadia@rkinvestors.com]
Sent: Tuesday, May 18, 2021 7:05 PM
To: Anya Grahn <agrahn@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Manish Atma <manish@atmahotelgroup.com>; Jeff Roether <jroether@morningstarlawgroup.com>; Bill Brian <bbrian@morningstarlawgroup.com>; Colleen Willger <cwillger@townofchapelhill.org>
Subject: Re: Meeting Alert STR ordinance

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Anya,

Thank you for your email, but we're still a bit confused. At the March meeting, the majority of the council members expressed that dedicated STRs should not be allowed in residential districts, and they asked to see an ordinance that prohibited dedicated STRs in residential districts. The initial draft ordinance released to the public prohibited dedicated STRs in all residential zones, but the current draft now allows them in R-4, R-5 and

R-6 zones. Have council members asked for that change? I do not recall the planning commission saying that dedicated STR's should be permitted in R-4, R-5 and R-6 zones. I understand that dedicated STR operators currently operating unlawfully have made numerous public statements and submissions in support of their cause, but those comments have been largely the same as those made to Council over the last few years.

Ultimately, what we are trying to understand is whether any member of council asked to see an ordinance that allows STRs in some residential zones (R-4, R-5 and R-6), or did staff make that the proposal on its own?

Thanks in advance for your response.

Neil Kapadia

Sent from my iPhone

> On May 18, 2021, at 4:50 PM, Anya Grahn <agrahn@townofchapelhill.org> wrote:

>

> Yes, I have notified those who have provided public comment that the Council will be meeting tomorrow, Wednesday, May 13th to discuss the STR ordinance.

>

> Planning staff has incorporated the feedback we have received from the Planning Commission and community since we first shared the draft STR ordinance at the Public Information Meeting (PIM) on April 19, 2021. At this time, the draft ordinance is under review by the Town Council. Comments and input should be directed to the Council so that they can consider the amendments and direct staff to make necessary changes. You may contact the Town Council with written testimony at mayorandcouncil@townofchapelhill.org or sign up to speak at the public hearing on Wednesday, May 19th. For more information and past meeting materials, please visit the project webpage at: <https://chplan.us/ChapelHillSTRs>.

>

> Thanks,

> Anya

>

> -----Original Message-----

> From: Manish Atma <manish@atmahotelgroup.com>

> Sent: Monday, May 17, 2021 7:56 AM

> To: Anya Grahn <agrahn@townofchapelhill.org>

> Cc: Jeff Roether <jroether@morningstarlawgroup.com>; Bill Brian <bbrian@morningstarlawgroup.com>;

Neil Kapadia <nkapadia@rkinvestors.com>

> Subject: Meeting Alert STR ordinance

>

> External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

>

> Anya, did you send out a meeting alert to all the residents that emailed the Mayor & Council regarding STR ordinance ?

>

> Also, why was the ordinance revised from Council's direction to ban STR's in residential zones ? Please let us know WHO requested the change in ordinance?

>

> Thanks

>

> Manish Atma

> Atma Hotel Group

- > 6110 Falconbridge Rd
- > Suite 200
- > Chapel Hill, NC 27517
- > Manish@atmahotelgroup.com
- > C-704-361-3930
- > O-919-969-2728
- >
- >

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 19, 2021 9:28 AM
To: james.baxter56@gmail.com
Cc: Colleen Willger; Loryn Clark; Sarah Vinas; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Michael Simms; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: The Planning Commission Advisory Board deliberations on STRs
Attachments: STRs in CH #3-1.pdf

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin
Office Assistant
Town of Chapel Hill Manager's Office
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: James Baxter [mailto:james.baxter56@gmail.com]
Sent: Wednesday, May 19, 2021 9:00 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Michael E. <mikemail08@gmail.com>; Judy Johnson <jjohnson@townofchapelhill.org>
Subject: The Planning Commission Advisory Board deliberations on STRs

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Mayor and Council members,

I have been asked by my fellow Advisory Board members to forward this document outlining our position that the proposed Land Use Management Ordinance Text Amendment on Short Term Rentals in Chapel Hill, is inconsistent with the Town's Comprehensive Plan.

Please consider this letter in your deliberations.

Thank you,

James Baxter

Planning Commission Advisory Board

Short Term Rentals

Mayor and Members of the Chapel Hill Town Council, I have been requested to write to you concerning the reasons for the Planning Commission's decision at our May 4th meeting to vote the proposed Land Use Management Ordinance Text Amendment, regarding Short Term Rentals (STRs), was Inconsistent with the Town's Comprehensive Plan.

The Planning Commission is aware that officially allowing STRs in residential areas of town will require Amendments to the Land Use Management Ordinance (LUMO), but it cannot be overlooked that there already exists a Short Term Rental market in Chapel Hill. The concerns expressed about STRs appear to be primarily based on incidents in other parts of the country, not on data from Chapel Hill. We do not have evidence, for example, that STRs:

- Negatively impact housing affordability or neighboring property values
- Are more damaging to a neighborhood's character or tranquility, nor affect parking availability more than student rentals
- Increase gun violence
- Have been more damaging to hotelier's profits than the addition of new hotels in recent decades
- Their prevalence will increase at the same rate in the future as they have recently with the emergence of platforms like AirBnB

We do not see evidence that STRs are the threat described by their opponents.

There are STRs that have been operating in Chapel Hill for over twenty years. Many of these operators are residents that opened their doors to renters so that they could afford to stay in their homes. These individuals will need to be protected by a 'Grandfather' clause that allows them to continue operation. We do not recommend modifying the LUMO without considering the impact on residents that rely on the Short Term Rental Market to continue living in Chapel Hill.

A citizen caller to the meeting has operated a non-profit organization that provides accommodation for Academics attending conferences in Chapel Hill. His non-profit is located in an historic neighborhood. Under the pro-

posed Amendment he could no longer operate this valuable resource in his neighborhood.

There are Designated STRs in operation today that solely operate as full house rentals in traditionally single family residential neighborhoods. Under the proposed Amendment these rentals would not be allowed except in high density residential and or commercial areas. All STRs have a commercial component, parking needs beyond single family residential, and require limits to occupancy. To date, we do not have the data necessary to require separation of types of STRs from one another, or to regulate certain STRs to areas with particular zoning classifications. Indeed, if the concerns over large parties, noise and parking availability are substantiated by the data, are Designated STRs better suited to areas of higher density, are the residents of multi-family developments to bear the brunt of Town policy? It would be inappropriate to create this distinction without data to support the policy.

The Planning Commission feels that officially recognizing STRs requires a comprehensive approach based on fairness and Data. As an Advisory Board, we feel that STRs should be allowed in all areas zoned residential. Existing operators should be granted a 'Grandfather clause' and be allowed to continue to operate. STR operators should be required to be licensed and inspected, initially at no fee to facilitate compliance. The Town should collect the data necessary to write a text Amendment to the present LUMO, and to refine the language for the proposed LUMO revision. The existence of an STR market in Chapel Hill is not new, but the suspicion towards STRs is. A data driven approach will inform us if indeed there are areas of concern.

James Baxter
Planning Commission Advisory Board
STR Subcommittee
May 18, 2021

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 19, 2021 10:19 AM
To: Biao Zhou
Cc: Colleen Willger; Loryn Clark; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Michael Simms; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Short Term Rental Ordinance

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Biao Zhou [mailto:biaozhou@gmail.com]
Sent: Wednesday, May 19, 2021 10:02 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Short Term Rental Ordinance

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

To the Town Council Members:

I am a host of a Chapel Hill dedicated short term rental in R1 zoning. The new STR draft ordinance came to my attention after many years of discussion. I appreciate the efforts of all the parties involved. After spending time reading this draft, I would like to offer some of my perspectives.

I started STR last year in the middle of this unprecedented pandemic. After almost a year, I realized that I am serving a group of guests that hotels could not serve: patients recovering from surgery, adult kids taking care of elderly parents,

elderly grandparents seeing their grandkids... all of those guests specifically requested a space exclusively for their family members with minimum contact with outsiders. Chapel Hill isn't that special for those guests, all they want is a space exclusively for their families, if Chapel Hill outlaws dedicated STR in residential areas, they will find a place in nearby towns within 15 minutes' drive that would welcome them. The hotels are simply not in their mind.

If Chapel Hill consciously decides not to take advantage of the tax revenue, services, jobs and business brought by STR, I would advocate a fair and reasonable regulation from this ordinance, that is, provide a pathway to sunset existing STR in an orderly way. Enough grievance and economic damages could incite litigations, the mere fact that we are defining and regulating STR at this time means the legal footing against STR is weak. Many cases around the country already prove this. The potential litigations would consume our valuable tax dollars that could spend on town staff compensation, services and school. Potential court injunction could also stall the enforcement of the ordinance, which doesn't serve the same group who would wish to banish STR. There would be no winner coming out of those potential litigations.

I would prefer dedicated STR to be allowed on all residential zonings with a CAP. If this cannot be agreed upon, below is my suggestion to 6.27.8(b) in the ordinance

Any existing STR that is not a permitted use under section 3.7 shall nevertheless be allowed to continue operating as a short-term rental after the effective date of this ordinance until the operator ceases to operate or ownership of the property is transferred, afterwards, continued operation as an STR is a violation of the LUMO.

I would also like to address some of the distractions brought upon STR:

1. Party/Noise: as a host for a large size property, I am the 1st one to actively weed out any party and loud noise, the potential for property damage, insurance claim and disruption servicing the next guests outweigh any financial gain. There is simply no financial incentive to serve any party on STR.
2. Growth of STR: I see no potential for further growth of STR in Chapel Hill, I would not want to set up another one, if so, I would essentially compete with myself. So, out of control STR growth doesn't have any financial backing.

Thanks in advance for your time and efforts reading my letter.

Sincerely,

Biao Zhou

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 19, 2021 10:37 AM
To: Sallie Shuping Russell
Cc: Colleen Willger; Loryn Clark; Sarah Vinas; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Michael Simms; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Short Term Rental ordinance

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Sallie Shuping Russell [mailto:blueheaven02@aol.com]
Sent: Wednesday, May 19, 2021 10:25 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Short Term Rental ordinance

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Pam and Council Members,

I understand tonight will be a public hearing about the proposed changes to the LUMO regarding STRs. It is unclear to me from what I hear and what I read what the rule will be regarding STRs in the Historic Districts of Chapel Hill. I want to express my view that STRs NOT be allowed in the Historic Districts. As the proposed ordinance indicates, the District neighborhood generally are R-1 or R-2, representing single family homes with an apartment in back or something similar. This works well and provides a cohesive community, protected from rampant development that surrounds these Districts. At the same time, because so many homes in the

Districts have at least one ‘out building’ it would be easy for such structure to be turned into a STR. Many of us moved here knowing there were outbuildings that had an apartment/office in them. They aren’t much concern because there renters there which stay for months and we get to know each other like other neighbors. However, if these units became STRs that dynamic would change. And it would disrupt the neighborhood. If you allow STRs in the Historic Districts the neighborliness that is part of their charm could easily change because so many out-structures are in place that could quickly move to STRs. Because plans can change and they DO affect one’s neighborhood construct, I strongly urge the Board not to allow STRs in the Historic Districts.

Sincerely,
Sallie Shuping Russell
507 E. Rosemary Street

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 19, 2021 12:45 PM
To: Bibb Latané
Cc: Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Michael Simms; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Please Grandfather existing STR operations

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Bibb Latané [mailto:latane@humanscience.org]
Sent: Wednesday, May 19, 2021 12:41 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please Grandfather existing STR operations

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

My name is Bibb Latané. I first moved to Chapel Hill 70+ years ago as a high school student when my parents both enrolled in graduate school at UNC. Now retired from faculty positions at Columbia, Ohio State, and UNC, I have come home to the same house ever since.

That house is a 1920's brick structure between Vance and McCauley--just a half block from Pittsboro Street, where UNC begins. My immediate neighborhood, although zoned R-5, includes a sorority, a bank, a 1930's apartment house, and a number of student rentals.

Forty years ago in 1982, my father (by then a Professor of Economics) and I (a Professor of Psychology) founded Social Science Conferences Inc (SSCI), a non-profit charity dedicated to

improving interdisciplinary communication by making it possible for people from different academic backgrounds to come together in shared accommodations for short- or long-term periods of contact.

Also in 1982, my mother and I purchased an adjacent rooming house that became the second of the properties that have operated as the Center for Human Science since 1999. Along with several more houses added since then, the Center, as the operating arm of SSCI, is now an attractive wooded 2-acre "campus" that enhances the appearance and character of the neighborhood.

Because of its location adjacent to campus, the Medical School and hospital, a bus stop, and two blocks from downtown, the Center has always attracted people without cars to its variety of furnished accommodations, many for several weeks, a month, or a semester or two. In the last several years, we have had residents from every continent and dozens of countries as well as from across the US. This turnover, although desirable in terms of our mission, makes it hard to break even financially. The rise of STR's has enabled us to fill in gaps in occupancy and is needed to maintain solvency.

I myself and other staff live or come onsite daily and make sure that, unlike some of the student-occupied houses in the area, we are not a nuisance to the neighborhood. We absolutely keep up with all safety regulations, and comply with all fire and insurance inspections. I hope we can continue to enhance the quality of life in Chapel Hill.

Please help by making sure that any ordinance allows responsible STRs like ours to continue functioning. Unfortunately, the current draft, with no provision for grandfathering existing uses and strong restrictions on renting more than one unit at a time, would prevent our continued existence.

Bibb Latané

Senior Fellow

Center for Human Science

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 19, 2021 2:37 PM
To: Susan Smith
Cc: Colleen Willger; Loryn Clark; Sarah Vinas; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Michael Simms; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Question from website regarding Item 12 - short term rentals

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin
Office Assistant
Town of Chapel Hill Manager's Office
405 Martin Luther King Jr. Blvd.
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(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: Susan Smith [mailto:nasus48@bellsouth.net]
Sent: Wednesday, May 19, 2021 2:26 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Question from website regarding Item 12 - short term rentals

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger and Town Council Members,

I submitted an on line response a couple weeks ago regarding short term rentals in the town's historic districts. I am still opposed to the idea for several new reasons.

First of all, I value and appreciate what the residents who live in these districts and keep up their homes and yards. They pay for that privilege in many ways, one being abiding by the Design Standards and consulting with the HDC before making major changes. Their efforts deserve respect and a STR rental explosion could very well drive the honest, caring, Chapel Hill loving home owners out. Secondly, they bought into these districts assuming a kind of privilege and protection from random public interactions and their privacy needs to be honored. I myself do not live in one of the historic districts, but have served as an HDC board member for 9 years, so I speak from experience here about the value they bring to our larger community.

I also think that restricting STRs in all residential districts, including R4, R5, and R6 will increase the quality of living here. Who will supervise the management of these STRs? There are already too many cars parked in front of homes that are supposed to be SF, when in fact 5 unrelated people can live in one house. Hotels were built downtown for the purpose of renting to visitors. To keep those businesses viable, the town needs to uphold the services they provide.

In the case of STRs being approved, at minimum any operator should be required to send written notifications to neighbors in a given radius (to be determined by Council) to let them know what they intend to do. Included in that would be that a minimum rental age of say, 21 or 24 years old be required and that the person renting be on the premises and not just set up the rental for other parties.

In addition, I think people who own homes need to actually live in their home at least 80% of the time. Extended vacations would be treated differently. But again, I don't see the town officials being able to effectively manage these requirements and then it will be up to homeowners to blow the whistle on infractions. That should not be our job as neighbors.

Thanks for listening,
Respectfully,

Susan Smith, MLA, M.Ed.

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 19, 2021 3:09 PM
To: woychik@roadrunner.com
Cc: Colleen Willger; Loryn Clark; Sarah Vinas; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Michael Simms; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: Short Term Rentals, Planning Commission Letter

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Janice Woychik [mailto:woychik@roadrunner.com]
Sent: Wednesday, May 19, 2021 2:34 PM
To: All Communications & Public Affairs <publicaffairs@townofchapelhill.org>
Subject: Short Term Rentals, Planning Commission Letter

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

My HOA went through a very difficult period with a homeowner who believed our HOA documents, written over 20 years ago, allowed short term rentals. This family lived close to another homeowner and the noise of the renters disturbed the enjoyment of the other owner's own property. The homeowner was called. Authorities were called. Nothing was done and it happened more than once. When I spoke to someone in zoning, I was told when I identified the STR, 'La, La La, I am not supposed to hear that.' (Which was funny at the time but now I see was a problem.)

So, the fact that you have no evidence that shows that STRs are not a problem in Chapel Hill may be a result of town staff failing to properly document complaints.

Our HOA went through a wrenching period of animosity, one neighbor against the other, with a final vote that was only one vote over the limit of the 75% needed to pass the updating of our by-laws. It cost us plenty, too.

Part of our HOA has a different zoning than another part of it. (But this was not inclusive of the problem STR.)

So, my concern is both tightening up zoning maps, helping older HOAs to accommodate to this new reality, and properly documenting and enforcing current zoning laws.

I also hope that the rest of us do not bear the tax burden of enforcement or any kind of inspection or registration for these businesses and that fees for registration support the administration of these businesses.

I do own a STR in another state (Maine) where I spend a good part of the summer. I am far enough away from my neighbors that noise from my tenants do not affect them. This town (Bar Harbor) also is undertaking a consideration of STRs. It seems that non-owner STR are proliferating and reducing the stock of modestly priced homes for those who wish to live in the area where they work. Bar Harbor is considering limiting the number of STRs as a percentage of median priced homes. If you think Chapel Hill does not have a problem with modestly priced single family or townhouse stock you need to talk to a realtor. (I am one.) We are having an awful time finding homes for first-time buyers. The stock isn't there.

Sent from [Mail](#) for Windows 10

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 19, 2021 3:10 PM
To: sbwhitlow
Cc: Colleen Willger; Loryn Clark; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Michael Simms; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Additional comments on STRs

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[Chapel Hill, NC 27514](#)
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From: stephen whitlow [mailto:sbwhitlow@gmail.com]
Sent: Wednesday, May 19, 2021 2:55 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Additional comments on STRs

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Dear Council members,

I support reasonable safety regulations and permitting for STRs.

I do not feel strongly about whether dedicated STRs should be banned or not, but I cannot understand why we would ban them in some but not all neighborhoods. If they are a potential nuisance and a threat to economic stability and neighborhood character, how can we not move to protect residents in higher-density areas from those threats? Furthermore, residents in higher-density areas are more likely to be negatively affected by

nuisances like noise and trash and a lack of parking, but the ordinance grants those residents less protection from these potential impacts than residents in low-density areas, not more. It is hard for me to read the proposed ordinance and not come away with the impression that the town values higher-income single-family homeowners, who tend to live in low-density areas, over renters and lower-income homeowners, who tend to live in higher-density areas.

I see a couple of other problems with the distinction between low- and higher-density zoning districts for the purpose of this ordinance:

1. Many low-density areas in town, like some (but not all) higher-density areas, provide “public services and access to major activity centers supporting tourists.” There are many low-density neighborhoods adjacent to or in close proximity to tourist destinations like campus, Franklin St., Dean Dome, NC Botanical Gardens, etc., and along bus lines. It follows from the language in the ordinance that these low-density neighborhoods would be suitable for dedicated STRs.
2. A not inconsequential number of homes in low-density districts in Chapel Hill are adjacent to homes in higher-density areas. If having a dedicated STR down the street from a home in a low-density zoning district is a potential threat to economic stability and neighborhood character, how is a dedicated STR in that same home’s backyard – that happens to be in a different zoning district – not also a threat?

Thanks,
Stephen Whitlow

Begin forwarded message:

From: stephen whitlow <sbwhitlow@gmail.com>
Subject: Comments on STRs and task force
Date: December 6, 2020 at 12:51:55 PM EST
To: mayorandcouncil@townofchapelhill.org

Dear Council members,

Regarding STRs, I have not been tracking the issue closely since the task force disbanded but wanted to share some quick thoughts as you continue to consider the matter. In short, as I said on the task force, I would encourage council to adopt reasonable regulations that promote safety and welfare in the immediate term and monitor the effects of STR in the long term to assess whether more intensive regulations are warranted.

When I was on the task force I asked for evidence that STRs are having an impact of affordability in Chapel Hill. None was provided (and findings from academic research on this topic are mixed). I also asked if town staff had analyzed the extent to which STRs have harmed hotel revenues versus, for example, additional hotels that have come online in Chapel Hill during the same time that STRs have increased in popularity. To date, I do not believe this has been analyzed. And of course, we have active interest from developers to build additional hotels in Chapel Hill, which suggests they do not perceive STRs to be a significant threat.

I am not agnostic regarding the potential of STRs to affect neighborhoods. I do believe they can have a negative effect on a community’s quality of life. That said, I believe there has to be a critical mass of STRs for such an effect. Places that have been negatively impacted by a concentration of STRs tend to be popular neighborhoods in tourist hotspots like New Orleans or Nashville or even smaller cities like Asheville. I do not believe, and

have not seen any data to support the notion, that Chapel Hill is a tourist destination on par with those cities or is on a path to being such a destination.

I suspect the vast majority of STR tenants in Chapel Hill are returning alumni who love the town, visiting faculty, or families coming for graduation, football games, or hospital visits. I've yet to be convinced that we should restrict those groups more so than our student population, which we *know* causes problems for neighborhoods.

On a separate but related note, I want to express my frustration with the task force as a taxpayer and a volunteer. I agreed to be on the task force because I find STRs to be an interesting topic (it's something I've discussed in other communities as part of my day job. I have never hosted an STR). At the time I didn't understand the impetus for the task force. When it was formed, there were more people on the task force than there were formal complaints about STRs in Chapel Hill. Most meetings included the town attorney, planning director, ombudsperson, 2-3 additional senior planning staff (and the SOG expert, who perhaps is working pro bono). That strikes me as an incredible amount of town and citizen time and resources to dedicate to a petition that seems to have been primarily motivated by 1) hoteliers' desire to limit competition, and 2) unwarranted fear of crime, strangers, delivery drivers, and declining property values. The outcome of all this effort will likely be something that could have been accomplished with far less effort. I hope in the future that the town can do a better job of understanding a problem – including whether it even is a problem – before using so many resources to try to find a solution. Otherwise we run the risk of having our decision making driven by the noisiest constituents.

Thank you,
Stephen Whitlow

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 19, 2021 3:59 PM
To: Lynne Hicks
Cc: Colleen Willger; Loryn Clark; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Michael Simms; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: council meeting 5/19 on STR's

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin
Office Assistant
Town of Chapel Hill Manager's Office
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: Lynne Hicks [mailto:hicks.lynne@gmail.com]
Sent: Wednesday, May 19, 2021 3:58 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Anya Grahn <agrahn@townofchapelhill.org>
Subject: council meeting 5/19 on STR's

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Honorable Mayor Hemminger and Town Council Members:

Just a quick note for lack of time. I realize that not all STR's are equal. Some folks need a paid resident in their home in order to maintain affordability to remain in Chapel Hill. The resident caller from the historic district, that James Baxter

of the advisory planning council refers to, has been operating his short term and long term rental on his family property compound between McCauley and Vance streets. He resides there full time. Scholarly types tend to board there. But, there are for - profit 5 bedroom properties: \$1,000.00/day that advertise for weddings, reunions, graduations, etc. These "sleep 12 person" properties invite day tripper attendees for various celebrations. People are celebrating and let their guard down, understandably. What they forget is that there are high tax paying home owners who work hard during the day and evening contributing to the health and education of their community and they get disrupted by trying to finish up reports at home by loud partying. They can't even sit out on their porch at night because, the revelers are loud and foul language ensues.

The STR property owner needs to maintain the extra parking, the property owner needs to post good neighbor initiatives, the property owner needs to be responsible for peace and quiet. It has been said for neighbors to call 911 if folks are too loud. When we lived in the Cameron Mccauley Historic district, this was/is a common occurrence by the neighbors there. Just look at the police data. What isn't recorded is the number of times folks have gone to student houses in their bathrobes at midnight and asked them to pipe down. So, in nice quiet neighborhoods, away from the City Center and University, it would be nice to have assurances of peace. It is the owner of the STR's responsibility to establish and maintain quiet. 11:00 pm is too late for outdoor quiet hours to begin. Some of us have to be at work at 7am.

Lastly, I speak for many folks. The reason why you may not have enough data is that people do not want to be pitted neighbor against neighbor. If there are not anonymous surveys, people are not going to respond. People tend to ruminate during disruptions of sleep, rather than get up out of bed and call 911. We can't encourage more anger and miscommunication between neighbors. My only hope is that guidelines need to be put in place so that there is peace and harmony while living in your own homes.

Respectfully,
Lynne K Hicks, RN-ret

Formerly of Cameron-McCauley Historic District Resides in Lake Forest