

# MEMORANDUM

ATTACHMENT A



DATE: November 17, 2015

TO: Daniel Cobb

FROM: Chief Phil Harris



---

**SUBJECT: Concerns to address with Short Term Rentals**

Most of the concerns I have had expressed to me refer to current violations of our nuisance codes. I propose that the Planning Board assure the landlords clearly state to renters that our City Ordinances will be strictly enforced. Included in those codes are:

- Noise
- Trash, both on the property and off the property
- Health hazards (fire and sanitation, including cleanliness)

Streets must remain clear and without an effect on current neighborhood use. I suggest all parking be handled off-street.

We also want the owners and the renters to be protected against each other. Our decisions should warn against:

- Wild parties (Think "Party Bus")
- Unlawful uses (Meth labs, brothels)
- Predators of all kinds
- Identity theft
- Theft
- Criminal damage
- Squatters
- Bait and switch client
- Bait and switch rentals
- Non-payment
- Improper payment (Stolen credit cards, etc.)
- Etc.

Both renters and landlords must think like a criminal and prevent problems.

Hotels have been through the problems and have a model that is sound. Short-term rentals are inexperienced in solving extreme problems.

**Daniel Cobb**

---

**From:** bryan cooper <bcooper839@yahoo.com>  
**Sent:** Tuesday, October 20, 2015 8:40 PM  
**To:** Daniel Cobb  
**Cc:** Aaron Bland  
**Subject:** short term rental issue

Dear Mr. Cobb:

I am writing to you because of your role as City of Brevard liaison with the Planning Board, and to express my concern with the direction the City is taking by not enforcing its code against clearly illegal short-term rentals in single-family zoned areas.

I have showed patience, civility and respect for due process regarding my neighbor's decision to run what is effectively a motel, by speaking with Aaron Bland and expressing my concern and gathering facts after the activity started.

But I must now ask that immediate enforcement of the law occur, to ensure that such illegal action is not codified or grandfathered in, with permanent negative impact on the peace, quiet and tranquility of our single-family zoning.

Please know I did not buy into my home on Rice Street with the possibility that adjacent properties and entire homes would have the potential to effectively become motels, seasonal or year-round. And, since the activity started this past summer, it is my request that it will not continue.

I also must let you know that I heard second-hand that a resident's car was hit on the street by one of the short-term renters, and that it was basically a "hit and run," forcing a neighbor to contact the owner for redress. I will try to confirm what at present is hearsay, and provide more details when possible.

Last, I hope you can send me the names and contact information for the Planning Board members, and kindly ask that you advise them of my legal and procedural concerns. And that I truly hope that their recommendation to City Council will be to leave single-family zoning intact and fully protected, and that they will respect the many residents who quietly sit on the side-lines, yet equally hope for the best for protecting their neighborhoods.

I appreciate your time and attention, and would like the opportunity to converse with you and any interested Board members.

Sincerely,

L. Bryan Cooper

p.s. I also observed that (and correct me if I am wrong), if there was a Planning Board Meeting scheduled this week, it was not noticed with posted agenda on the Brevard website -- see below.

**Daniel Cobb**

---

**From:** Ann Hollingsworth  
**Sent:** Thursday, October 29, 2015 9:36 AM  
**To:** Jayne Fought  
**Cc:** Daniel Cobb  
**Subject:** Re: Airbnb

Hi Jayne,

I have copied your email to Daniel Cobb. He is our Planning Director and works closely with our Planning Board. They are the ones gathering information and making a recommendation to us. I have used Airbnb and VRBO so I am familiar with both and understand your concerns. Unfortunately some landlords in our community are extremely inconsiderate of their neighbors which is causing this issue to come before us. You can always come before our next City Council meeting on Nov 16th and speak under public comments and participation. Please feel free to stay in touch!

All My Best,

Ann Hollingsworth

On Oct 28, 2015, at 8:50 PM, Jayne Fought wrote:

> Dear Brevard City Council Members,

>

> My name is Jayne Fought, and I operate an Airbnb in Brevard's ETJ. I read in the October 26th issue of the Transylvania Times that the city council is "looking at how to regulate the usage of short-term rentals in its community."

>

> I believe every one of you were quoted as saying you were looking for "more information", or "holding off on forming an opinion" until you received more information.

>

> I would like to extend an invitation to each and every one of you to sit down for a cup of coffee with me and hear my experience as someone who has both stayed in an Airbnb in Brevard before moving to this community, and as a current resident and Airbnb host.

>

> Too often issues come up and only the people with complaints are heard. As much as I would like to just go about quietly and peacefully living my life and contributing in meaningful ways to this community, I feel compelled to at least be available to share my story.

>

> I look forward to talking with each of you.

>

> Sincerely,

>

> Jayne Fought

> 81 Canvasback Court

> (260) 463-1904

>

**Daniel Cobb**

---

**From:** Tom Traywick <tom.traywick@gmail.com>  
**Sent:** Monday, November 02, 2015 4:53 PM  
**To:** Daniel Cobb  
**Cc:** Elda Brown  
**Subject:** City of Brevard: Short Term Rental Planning

November 2, 2015

Daniel Cobb, Director  
Planning and Zoning Department  
City of Brevard  
95 West Main Street  
Brevard, NC 28712

RE: Regulation of Short Term Rental ("STR")

Dear Mr. Cobb,

My wife Tanne and I have lived in Transylvania County since 2004 when we began our retirement period of life. We recently completed the survey on the City of Brevard web site but cannot attend the meeting Thursday night. This letter is intended to be helpful to you and your department in the work that you have ahead of you on this important matter.

We have, since 2009, rented to vacationers as the situation allowed. In 2013 we bought a second home in Brevard that allowed us to divide our time between our Mountain House on upper East Fork and our town house on the "Morningside" of town, and to rent one or the other when available. We have received 100% five-star reviews from guests and have never had a complaint by neighbors. Our neighbors would have a difficult time telling the difference whether our guests or we were staying in the house.

Our guests have come from Central Canada to Maine to Texas and have in every case been well-behaved prosperous people who have come to Brevard for various reasons but all ultimately have come to spend money and enjoy what the area has to offer, and to do it while staying in quiet relaxing homelike accommodations.

It is likely that, as we grow older, we eventually decide to live full time in the house in town. This arrangement has generated cash flow to supplement our fixed income in retirement and for maintenance and improvement of the two properties. If this STR option were not open to us we would have no choice but to sell one or the other of the properties.

This arrangement has contributed substantial funds to government by way of the 11.75% sales and occupancy taxes. This arrangement has been mutually beneficial to all segments of the local economy, not the least of which is the very nice Brevard resident who provides well paid housekeeping services from four to ten days per month at our two sites. She depends on other similar enterprises for her livelihood.

We would support action by the City of Brevard that would reasonably permit STR's through an application and licensing process. We would support reasonable regulations that would penalize any sites that prove to be repeat nuisance offenders.

We would encourage the City of Brevard to take a fresh look at City Nuisance Ordinances for complaints about behavior at all types of properties, not just STR related complaints. Residential nuisances are generally the same types of behavior whether long term rental or short term rental or owner occupancy.

Following is a link to "Best Practices in STR Regulation" provided by the STR Advocacy Center, including a resolution by the US Conference of Mayors:

<http://www.stradvocacy.org/media/STRAC-Best-Practices1.pdf>

The site also includes case studies and statements from other city planners as to their experience in working with this question.

---

Please let me know if you have any question in this matter. I would be happy to talk with you.

Sincerely,

Tom Traywick  
653 Big Hill Road  
Brevard, NC 28712  
828 553 9366

cc:  
Elda Brown

**Daniel Cobb**

---

**From:** Renee Baker <renee@fodderstackfarm.com>  
**Sent:** Friday, November 06, 2015 8:57 AM  
**To:** Daniel Cobb  
**Subject:** My Vacation Rental Property Story

Hi Daniel,

I attended the meeting yesterday and didn't speak but wanted to share this article on my property that was just published on-line by Our State Magazine. It gives you a nice feel for my property.

<http://www.ourstate.com/homeplace-fodderstack-farm/>

We have significantly improved our property and our neighbors love us!

Warmly,  
Renee Baker  
FodderstackFarm.com

Comments on Short Term Rental Survey  
ATTACHMENT A  
(unable to submit from our computer)

My wife and I are close to completing an extensive renovation started one year ago to a very neglected property purchased in town with the intention of using it as a short term rental. At the outset, there were no rules against the practice which influenced our decision to buy that location and many subsequent remodeling/quality decisions throughout the remodeling process. A quality job is being done inside and out and I'm often given encouragement and thanks by neighbors, passersby, and motorists. There are three points I'd like to make.

First, you all know the benefits from tax revenue, tourist impact on local dining and shops, and the stories about lodging shortage - going to Hendersonville or Arden to stay instead of locally. Much was said so I won't elaborate.

Second and on a more personal note is the cost, time and EFFORT that has gone into this project. At a time when we seem to be gearing our local economy toward tourism this seemed like the perfect way for the individual to have/supplement income and save for future college tuition for our sons and our own eventual retirement. Do the planners/council realize the personal impact this decision could have on people trying hard to live/stay in Brevard and working hard to do so? I can't believe this issue is coming up months/weeks away from my project getting off the ground.

(over please)

Lastly, there were comments at the Thursday meeting about negative impact on property values. I believe the opposite to be true. Vacation rentals by their nature must look, be maintained and managed in a attractive manner in order to survive and thrive. Our property was used/abused as an income rental for many years (decades according to neighbors). I could and would love to run down a list of the improvements we've made not to mention the money spent locally on materials and tradesmen. The neighborhood support has been rewarding and encouraging during the slow but steady progress you understand. If you've remodeled yourself, we're getting close to the end and it's looking good. I know neighbors are happy and thankful for the transformation (I've been told often). Our work has a positive affect on their property values and the neighborhood in general. Again, vacation rentals have to be and stay cute + tasteful. If there are issues (noise, parking, safety, registration or tax) - can't they be addressed individually rather than an ordinance banning the concept?

I hope the council realizes the affect this decision could have and does not end this goal/dream before it begins.

Dennis Eberhardt  
577-7898

222 Franklin St. - corner of  
French Bread and Franklin.

**Daniel Cobb**

---

**From:** luckyspot53@aol.com  
**Sent:** Monday, November 16, 2015 12:22 PM  
**To:** Daniel Cobb  
**Subject:** Planning Board Meeting

11/16/15

Daniel Cobb  
Planning Director, City of Brevard  
daniel.cobb@cityofbrevard.com

Dear Mr. Cobb,

Please accept this letter as input for the next Planning Board meeting regarding short term rentals (STR) in Brevard and Transylvania County. Due to miscommunication, we were unable to attend the first public "input session." Unfortunately, we are also unable to attend the scheduled meeting for 11/17/15.

It is my understanding that some of the concerns include a shortage of long term rentals (LTR) in our area and that the local hotel/motel businesses believe STRs create "unfair competition." It was also mentioned that a recent neighborhood noise complaint about a particular STR prompted some of the discourse.

STR properties and LTR properties are very different and NOT interchangeable, as they serve completely different populations. Both markets exist and need to be served. It would be unlikely that any of the STRs in our area would willingly devalue their property for the sake of providing a LTR in the price range that is most likely where the shortage exists. I recommend an incentive program for investors interested in providing LTRs rather than penalizing STRs. Clearly, STRs bring tourists representing a broad demographic that feed our local retail and restaurant establishments as well as local tourist attractions that are not as well supported by the local residents.

Likewise, more regulations on STRs will not stop LTRs or owner occupied residences from creating a nuisance in their neighborhoods. Perhaps a permit for EVERYONE planning to have a party is what you had in mind. However, it is my understanding that there is already an ordinance in place for such disturbances.

STR owners currently pay state and county sales & use taxes, occupancy taxes that fund our tourism promotions, real property and personal property taxes, and federal and state income taxes! I'm not sure what else might be imposed and still consider it an incoming producing property! To discourage STRs would seem counterintuitive to the city's current interest in promoting tourism and the tax base that supports its efforts.

As far as whether STRs are "unfair competition," it could be argued that hotel/motel businesses need to do a better job of competing in this market rather than expecting STRs to be regulated and discouraged from operating successfully. Just because they offer a product that is obviously well received in our market does not mean that their presence is "unfair."

Thank you for your consideration.

Respectfully,

Jamie and Buddy Tompkins  
254 Sideways Serpent Ln.  
Pisgah Forest, NC 28768  
luckyspot53@aol.com

**Aaron Bland**

---

**From:** Patricia Pettit <doodlepat@aol.com>  
**Sent:** Monday, November 16, 2015 5:15 PM  
**To:** Aaron Bland  
**Subject:** STR Survey comments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Owners of homes in residential zones who rent their property for less than 30 days DO NOT CARE what happens to the neighborhood. They are physically and emotionally removed and could care less about the safety, noise, traffic and parking problems created by transients. They only care about the high revenue it creates for themselves.

Do these owners report their income to the State of N.C. and the IRS? Do they abide by any health standards? Do they inspect their beds for bed bugs after each guest checks out? Do they wash every plate, utensil, pot and pan between each guests visit? Do they have Handicapped accessibility. Do they have smoke alarms and carbon monoxide detectors in the rooms and hallways? Do they inform their homeowners insurance company to increase their liability and fire policy? But, they DO take money out of the pockets of local motels and restaurants.

We have recently seen a motel demolished where Bojangles is now located. WHY? Too high of a vacancy factor. We have seen a restaurant close its doors after 40 years. VRBO, etc. are the reason motels/restaurants do not make enough money to remain in business.

How can we attract new business and employees to our area when we have a shortage of good quality long term rentals due to the abundance of daily and weekly rentals popping up in our City every day. I own 3 homes in the City, in Residential zones. When I purchased the property a motel was not being run next door. If it were, I would have purchased elsewhere. I lived in Brevard in 1974-76 and returned in 2005 because it had so many great memories and was still a great place to live. I CARE about Brevard. I do not want to see Short Term Rentals ruin it.

Brevard is a desirable place to live, raise a family, retire. The City Council and the Planning Commission are elected/hired to be sure Brevard remains a great place to live. If restrictions are not made to eliminate short term rentals (less than 30 days) in the City limits, our property values will go down and we will no longer be a desirable to live. Our clean, small town atmosphere attracts famous actors like Steve Martin. I don't think he would appreciate the home next to him being rented by the day, do you? If our neighbor, the City of Asheville, and other popular cities across the United States have already seen the need to establish restrictions against short term rentals, then Brevard also needs to implement such a restriction. We don't need to wait until it becomes an emergency. We can stop home owners who rent for less than 30 days before it becomes uncontrollable. These Short Term Rental owners will still be able to rent there homes to Long term Tenants.

Please read the zoning code for the Residential districts and decide if you are willing to re-zone all of the residential zones into Motel/commercial zoning!

i will appear at all the City Council meetings and the Planning Commission meetings until something is done to eliminate Short Tern Rentals. Please pretend you have a home located next door to your house that is run as a Short Terms Rental (Motel), and then make your decision.

Please attach this email to the survey that I completed on line.

Thank you, Pat Pettit

Short-Term Rentals in Brevard

Sign in to Save Progress

Do you reside or own property in the City of Brevard or its ETJ?\*

- Yes
- No

Do you currently, or are you considering, operating a short-term rental in the City?\*

- Yes
- No

What values do you see in allowing short-term rentals? Select all that apply.

- Providing additional income
- We need more lodging in our area
- Travelers like alternative lodging options
- None
- Other

What do you see as potential issues of STRs?

- Noise
- Traffic
- Parking
- Safety
- Loss of long-term housing rentals for residents
- Commercial uses in residential neighborhoods
- Other

Where do you believe short-term rentals should be allowed?

- Nowhere (ban them city-wide)
- All districts (no prohibitions)
- All districts except for residential
- Commercial districts only

Please provide any additional comments or concerns.

Receive email copy

Email address

This field is not part of the form submission.

Submit

\* indicates a required field

**Short-Term Rentals in Brevard***Online Survey, October 19, 2015 – November 19, 2015***Do you reside or own property in the City of Brevard or its ETJ?**

199 of 199 Answered (100.0%)

No (45 responses, 22.6%)

Yes (154 responses, 77.4%)

**Do you currently, or are you considering, operating a short-term rental in the City?**

199 of 199 Answered (100.0%)

No (126 responses, 63.3%)

Yes (73 responses, 36.7%)

**What values do you see in allowing short-term rentals? Select all that apply.**

199 of 199 Answered (100.0%)

None (20 responses, 10.1%)

Other (24 responses, 12.1%)

Providing additional income (158 responses, 79.4%)

Travelers like alternative lodging options (159 responses, 79.9%)

We need more lodging in our area (124 responses, 62.3%)

**If other, please specify.**

24 of 199 Answered (12.1%)

24 of 199 Answered (12.1%)

**What do you see as potential issues of STRs?**

199 of 199 Answered (100.0%)

Commercial uses in residential neighborhoods (54 responses, 27.1%)

Loss of long-term housing rentals for residents (58 responses, 29.1%)

Noise (43 responses, 21.6%)

Other (34 responses, 17.1%)

Parking (58 responses, 29.1%)

Safety (40 responses, 20.1%)

Traffic (42 responses, 21.1%)

**If other, please specify.**

32 of 199 Answered (16.1%)

32 of 199 Answered (16.1%)

**Where do you believe short-term rentals should be allowed?**

197 of 199 Answered (99.0%)

All districts (no prohibitions) (148 responses, 74.4%)

All districts except for residential (32 responses, 16.1%)

Commercial districts only (14 responses, 7.0%)

Nowhere (ban them city-wide) (3 responses, 1.5%)

**Please provide any additional comments or concerns.**

103 of 199 Answered (51.8%)

103 of 199 Answered (51.8%)

## Short Term Rental Survey – Additional Comment Answers as of November 16, 2015

1. I don't think a blanket statement nor cause can really address this issue to the best benefit for all. Noise can be an issue if the renters are loud or the rental unit is in very close proximity to others. As a landlord I have had exemplary long and short term renters but also on a few rare occasions the dis-respectful rude one. I have also lived next door to a home owner who showed more disrespect than any bad renters I have had. Stopping short term rental, or making it regulatory restrictive won't necessarily increase availability of long term rentals and if the additional income helps off-set the cost of living here and providing more "tourist" dollars then it benefits everyone.
2. I work for the Planning Department in Asheville and I have seen what an impact short term rentals can have on a neighbourhood and I also realize that enforcement of this issue could become a nightmare
3. In the 7 house cul-de-sac I live in 2 are airbnb so this affects me directly. I don't feel safe not know who is coming in and out of the houses. There are often cars parked in the street and in front of my driveway and we have been disturbed by parties and loud conversation late at night. I like in a 7 house cul-de-sac not a vacation resort
4. Please don't cave in to this "industry" like you did to the developers of the new plaza being built
5. Strangers coming into a private neighborhood. These "short-term renters" are not paying for utilities, i.e. - water, garbage, sewer, etc. They (the owners) are not required to be licensed or, responsible for possible crimes in our neighborhood. These STR's take business away from our local licensed hotels and B and B's
6. The question of how to regulate STR's seems to be motivated by commercial interests; where else could the charge of "unfair competition" come from? In 1976, I worked for a small local firm contracted to help with the ECUSTA plant's overhaul. As a result, I've been saddened by it's closure/demolishing - and Brevard's frustration in trying to attract new manufacturing companies. The tourism business is thus Brevard's best bet for economic growth, so why begrudge and hinder the little guys a chance to attract more visitors and earn a bit besides? And customer reviews do make this a self-regulated business!
7. This survey appears biased because under, " What values do you see in allowing short-term rentals?" a possible answer is "none" this is not an option under the question, "What do you see as potential issues of STRs?" I hope the city looks at actual impacts of

short term rentals, rather than just perceived risks or values. Also please take the time to learn more about sites such as AirB&B and VRBO, they have many safety measures, and hold renters accountable through reviews.

8. When I looked at my emailed copy of the previous survey I filled out, it indicated "all districts except for residential." This was NOT what I intended to mark!! I do NOT see any reason for restricted areas.
9. Whether folks like it or not, temporary tax payers, ie tourists contribute to our community by spending money which creates jobs and tax revenue. Those who stay in STR will often stay longer than the average hotel stay so contribute more. If our community does not have a supply of STR then those Temporary Tax payers will stay in another town and we miss out on their money. If there are problems with specific properties them deal this specific problem. If you need to make some rules then consider these. All Cars must be parked off street and property owner to ensure sufficient parking for the number of beds they have. ie one off street park per three beds You have a noise ordinance already so that is sorted. You have a police force so there is your safety If the city sees there is a problem with a lack of work force housing then address that issue and work with developers to build it rather than trying to force property owners to only own LTR's as an investment. And to those who may not want a STR next door point out the bright side if they have a troublesome renter at least it is only for a short term
10. While I understand the city wanting to have some control over residential property, I also believe that this is a good use for property owned as second homes that would otherwise sit vacant when not in use by the owners. This vacancy may lead to increased property crimes and damage once that vacancy is noted. When we were considering moving to Brevard, we rented the same VRBO, three separate times for three weeks each as we wanted to see what it was like to "live" in Brevard and not just visit on vacation. It resulted in our buying a home and moving here full time. I don't have a problem with this type of rental option in town with the understanding by the owners that any problems (noise, parking, etc) are THEIR problems and they will need to deal with it or perhaps being fined.
11. I believe that regulations is not the answer if individual wish to rent homes and rooms in there house this is there decision. I raise the question what is the idea to regulate short term rentals motivated by?
12. I have personally seen revenue increases to local business due to vacation rentals, bike shops, breweries, restaurants....

13. If there were more bike parking downtown and more ways to ride to areas without encountering traffic, the area would be safer for families with children who ride bikes. This helps expand the family market without necessarily reducing the young adult biking market. The music center clientele may not need the biking access, but the more accessibility for bikers, the less traffic the area will have in general. Additionally, areas with higher rates of crime see crime decrease when more people travel the trails through them.
14. If there were more bike parking downtown and more ways to ride to areas without encountering traffic, the area would be safer for families with children who ride bikes. This helps expand the family market without necessarily reducing the young adult biking market. The music center clientele may not need the biking access, but the more accessibility for bikers, the less traffic the area will have in general. Additionally, areas with higher rates of crime see crime decrease when more people travel the trails through them.
15. If we restrict too much on short term rentals they will become obsolete. Already hard to make income. Lots of people from many places have stayed at our place.
16. Short term rentals should be in areas specifically for vacationers on the outskirts of Brevard . Near to the Parks
17. STR's bring income to our county. Not only do they bring in additional occupancy tax, they bring people to the area who shop, eat, and play in Brevard. This helps not only property owners but also the small businesses in our area that survive off of the tourism in our community.
18. The "vacation rental" idea is taking off all over the World! Hence the huge popularity of sites like VRBO! Transylvania County is a perfect example of an area where people want to "live" in a cabin or a cottage for their vacation, rather than a motel room! Tourism is our mainstay. We need to keep our community as inviting as possible!
19. The description of this inquiry seems as though the city is searching for a solution to a problem that does not exist. You should be aware of four things: A: The folks who visit for a few days in a regular residential house happen to be regular people just like you and me. These folks would be no more prone to create noise than you or me. There could not be any traffic issues beyond you or I at our homes. There could not be parking issues as (just like you or I), they park in their driveway. Trash? no more than you or I in our daily lives. B: Secondly, the cost of visiting for just two nights can set back a visitor around \$800 when you factor in the security deposit, cleaning etc....bottom line is that these are not "low life" people, but fairly high caliber folks. C: I pay taxes monthly to the county and the state for every dollar spent renting my home. D: The hard working folks

who clean these homes rely on this income for their living. These visitors are very highly likely to spend money in all the restaurants and stores in Brevard. Do you want to remove this income from these establishments? Many of my guests are visiting family and friends or often to grieve the loss of a loved one or to attend a local festival, state park or just to visit downtown. A lot of folks would not visit Brevard if you regulate these homes out of existence. Before you proceed any further, please provide proof of this problem: 1: Show how a guest staying in a house for a few days to a few weeks is "commercial"? How is this different from you and I living in our houses? How is safety different? 2: Show that there is a noise problem. Again, how is this different from you and I in our homes? 3: Show that there is a parking issue? Can parking on your own private property be an issue? 4: Show how there is a trash problem? We empty our garbage cans using the city waste service just like anyone would? 5: Show how a traffic issue has been created by someone staying in a home for a few days that would be different from you and I in our homes? Thanks Jonathan Galpin

20. There is not enough lodging opportunities for people visiting this area..period. Neither is there enough decent affordable housing available for long term renting... Never has been!!! Too many trailers that should be condemned yet permitted to be right next to the roads and right next to our rivers and creeks creating huge eyesores and polluting the land and water. Focus on that!!!! The city and county should welcome and support anyone who makes their property available to vacationers and/or long term renters... The property owners should be CREDITED not taxed... Especially homes outside the city limits which use no public utilities(ie water or septic) and bring people here who spend lots of money in the county and some of whom end up buying property here. Tax or fine property owners of condemned homes with junkyards as front yards and trashy trailers. Since our city refuses to attract another major industry to create long term stability via high paying jobs for our residents ... And only focuses on tourism.... Then support the homeowners who rent out their properties, don't tax them, and clean up the eyesores and trash!!!
21. We have successfully rented our home within the city of Brevard since 2009 (a little over 6 years). One time a guest misunderstood my description and picked a vegetable out of the large garden in our neighborhood. We rewrote that sentence and the problem was never repeated.
22. I am the owner of 2 vacation cottages in Penrose and there are also about 4 more in the neighborhood. I can say there is little to no more traffic than if someone lived on those houses and we've never had any noise or safety concerns from our renters
23. I don't think a blanket statement nor cause can really address this issue to the best benefit for all. Noise can be an issue if the renters are loud or the rental unit is in very close proximity to others. As a landlord I have had exemplary long and short term

renters but also on a few rare occasions the dis-respectful rude one. I have also lived next door to a home owner who showed more disrespect than any bad renters I have had. Stopping short term rental, or making it regulatory restrictive won't necessarily increase availability of long term rentals and if the additional income helps off-set the cost of living here and providing more "tourist" dollars then it benefits everyone.

24. I was one of the first to rent a space through airbnb in Brevard and in the years since, I've gotten feedback from so many people saying that there wasn't space available, they couldn't bring their pets, high costs and other issues that would have otherwise prevented them from coming to the area for a sports event, a festival, a wedding, a honeymoon, or a weekend out of the city. There are many people out there who only travel this way now and to restrict it would be a loss of revenue for the community and its individuals, many of us need the extra income since there are very limited employment options in the county!
25. I work for the Planning Department in Asheville and I have seen what an impact short term rentals can have on a neighbourhood and I also realize that enforcement of this issue could become a nightmare.
26. It is entirely inappropriate in a defined subdivision area, and would seem to be a problem in any residential area.
27. Regulations, inspections and permits are needed.
28. The fact that the city is wanting to tax and restrict rentals is ludicrous! This is a much needed service and should not be restricted at all. People renting their property should be encouraged and supported not taxed and restricted. You already collect tax and keep increasing property taxes. I am totally against this proposed local government money grab/theft!
29. We have 4 short term rental houses- our first we added to our bed and breakfast business for overflow in busy months about 5 years ago. Then there were only about a dozen houses on VRBO - now there are over 100. There is more competition now but we have also seen the demand for rental houses grow. People like to have a little more space, a kitchen, laundry, outdoor living space. They enjoy being part of a neighborhood and "living like a local" while they are visiting. STR offer visitors the area another option for a way to experience our area. They stay a little longer often and we think help the economy of other local businesses while they are here while shopping and dining in town, hiring guide services for fishing, waterfalls, or biking. We have always paid NC Sales tax and Transylvania county occupancy tax on these rentals and hope it's a good source of income for the county. We're happy Airbnb is now collecting state and county taxes on rentals booked through their site. We don't feel our STR cause issues like traffic

or noise because a couple or a family usually rent our houses so there are maximum 6 people and 1 or 2 cars which would probably be the same if someone lived in the house full-time. Since we are already inspected by the health department, we maintain the same standards at our rental houses. I hope other STR operators are maintaining high standards, have liability insurance and paying appropriate taxes. We'd be happy to talk about our rentals and how we've seen the market change over the last few years.

30. You expect home rentals in resorts like: Hilton Head, SC, Innsbrook, FL, Connettee Falls, NC, but not in a residential area. We have this problem in our residential area in FL now. It is unsafe for our children. (Renters are screened, and the population is identifiable and fairly stable in a residential community). Now you face the prospect of "strangers" moving in and out on a weekly basis. Sometimes it's all night hours of party time and the residents need to work in the morning. It all sounds great and good for the economic health of the community until the guy next door rents out their home. I think the rentals are very important and vacant winter homes look much better than too many hotels and motels run by the big chains. The cabin rentals, resort rentals, and need for many owners to rent out homes to help pay the taxes is all worth discussing. The city not getting their fair share of taxes generated by the income is not fair at all! That should be first on the list. The pros and cons of residential rentals are another matter! (One year grants to rent until you figure this out.) (There is also the side of: This is my property and I will do with and rent to anyone I choose!) Good luck with this!
31. As a downtown short term rental property owner I feel the need to educate you on the value of the service we are providing this community. We bought a derelict house and rehabilitated it at considerable expense. We did this, not because we wanted to, but because it needed to be done. The house is in our residential neighborhood and it was an eyesore. As city council members well know the infrastructure in this town is old and costs a lot of money to bring up to current standards. Well, that is true about the houses as well. People like us, local citizens, who spend their personal savings to save these old houses and bring them up to standard have to make an adequate return on their investment to justify rehabilitating the houses in the first place. It makes more financial sense to rent to short term vacationers because they 1.) pay more than long term renters, 2.) there is less wear and tear on the house 3.) the house is cleaned and inspected more frequently, and 4.) we are supporting the tourist-based economic model of our town. The leaders of this community have been telling us for years that our economy is now based on tourism and we better get onboard, so we did. The Chamber of Commerce tells us there's a shortage of rooms for the tourists, so we came up with more. Yet it seems the city leaders only want certain people to benefit, (developers and businesses NOT individual citizens). Most of the short terms rental owners in Brevard are individuals like us who live here, pay all our taxes, and reinvest our money into the community. Several of the guests who have stayed with us this year have been moving to Brevard. Others want to experience the joys of living in a area where they can walk to

downtown shops. There are only three bed and breakfasts and one motel close enough to town to walk downtown. Without downtown short term rentals like ours tourists will go to other mountain towns where they can stay in town. You can NOT build an economy based on tourism without short terms rentals when there aren't even motel rooms. If there are bad apples amongst the short term rental owners, they should be held accountable, but down't throw out the baby with the bath water. Ask residents on our street and I'm certain they will tell you that having a VRBO as a neighbor has been an improvement over what was there before. All of our guests leave with glowing reports about their downtown Brevard experience. AND Don't assume restricting short term rentals will mean the short term rentals will convert to long term. They are not necessarily related in the way you assume. There's always been a shortage of long term rentals in this community. People will not spend the money to rehabilitate these old derelict houses in this community unless they can recoup the costs and the costs are high. Without short term rentals as an option, fewer people will be willing to renovate old houses and they will sit derelict for longer and longer, unused and unoccupied. I've been a long term landlord in this town before and I would never do it again. With VRBOs if you get a bad guest (which we have never had) they are gone in a few days and then you give them a bad review and you never rent to them again. If you get a bad long term renter it takes legal action and eviction notices and all sorts of headaches and a lot of time to get rid of them. If we can't use our property as a short term rental, I will not rent to long term renters. Never! This survey and the city council seem to be biased against short term rentals. For example, I know of no "issues" related to short term rentals but your question above makes it sound like there must be some negative impacts. We have had nothing but positive experiences, as least until now, when the City of Brevard started making it sound like we are somehow bad citizens who are denying long term housing to our community. We are good, responsible citizens who pay our taxes and reinvest in our community. And this is how we are treated? If the city wants to see more long term rentals available maybe it should buy some property and see just what it takes to make it habitable and what kind of rents you need to charge to pay for your investment! Also, you don't even bother to define "short term rentals" Is it less than 30 days? Less than 90 days? Less than six months? I hope someone will read this and pay attention to what I have written.

32. If there were more bike parking downtown and more ways to ride to areas without encountering traffic, the area would be safer for families with children who ride bikes. This helps expand the family market without necessarily reducing the young adult biking market. The music center clientele may not need the biking access, but the more accessibility for bikers, the less traffic the area will have in general. Additionally, areas with higher rates of crime see crime decrease when more people travel the trails through them.

33. The "vacation rental" idea is taking off all over the World! Hence the huge popularity of sites like VRBO! Transylvania County is a perfect example of an area where people want to "live" in a cabin or a cottage for their vacation, rather than a motel room! Tourism is our mainstay. We need to keep our community as inviting as possible!
34. The city needs to leave this alone.
35. The city should watch them, and pursue complaints on an individual basis. The city should regulate them as the city sees fit. The city should not penalize all for the actions of a few.
36. There is not enough lodging opportunities for people visiting this area..period. Neither is there enough decent affordable housing available for long term renting... Never has been!!! Too many trailers that should be condemned yet permitted to be right next to the roads and right next to our rivers and creeks creating huge eyesores and polluting the land and water. Focus on that!!!! The city and county should welcome and support anyone who makes their property available to vacationers and/or long term renters... The property owners should be CREDITED not taxed... Especially homes outside the city limits which use no public utilities(ie water or septic) and bring people here who spend lots of money in the county and some of whom end up buying property here. Tax or fine property owners of condemned homes wuth junkyards as front yards and trashy trailers. Since our city refuses to attract another major industry to create long term stability via high paying jobs for our residents ... And only focuses on tourism.... Then support the homeowners who rent out their properties, don't tax them, and clean up the eyesores and trash!!!
37. This is a great revenue source for the county and state through occupancy taxes, and area businesses also benefit.
38. Why are we even discussing this? We are a community which depends on tourism. People love it here for the smal town atmosphere, LOW taxes, small government, beautiful waterfalls and outdoor activities. So now the City Council wants to deter residents from providing much needed lodging for tourists and those looking at our area to potentially relocate to. This is absurd for MANY reasons. Firstly, Some people rent because it is the only way to afford to live here due to the lack of employment opportunities in this county. The fact that there is basically no industry here and the only jobs are tourism based, makes the potential of renting one's home as a STR or Airb&B a way to afford to live here and not have to move to other cities with more job opportunities. By Restricting STRs the City Council will in effect force some folks to sell or foreclose. What's next? Will the City Council place ordinances on anyone who rents long term or place restrictions on how often homeowners can have family and friends visit or limit the number of family and friends that can stay in their homes???? The same

lack of logic applies to those scenarios. Secondly, since this is a tourism based community with very little options for people wanting to vacation here, STRs are needed. Many vacationers want to stay in a house not a hotel or motel. We need STRs and they are already taxed (which I do not agree with). I have lived in several different parts of this county and I have lived next to a STR for several years. There was NEVER any issues. In fact it was great meeting people for all over and taking some folks hiking etc. The STR property is always kept very nice (UNLIKE many properties around this city and county which are huge eyesores and should be condemned). These vacationers spend a lot of money in our city and county. To place ordinances on the home owners who are accommodating them is ridiculous. Lastly, the other "potential concerns" are baseless. SAFETY? most crime and accidents around here are caused by and committed by locals...FACT! PARKING? What parking problem? Just because one cannot always get a spot directly on Main Street does not mean we have a parking problem...It only means we have a laziness problem. Park at the library, park across from Big Mikes, park in the public parking ares..and WALK a block and get over it! TRAFFIC? really? Anyone who complains about traffic has no clue what traffic looks like. BUT I will say this, Ever since the traffic pattern was changed several years ago, it gets clogged on S Caldwell. Easy fix...put it back they way it was and install a turn signal on Main street onto 64...done! NOISE? never in all the years I lived next to a STR was there ever a noise problem The only noise problems I ever experienced around here was from construction LOSS OF LONG TERM RENTALS: I have lived here a long long time...there has always been a lack of DECENT places to rent. This county allows way too many trashy looking trailers and has no zoning which is huge problem. Here is an idea...bring an industry to this county that pays high wages and employs a lot of our natives, then people will be able afford to live here and afford to get out of the trailers into houses. Jobs= Income=buying power for residents of this county to actually buy and not have to rent! COMMERCIAL USES IN RESIDENTIAL NEIGHBORHOODS: With that mentality, then we cannot allow long term rentals either. And anyuone who knits a scarf while sitting in their home then sells it...well we cannot allow that either, or someone making furniture in there workshop, we will have to put an end to that too, oh and do not forget about the artists, creating music, paintings or sculptures,etc,..better restrict them too!!! STRs are not commercial, they do not sell a product, they do not have hours of operation, they do not interfere with anyone enjoying their own homes. They only HELP our community. The City Council and county needs to get off its "tax and restrict" ride its been on get its feet back on the ground and focus on the real issues this county and city faces ie need for JOBS, crack down on drugs, plan for bike paths, rails to trails, etc.

39. Brevard is becoming a tourist destination and the lack of short term rentals and hotels etc is impeding visitor numbers. I am considering a basement conversion to an apartment to provide short term rentals to visitors.

40. I believe each property should be considered related to adjacent properties and neighborhood homeowners.
41. I submitted my comments to Aaron Bland. Please attach my email to this survey. Thank you, Pat
42. I think what owners want to do with their privately owned property is their own business. If a large corporate entity starts buying out a majority of residences, that should be limited to commercial districts. Perhaps permitting if you own 3 or more properties within the county?
43. Overall, they are not any more of a problem than any other home. Even permanent, home owners can be noisy and disrespectful of neighbors. Don't create a government policy to take care of individual, sporadic problems. Deal with those on a case by case basis as necessary. If it is a "room" tax issue, then certainly address that if you must. Otherwise, stay out of it
44. STR, sometimes referred to as P2P (peer to peer) rentals, are an innovative way to meet the changing needs of the 21st century traveler. They often provide a different type of accommodation than the usual offerings. In of the case of Brevard and the surrounding area the benefits of having a wide variety of mixed types of short term lodging available will only encourage more visitors; visitors who will bring more money into our county's economy. This means more spent on activities, food, merchandise, services, and taxes, as well as providing additional income for the residents of the area who will provide the lodging. STRs can be a way for middle class and retired folks to help make ends meet after taking some heavy hits in recent years. Brevard could be a welcoming, forward looking place for travelers who want a wide choice (choice is good, right?) in accommodations. As far as negatives --- the STR market makes it difficult for people to survive in it who do not provide a good value and good accommodations, in that way the guests monitor it well. (Reviews make or break a place.) Please don't make something far more complicated than it needs to be. Regulations beyond the basic safety (smoke and CO2 detectors, fire extinguishes, egress) are unnecessary, may turn people away towards more welcoming areas of the mountains, and make it difficult for those who could need the additional income. Thank you.
45. We need less government regulations!
46. As an agent here in Transylvania County and working in the heart of Brevard...I have many clients that love short-term rental housing to come and stay for a week or so and view all of our beauty in the atmosphere of living in a home instead of a hotel.

47. I don't think a blanket statement nor cause can really address this issue to the best benefit for all. Noise can be an issue if the renters are loud or the rental unit is in very close proximity to others. As a landlord I have had exemplary long and short term renters but also on a few rare occasions the dis-respectful rude one. I have also lived next door to a home owner who showed more disrespect then any bad renters I have had. Stopping short term rental, or making it regulatory restrictive won't necessarily increase availability of long term rentals and if the additional income helps off-set the cost of living here and providing more "tourist" dollars then it benefits everyone.
48. I have been a host for air bnb for a month now. It has been very enjoyable with not a single problem cropping up. I have a guest or two every weekend and get to make friends, show them our beautiful town, and make some extra money. So far, they have all been professional people who own homes. On air bnb you can choose the dates you want to rent your space, as well as who you want to allow in. You make the rules you are comfortable with. I only have guests when I am home and not working, because that's what I'm comfortable with. Some weekends even the air bnb spots have been full, as well as hotels! I see this as a win win situation for myself and for the local economy as more people can visit Brevard and spend their money in restaurants, shops, and may decide to move here.
49. STR's bring income to our county. Not only do they bring in additional occupancy tax, they bring people to the area who shop, eat, and play in Brevard. This helps not only property owners but also the small businesses in our area that survive off of the tourism in our community.
50. We have been visiting Brevard for quite a few years before purchasing a retirement home there. In just a few short years property and land values have increased and this is simply due to the increase in the tourist traffic here. Now in so far as the tourist traffic you appreciate a higher level of tourist, bikers, hikers etc that respect the land. It is not at all like the crowds you see at Gatlinburg who seek kitschy China made trinkets. Those that use the VRBO homes in Brevard are almost always a higher end clientele who can afford to use these homes. You take away those rental options you take away a lot of your revenue stream to the city as well as the property values which leads to a lower tax base. These people do not particularly like using hotels and motels. Brevard has a tremendous resource available to them with a market that 'health' conscience people enjoy, that is very rare. I would not mess up the momentum you have established by eliminating these peoples ability to enjoy Brevard.
51. Why is the city wanting to get involved with this issue? Are you wanting to increase taxes on the accommodations within the city limits Please leave the issue alone. All has worked well until now. We do not need the City of Brevard interfering.
52. Being a part time resident I need my home when in Brevard. It would sit empty if there were not occasional visitors. I cannot do long term rental because of my personal time

needed to live there. I understand that long term rentals are at a premium, but my experience with short term has been positive, but i am sure there are exceptions.

53. I have had a home on VRBO. I paid occupancy taxes to our city and to the NC Department of Internal Revenue. I have a VRBO house next door to me now and have had NO problems with traffic, noise, or safety issues.
54. I live in a neighborhood where the house across the street is occupied by the owner who is also affiliated with airbnb. I did not even know she was doing this; I just thought she had a lot of company. Other people here object to this, but my husband and I don't - the house was empty and deteriorating for 2+ years before she bought it and improved it. I can actually see it as an asset to the community - overflow capacity for extra company, an intro to our neighborhood for people considering moving here. I would not want to see a big sign go up - I would like to preserve the residential appearance of the neighborhood - but I think it can be a win-win for the city, the county, the owner, and our community - Waterford Place - if it's handled properly.
55. Short-term rentals are being offered without permitting or regulation enforcement. In my neighborhood, this is causing problems and bad feeling.
56. The city has so much to offer tourists and many businesses rely on them to survive. There is very little lodging within the city that is walking or biking distance to downtown. Not everyone wants to stay in a hotel. Guests that have stayed with us have commented that in 4 days they ate 4 dinners and 2 breakfasts in restaurants another couple stated they spent over \$400 in 3 days shopping and dining downtown. Both said they would not have spent as much money and time downtown had they stayed at one of the many cabins out in the county. Brevard is promoting itself as a tourist town in several national magazines and is thriving. I agree that regulations need to be put in place. I am sorry I did not know about or attend the public meeting concerning short term rentals. Thank you, Kevin Dennis
57. The fact that the city is wanting to tax and restrict rentals is ludicrous! This is a much needed service and should not be restricted at all. People renting their property should be encouraged and supported not taxed and restricted. You already collect tax and keep increasing property taxes. I am totally against this proposed local government money grab/theft!
58. We could research more about the complexities of different residential districts for the last question, and you might have spelled out the different residential districts. Single-family neighborhoods perhaps have the most to lose when it comes to community environment degradation. I am disappointed there was lack of distinction between airbnb and vrbo rentals in your questions.

59. When I looked at my emailed copy of the previous survey I filled out, it indicated "all districts except for residential." This was NOT what I intended to mark!! I do NOT see any reason for restricted areas.
60. My guests provide income for merchants, restaurants, and Transylvania County . The occupancy tax that they pay supports the chamber of Commerce and helps to attract more visitors I should be allowed to do as I wish with my property .
61. I am personally confused as to how this is a concern for anyone. Generally those who rent via VRBO pay a lot of money to stay in homes for a variety of reasons including, but not limited to, people traveling with pets. When we purchased our house, we made renovations that have improved the neighborhood because we also use the house as a "city" home. We decided to rent it in VRBO to help offset expenses when we rent it. I have had someone stay here for the past couple years who has been looking for a place in Brevard like ours. Here point is that someone staying that long needs a place to cook some meals. This is not possible in hotels. This lady is now building a dorm for girls at the Music Center. We encourage tourism, we pay taxes, and we provide a comfortable environment for people. If some owners have issues with their tenants, they should perhaps refine their requirements. In our case, we have had people from France who cannot wait to return to our house. Regarding any impact this may have on long-term rentals, they are two entirely different things. People who want to rent long term expect to pay a lot less per month and do not ask to rent our house and vice versa. Often THOSE are the people who create issues.
62. I have been a host for air bnb for a month now. It has been very enjoyable with not a single problem cropping up. I have a guest or two every weekend and get to make friends, show them our beautiful town, and make some extra money. So far, they have all been professional people who own homes. On air bnb you can choose the dates you want to rent your space, as well as who you want to allow in. You make the rules you are comfortable with. I only have guests when I am home and not working, because that's what I'm comfortable with. Some weekends even the air bnb spots have been full, as well as hotels! I see this as a win win situation for myself and for the local economy as more people can visit Brevard and spend their money in restaurants, shops, and may decide to move here.
63. Short term rental is something we have done for years in other locals. The primary reason we started renting short term in Brevard is because the long term rental rates did not allow us to maintain the property to acceptable standards. The lack of short term lodging, low paying job market, and a lack of student housing pushed us into short term rental. If you discontinue short term rentals it will depress neighborhood property values in downtown Brevard, guaranteed!!! Also, it will send vacationers and tourists that support downtown Brevard to neighboring communities. Please do your homework

on this one, not allowing STR is a bad idea for everyone, even those who don't understand. Also, we have followed all City, County, State, and Federal regulations that we are aware of. We have a business license and pay all taxes timely.

64. The question of how to regulate STR's seems to be motivated by commercial interests; where else could the charge of "unfair competition" come from? In 1976, I worked for a small local firm contracted to help with the ECUSTA plant's overhaul. As a result, I've been saddened by it's closure/demolishing - and Brevard's frustration in trying to attract new manufacturing companies. The tourism business is thus Brevard's best bet for economic growth, so why begrudge and hinder the little guys a chance to attract more visitors and earn a bit besides? And customer reviews do make this a self-regulated business!
65. 1} Operating a short term rental is operating a business so it shouldn't be in a residential area. 2} Allowing short term rentals opens the door for investors to start buying up properties in town which changes the "vibe" of the neighborhood. 3} Short term rental properties next door to ones home would lower property values and deter prospective home buyers from purchasing your home. Would you buy next door to one?
66. Concern for insurance liability. In a small residential development a concern for a larger use of water and additional garbage
67. I realize that some people will always abuse the system. I rent out one room in my house with Airbnb and there is NO downside. Please at least let us rent out rooms in houses we actually live in. There's no noise, traffic, parking problems or garbage. I've had nothing but wonderful guests who love Brevard and stay with me because they can walk to town. They eat and shop downtown and hike on our trails. Thanks.
68. I think control of short-term rentals can be achieved through other routes (besides banning them in residential neighborhoods). Banning UNREGISTERED housing would be a step towards control. Registering could have a small fee attached which could be put towards the construction of more affordable housing (\$200 or so). Unregistered housing could be penalized heavily so that those who can't afford to properly maintain properties are discouraged from short-term rentals in the first place. A community-policing group could be empowered to search for properties on all the big sites (airbnb, vrbo, etc) to provide data to the city for better enforcement. Once registrations are compliant (and as laws change), regulations based on a need for residential safety or other state compliance can be put into place.
69. Short-term rentals (B&B home and B&B inn) are currently allowed in GR zoning, subject to additional conditions. Those conditions are adequate to protect neighborhoods with two exceptions: There should be a restriction on how many B&B homes there can be in proximity to one another (there is now no restriction), and a permit should be required

for a B&B home with neighborhood approval required before the permit is issued. Regulation needs to be tightened in the various MX districts, with all rentals requiring permits and inspections and with all rentals required to provide adequate off-street parking.

70. There is a need for STR or they would not be so popular! Rather than restricting STR, perhaps there should be efforts to encourage and stimulate those areas of the community that are feeling threatened. Competition is by definition "the activities of people who are trying to get something that other people also want." Rather than expecting owners of STR to change how they do business, the community could develop incentives for investors interested in providing any LTR properties where the community feels there is a shortage...and maybe area hotel/motel businesses that feel they are not getting their piece of the pie should reevaluate what they have to offer guests coming to Brevard and make competitive choices!
71. This survey appears biased because under, " What values do you see in allowing short-term rentals?" a possible answer is "none" this is not an option under the question, "What do you see as potential issues of STRs?" I hope the city looks at actual impacts of short term rentals, rather than just perceived risks or values. Also please take the time to learn more about sites such as AirB&B and VRBO, they have many safety measures, and hold renters accountable through reviews.
72. Whether folks like it or not, temporary tax payers, ie tourists contribute to our community by spending money which creates jobs and tax revenue. Those who stay in STR will often stay longer than the average hotel stay so contribute more. If our community does not have a supply of STR then those Temporary Tax payers will stay in another town and we miss out on their money. If there are problems with specific properties them deal this specific problem. If you need to make some rules then consider these. All Cars must be parked off street and property owner to ensure sufficient parking for the number of beds they have. ie one off street park per three beds You have a noise ordinance already so that is sorted. You have a police force so there is your safety If the city sees there is a problem with a lack of work force housing then address that issue and work with developers to build it rather than trying to force property owners to only own LTR's as an investment. And to those who may not want a STR next door point out the bright side if they have a troublesome renter at least it is only for a short term
73. I think what owners want to do with their privately owned property is their own business. If a large corporate entity starts buying out a majority of residences, that should be limited to commercial districts. Perhaps permitting if you own 3 or more properties within the county?

## Short Term Rental Survey – Additional Values in Allowing as of November 16, 2015

1. Allow people to get to know the area and it's residents.
2. Enjoy hosting & meeting people from other areas See Form
3. Extension of our main business
4. It is a wonderful way to show visitors our brevardian hospitality and offers me wonderful ways to meet new people and network
5. more and more people travel with pets and want to stay in houses/cabins, not hotels or B&Bs
6. More tourism spending in the city.
7. more tourists equal more jobs and more income for the local businesses and citizens
8. Promote tourist, with business revenue, employment and tax revenue.
9. Provides places to stay for people looking to buy property in our county.
10. Tax revenue for the city
11. Allow people to get to know the area and it's residents.
12. Brings visitors to all the businesses in the area.
13. I have seen that vacation rentals provide tourist revenue that isn t normally seen in the area.
14. It is a wonderful way to show visitors our brevardian hospitality and offers me wonderful ways to meet new people and network
15. Local economic stimulus is undisputable. Guest are here to experience Brevard in the most intimate way. They walk eat and shop. We can not let this go ?? I support compliance with existing laws weather that be the collection of taxes ,registration requirements or other provisions. However we believe any regulations on short-term rentals should be easy to locate, understand and comply with, and existing regulations tend to provide ample tools for addressing the actions of a few bad apples, for example, noise ordinances, neighborhood parking regulations, trash guidelines.
16. more and more people travel with pets and want to stay in houses/cabins, not hotels or B&Bs
17. more tourists equal more jobs and more income for the local businesses and citizens
18. Tax revenue for the city
19. This allows us to continue to own our Brevard home. We'd have had to sell it (under market value) if vacation renting weren't an option.
20. Travelers meet the local people and create connections, get to know the area, and sometimes MOVE here.
21. Enjoy hosting & meeting people from other areas

**Short Term Rental Survey – Additional Potential Issues as of November 16, 2015**

1. All of the above also apply to long term rental and home ownership so to singal out STR in a little unfair
2. I can't see any issues. As a home owner, we place restrictions on the guests to prevent problems.
3. I see no negatives. Most crime committed in our community is drug related and locals theft. Noise... Never had to complain about noise except construction noise starting at 7am
4. In our case, which is part time. I don't think that there are issues. When our house is rented then there are a few nice people on site, just as there are when the property is not rented. It would be hard for our neighbors to tell the difference. No extra noise, traffic, or parking problems.
5. larger use of of water system and additional garbage
6. None
7. Overall increase in housing prices to the detriment of large segment of residents who aspire to own their own property.; less affordability -- investors will drive up prices for those wishing everyday living.
8. there are no negatives only positives. The only negative is the fact that the city council is wanting to place ordinances on our citizens who are already taxed enough and who are providing much need lodging for tourists and people looking to buy and/or build in our county.
9. Although we have never had a noise complaint, if there are specific town noise ordinances, etc, it would be nice to have that information to share with renters to prevent any possible conflicts.
10. I can't see any issues. As a home owner, we place restrictions on the guests to prevent problems.
11. I see no negatives. Most crime committed in our community is drug related and locals theft. Noise... Never had to complain about noise except construction noise starting at 7am
12. My neighbors have always commented that they never even notice I have guests. Ample parking and strict house rules for visitors have allowed me to accommodate both my neighbors' concerns as well as my guests. I think it is important for any person considering to rent out short term to be vigilant communicating with surrounding neighbors. I go great distances to make sure not to interrupt on my neighbors private lives via my rental.
13. No negatives... Brings people here who in turn ship and sirens money here and who often end up buying property here. This survey should not even be circulating. We are not Asheville!!!
14. None
15. there are no negatives only positives. The only negative is the fact that the city council is wanting to place ordinances on our citizens who are already taxed enough and who are providing much need lodging for tourists and people looking to buy and/or build in our county.
16. All of the above also apply to long term rental and home ownership so to singal out STR in a little unfair
17. bring income and visitors to the city and surrounding area.
18. I do not see any issues, that would not be an issue regardless of length of rental.
19. I have not experienced any issues at all.
20. no issues that do not already exist with or without STRs

21. No negatives... Brings people here who in turn ship and sirens money here and who often end up buying property here. This survey should not even be circulating. We are not Asheville!!!
22. None
23. None of the above. It reduces parking problems because tourist can walk to town.

## November 5, 2015 Summary of Public Input

- Questions of why? Some advocate for consistency.
- What ignited interest on the issue?
- People running STR already in compliance.
- Manager STR in city... info. Chamber seemed to imply regulations a “done deal.”
  - Self and customer regulate us. Would be out of business quick if customers do not have good experience.
  - Complaints – Cops: no reason for more laws for cops to enforce. Why call planning department?
  - Good for tourism; tax base for city.
  - Bikers like not having to worry about theft of bikes.
  - Can review guests.
- Own/manage/live next to STR. Never had an issue.
- Requires guests to sign contract for good behavior.
- Want people to be happy and bring in income for the city.
- If too many cars and traffic are the issue (cars/etc.), then you better start regulating private homes too. Look at all the cars during a house party. Why not regulate that?
- Not Asheville; don’t regulate us like Asheville.
- Don’t enforce regulations we have on the books. Enforce.
  - These should be in commercial districts.
  - Would not have bought in residential districts if they knew it could happen.
- Concerned in regards to STR:
  - Density of rental can be a problem.
  - Enforce existing regulations – adequate if clear.
  - Most concerned about full house rentals.
- The tone of both presentations was to make these more doable.
- The tone of both presentations was to regulate STRs more.
  - We self-regulate – don’t want over-occupancy due to wear, tear, and clean-up.
  - We ask tenants lot of questions.
  - Don’t want trouble with neighbors.
- If you turn everything to “self-regulate” we will have no regulations.
- Daniel Tressler: I run 1 b/b and 4 STRs.

- Should be treated the same as B&B; no difference.
- STR's often empty; less traffic than a long term rental.
- Prefer some regulations, inspections, liability insurance... protocol.
- Economic impact goes well beyond taxes.
  - Put money; improve buildings.
  - Sales tax from restaurant visits and etc.
  - Home owner's association rules should be addressed like at Deerlake.
- New operators - Very positive experience, no problems.
  - Neighbors don't know the difference between personal or paying guests.
  - I am a responsible person.
  - I get to rate my guests.
- City position that STR is **NOT** a B&B
- Live in HOA with a STR.
  - Any regulations on whole house rentals?
  - DC: Asheville & Lake Lure.
  - Concerns about property values going down.
- Have nothing against STR, but feel strong that there should be regulations in commercial areas.
  - Suspect that many are not paying taxes.
- We use ABB/VBRO Because of financial data security.
  - Neighbors never had issues.
  - Love to know of an issue.
- Smaller number of bad seeds than good actors – one sided discussion.
- Passionate regarding my STR – Pride in her STR.
  - Talked to neighbors first.
  - Ambassador for Brevard.
  - Salvaged dilapidated homes.
- Live near STF, no problems.
  - Signs? Could change neighborhoods to signs.
  - Protect neighborhood visual character.