

MINUTES
SHORT-TERM RENTAL (STR) TASK FORCE
SPECIAL CALLED MEETING
Thursday, February 2, 2023- 11:00 AM
City Council Chambers

Members Present: Geraldine Dinkins, Council Member, Co-Chair
Aaron Baker, Council Member, Co-Chair
Isaac Allen
Dee Dee Perkins
Tripp Presnell (via Zoom)
Hannah Bowers
Madeline Offen
Nory LeBurn
Jeremy Owen
Aaron Bland, Assistant Planning Director

Absent: Mack McKeller, City Attorney, Ex Officio Member

Staff Present: Janice Pinson, Clerk

Others: Annelise Hagedorn, Sunnyside Consulting
Monica Driscoll

I. Welcome, Call to Order and Introduction

Co-Chair Aaron Baker welcomed everyone and called the meeting to order at 11:03 AM.

II. Certification of Quorum

Quorum was certified by Co-Chair Aaron Baker.

III. Approval of Agenda

Motion to approve agenda Geraldine Dinkins, second by Madeline Offen, unanimously carried.

IV. Approval of Minutes-

Motion to approve the December 15, 2022, minutes by Dee Dee Perkins, second by Hannah Bowers, unanimously carried.

V. Public Comment – None.

VI. Discussion

Annelise Hagedorn, Sunnyside Consulting presented the survey results. A copy of the survey and Ms. Hagedorn's power point presentation are attached hereto and labeled Exhibit "A".

It was decided that Aaron Bland would post the survey results on the City's website.

Upon request, Annelise Hagedorn agreed to deliver a copy of her presentation to Aaron Bland.

Aaron Baker complimented Ms. Hagedorn on how well done and professional the survey was and how it did not veer into opinion.

A published article was discussed but no decision was made on the matter.

It was noted that Mack McKeller will need to approve anything that is portrayed to the public.

Aaron Baker stated that he felt it was time to move on to policy directions.

VII. Next Steps – Policy Direction

Aaron Baker explained that he had asked Mack McKeller and Aaron Bland to provide directions that are available to the committee. Further stating that the committee have done data collections, surveys and now it is time to get serious about what recommendations and conclusions the committee will send on the City Council.

Aaron Bland explained that there are limitations, we can put short-term rentals in the UDO use matrix but have to be very careful about getting specific. We can require a permit process but not a registry. He said that we can regulate zoning land use and that there are a lot of options out there, but that NC law does not allow us to regulate them and that Mack McKeller wants to stay away from any type of registration. He explained that we need to establish what our goals are for short term rentals and then establish policy objectives based on those goals.

When discussion of amortization or grandfathering began, A. Bland explained that a sign amortization schedule was developed a few years ago for signs that were out of compliance but in the end it did not work because Council did not want to pursue, so putting something like this in place could potentially not work.

The following is a list of discussion points made by individual members:

Decide what short term rental types we want to place policy on and which we do not, based on impact on housing. Ex: renting a room in your existing residence. Figure out the boxes.

Does the School of Government have any information we can rely on, any examples we can look at as to what is working and what is not.

Other communities are working on this, it is happening in a lot of places. What are other communities doing.

We are unique and we need to blaze a new trail. We look at ourselves as “small fish” but we are not. What we do will have a big impact.

We are the highest median priced real estate in the area.

What do we want Brevard to be as a community...well rounded people who live and work here or just tourist rental properties.

It is not the housing we have; it is how they are being used.

Available properties vs. affordability.

STR policies will not make enough impact, it is a step but nowhere near enough to address affordability. The County will have to be on board to make a dent in the affordable housing issue.

The problem is so big and overwhelming that people are stuck on how to handle.

Brevard is limited on available land for development of affordable housing.

Basic supply and demand, if you build 1000 units they would sell fast, and you would still have the same problem. You cannot control who buys the units and their uses.

There is a need for dense family housing units.

Maybe look at a map and play with it, zoning districts, creation of overlay resort district. Update on what other jurisdictions have done and their current policies. Not sure if there are any cases that can be relied on.

We need to set a tone with policy that we are not the town to do this in, that we do not have a short term rental shortage.

We need to determine how we will handle enforcement.

Committee would like for Mack McKeller and Aaron Bland to identify 2 or 3 things that could be done through policy and then Mr. McKeller research the options for each item.

Ms. Hagedorn suggested that at the next meeting there be a whiteboard and that someone be the facilitator.

IX. Set Date for Next Meeting, February 16, 2023.

The next meeting of the Short-Term Rental Task Force is scheduled for February 16, 2023, at 11:00 AM in City Council Chambers.

X. Adjourn

There being no further business, a motion was made to adjourn by Geraldine Dinkins, seconded by Hannah Bowers. The motion carried unanimously, and the meeting was adjourned at 12:35 PM.

Aaron Baker, Co-Chair

Geraldine Dinkins, Co-Chair