

Date	UDO Section	Public Comment
12/10/2021	15.1 General Use Regulations	Regarding the Article on Short Term rentals (e.g. AirBnb, VRBO), there needs to be a little more thought on the 400 feet rule. I don't like it but I understand the rule and why it is written. I have observed the effect of the (similar concept) short term rental overlay district in Charleston, SC, and it has effectively dramatically increased the property values of qualifying homes in the district. Their district was created to encourage development of a run-down area of town, and in my opinion it worked. I own a few properties in Charlotte. What would stop me from rushing to obtain a license to lock in my 400 foot radius without plans to to deploy it into a short term rental anytime soon? I think there needs to be something about "demonstrated intended use".
12/10/2021	15.1 General Use Regulations	Regarding the Article on Short Term rentals (e.g. AirBnb, VRBO), there needs to be a little more thought on the 400 feet rule. I don't like it but I understand the rule and why it is written. I have observed the effect of the (similar concept) short term rental overlay district in Charleston, SC, and it has effectively dramatically increased the property values of qualifying homes in the district. Their district was created to encourage development of a run-down area of town, and in my opinion it worked. I own a few properties in Charlotte. What would stop me from rushing to obtain a license to lock in my 400 foot radius without plans to to deploy it into a short term rental anytime soon? I think there needs to be something about "demonstrated intended use".
12/13/2021	15.1 General Use Regulations	I would like to state my disagreement with the new UDO that are trying to regulate STR market. We as business owners have poured thousands of dollars to our investment and we would like to express that we need fair competition guidelines against hotels because as citizens we also have the right to make money and not only the big hotel chains
12/15/2021	15.1 General Use Regulations	Charlotte is facing a major influx of new residents and home buying is a very time consuming activity that can take a couple of months or many months. While new people transition into or out of Charlotte, they need temporary accommodations to help them during their transition, without having to sign a 6 month, 10 month or 12 month lease. Airbnb helps these people to live comfortably in a furnished place without getting stuck in a lease they will have to break and have to furnish just to stay in it. Please support Charlotte's rapidly growing community by not making this difficult on those coming and going.
12/16/2021	15.1 General Use Regulations	In section AAAA for whole house short term rental, it is necessary to have a local manager closeby, which could be a neighbor or handyman. However, it is completely unnecessary and unrealistic to have a local manager available 24 hours a day. Any true after hours emergency should be handled by a call to 911, and any non-emergency can be addressed at 8am the following morning. Airbnb's are not meant to be hotels that are staffed at all times, and even then, maintenance issues are never taken care of during the night in hotels.

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12/17/2021	15.1 General Use Regulations	<p>“15.3 Prescribed Conditions” proposed STR regulations</p> <p>I agree with many of the regulations proposed with the short term rentals. With the exception of the limitation of STR within 400 feet of each other.</p> <p>It is certain to create hostility and frustration within neighbors as there is no explanation of who is allowed to operate a STR or that selection process. What if I want to offer my home as a STR and so does my neighbor? How is it determined who gets the privilege. This will undoubtedly create unfair, bias, and discriminatory practices.</p> <p>Additionally limiting STR in charlotte would dampen the incredible need that citizens have. Yes we have plenty of visitors from outside the city but we also house traveling nurses and people that don't have the credit or reliable income to commit to a long term lease and STR fits their needs better. Most of my guests/renters are from or moving to charlotte NC</p>

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12/20/2021	15.1 General Use Regulations	<p>Please allow those of us who own Airbnb's or VRBOs responsibly to continue doing so. This is part of our livelihood and the reason we own real estate in Charlotte.</p>
1/12/2022	15.1 General Use Regu	<p>I do not understand the "Minimum 400 feet separation between a STR and any other STR, bed and breakfast, or rooming house" on many levels. How can you police that? who decides which person gets to keep their STR in the 400 feet... the one who has been there longer? Why is this even an issue? Do you not think we have enough regulations on every aspect of our lives? I own my own home and I plan on continued STR of a room in my home. I am not in a neighborhood with restrictions or a HOA. I'm allowed to do it. It supplements my income which is necessary. People park in my yard. I disturb no one. There should not be regulation of any kind. OR then you should have to regulate hotels as well? Or is this for their benefit to begin with? Please consider those of us out here working everyday and doing it honestly... we do not need regulation on this. thank you.</p>

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1/12/2022	15.1 General Use Regulations	<p>In reference to the stricter regulations on Short term rentals, doing so would negatively impact economic growth within Charlotte. My name is Austin Culp and I am Charlotte native and served in the Army from 17-21. I am currently 24. I want to continue to invest in real estate within Charlotte but restricting short term rentals and not allowing another STR within 400 feet would be restrictive and would most likely make me not able to afford living in my house. I only own this house but would love to buy more in the future to support Charlotte but these restrictions, while some might be justified, are going to hurt small business owners like me. I would implore the council to reach out to homeowners who own short term or long term rentals and understand their side of the story of what it's like to be in Charlotte. I am not a fan of taxes but I would much rather pay a yearly fee for my Short term rentals instead of them being restricted in order to bring more income to the city. For my personal reasons, I don't make enough income to live in my home by myself and being able to have short term rentals and roommates allows me to do so and continue living in my home. I would please urge the council to reconsider these restrictions. They are not doing the good they are meant to. This is my home and I want to be able to stay in it. I hope this reaches the right people in order to make a difference.</p>
1/12/2022	15.1 General Use Regulations	<p>Would like to still be able to AirBNB our home.</p>
1/12/2021	15.1 General Use Regulations	<p>Many times these rentals are being used to help people who are been displaced by hurricanes or other issues. I think you're penalizing the community and its goodwill towards others by limiting short term rentals. Additionally I have not heard of any complaints from any neighbors in over seven years. In fact many of them hear about it and ask to use it for family or friends.</p>
1/11/2022	15.1 General Use Regulations	<p>Hello this is in response to the short term dwelling unit regulations. First I just wanted to say that I am totally in favor of instituting some regulations. I have been a successful short term rental host for four years in Charlotte North Carolina. I believe the main issue I have with the new rules is the requirement for each short term rental to be 400 feet away from each other. I completely understand if this is in a residential neighborhood with single-family homes. However I have a condo which I can legally do short term rentals in Plaza Midwood. There are about 30 units in the building. There is another short term rental unit on a different floor so there are 2 of us total. I don't think the entire building is probably 200 feet wide. I think the concern about 400 feet would only apply to a neighborhood with a yard and a driveway. In condo buildings that are owned I do not believe 400 is the appropriate measurement. Perhaps you could say that in a small condo building there's a limit of 2 to 3 short term rentals per building. It doesn't necessarily matter if they're next-door to each other but the whole building should not be made up of these types of rentals.</p>

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1/10/2022	15.1 General Use Regulations	<p>AAAA. Short-Term Whole-Dwelling Rental:</p> <p>I am fine with this entire section except the followint:</p> <p>A short-term whole-dwelling rental shall be separated by a distance of at least 400 feet from any other short-term whole-dwelling rental</p> <p>This unfairly targets and harms property owners in Townhome and Condo communities that wish to rent their property as short-term rentals as large number of units are often connected to each other and packed closely together. in a time where all new construction of these communities prohibit short term rentals, I do not think the city needs to regulate and restrict STR's in HOA communities. If a community does not want STR's, let the HOA put restrictions in place and let the people who actually live in the community vote on it.</p>
1/11/2022	15.1 General Use Regulations	<p>Use Regulations section AAAA Short term rental.</p> <p>What happens to Charlotte's ability to enforce this plan if the state passes HB 829 stripping local authority of the right to regulate this?</p>
1/11/2022	15.1 General Use Regulations	<p>FF. Dwelling- duplex</p> <p>Why the restriction on NB-2 location, when the UDO allows a duplex on all NB-1 lots?</p>
1/11/2022	15.1 General Use Regulations	<p>RR. Gas Stations</p> <p>It is not clear a Gas's Station in any District must ALSO conform to the standards of that district, and items listed in RR in in addition.</p> <p>Add to 1. ..."per the standards of this section, and those of the District."</p> <p>[Alternatively— should a note be added under the entire Section heading that reads: Prescribed Conditions are in addition to those of the underlying District.</p>
1/11/2022	15.1 General Use Regulations	<p>UUU. Restaurant/ Bar</p> <p>The regulations for this activity do not appear to be aligned with the current EDEE standards—which focus groups and stakeholder groups worked to establish?</p>

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12/11/2021	15.1 General Use Regulations; 15.2 Global Use Matrix; 15.3 Prescribed Conditions; 15.4 Use Definitions	I have been a super host, have tons of efforts, frustrations that I have gone through beyond just making a little bit extra cash through the short term. In a way, I am still continuing to do it because I'm able to help more people, contribute, and it's fulfilling. It'd be disappointing to see if short-term rentals are restricted in the charlotte region, and that'd in fact push me to a great financial loss as am completely relying on this income nowadays.
1/10/2022	15.1 General Use Regulations; 15.4 Use Definitions	Adult Use, Can a swingers club be allowed under Adult Use? The club would not have a liquor license and falls under all the other guidelines that says this type of Adult business is allowed
10/27/2021	15.3 Prescribed Conditions	Section KKK, Office Campus. This requirement seems based in a suburban office campus point of view. What is the benefit of requiring that supportive commercial uses be located to minimize outside customers? What if this building is close enough to someone's residence that they could satisfy some of their needs by walking here?
11/2/2021	15.3 Prescribed Conditions	<p>This comment is in reference to Article 15, section 15.3, AAAA, Short-Term Whole-Dwelling Rental:</p> <p>I am a short-term whole-dwelling property owner and manager and would like to express some comments on the proposed UDO. While I completely understand the desire for some regulations, I would like to ask that you reconsider the 400 foot required distance between short-term whole-dwelling rentals, bed & breakfasts, or rooming houses (Article 15.3 Use Regulations, Section AAAA, Numbers 2a and 2b). There is currently another property being used for short-term rental that is within 400 feet of my property. Since the UDO was not in effect when either property was acquired, I would either like to see: a) this provision removed from the UDO; or b) an option to be grandfathered in if properties were purchased before the implementation of the UDO. If not, this will result in one of the properties (either ours or our neighbor's) being unable to be rented as a short-term whole-dwelling rental, and potentially lead to discord between us as property owners if one of us is granted a permit and the other is not. We currently both rent to professionals who take great care of our properties. We have never had complaints from street residents, and we have a great relationship with the adjacent neighbors who reside on the street. Our guests respect all rules and do not have parties or allow additional guests in the residence. We make sure that both the interior and exterior of our property are well-maintained and our guests follow all rules and ordinance. We have provided housing for travelling health care professionals, military service members, corporate business professionals, and even a film producer since we began short term rentals in 2020. The guests we bring in help the neighborhood be safer and a more desirable place to live. Please reconsider this section of the UDO and either remove it, or allow grandfathering. Thank you for your time.</p>

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11/17/2021	15.3 Prescribed Conditions	<p>My comments are intended to apply to Article 15.3 Principal Uses: Prescribed Conditions, Section AAAA (Short-Term Whole Unit Dwellings). As the owner and manager of short-term rentals I understand the community’s desire for regulation, oversight, and accountability with regards to that use. I, along with my neighbors (including my mother and many long-time close friends of the sort that developed after living in a neighborhood for 15+ years), share the same concerns. In my circumstance, all of my neighbors know me personally and can reach me directly - but I know this isn’t usually the case. Personally, I love to host guests in my home and birth city! But I don’t operate a ‘party house’ - the kind of guests I get are: parents visiting children and grandchildren, patients from all over the world in town for a procedure or operation, neighbors’ friends and relatives, people interested in relocating to Charlotte, contractors in town for a job, traveling nurses, people who can’t bear to travel without their pets, and many other types of folks who prefer a homey touch and some space to stretch out over a busy and crowded hotel (especially in the post-COVID era) - So I worry about a few elements of the prescribed conditions, especially if existing permitted uses will have to meet these prescribed conditions to continue operation. First, there are other existing short-term rentals within 400’ of mine, so I ask that the distance requirement be reduced or eliminated - or that existing use is securely grandfathered.</p>
11/17/2021	15.3 Prescribed Conditions	<p>Second, [regarding short term rentals] I am not comfortable with the idea of posting so much personal information “conspicuously” on the exterior of my home. I understand the need for police, fire, or medic to have that information, but surely it could be accomplished simply with a use permit number rather than the extensive list proposed? Most of the other information required should be a matter for the host to provide to the guest and should be ok on the inside of the home only. The other requirements I would be able to meet, though I fear many couldn’t. And I worry about how it will be administered (checked on), and whether only the rule-followers will be held accountable. My final comment is one of direction... over the last 10 years the short-term rental industry has grown immensely. I know I far prefer an Airbnb to a hotel when I travel. By passing such restrictive regulations around the operation of short term rentals the number of units will dwindle over time and fewer hosts will be able to offer this rewarding and highly desired ‘alternative’ travel lodging to visitors to our city. Considering the very large impact these regulations will surely have on the practice, I think a variance process should be included.</p>
12/10/2021	15.3 Prescribed Conditions	<p>Good afternoon. As a STR property owner I have concern with some of the language in this section.</p> <p>Part VII, Article 15 Use Regulations, Section AAAA, Number 2a and 2b - This section appears to disallow short term rental properties to be within 400' of each other. Adding this section would mean that either our property, or our neighbors STR would have to cease being a STR. Since this UDO did not exist when we purchased the property, adding it would obviously have a significant impact on one of the owners. At a minimum, existing STR owners should be excluded from this new proposed requirement. Also, we are concerned with the sign requirement requiring owners to post their name and telephone number. The outdoor sign would let potential criminals know that the property may be vacant (but fully furnished) or occupied by travelers and become a target for crime or robberies.</p>

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12/10/2021	15.3 Prescribed Conditions	In response to "AAAA. Short-Term Whole-Dwelling Rental" - As a short term rental property owner who has built a respectful business, the proposed regulations give me significant concern. This business saved my family when my husband was laid off and continues to take care of us. We respect our neighbors and add value to our community. We follow all federal, state and local ordinances and do not allow parties/events at our rental. The proposed regulation, as written, will severely impact a business I've spent 4 years building. I also feel that posting permits in windows will not be well received from neighbors. We keep our homes well maintained and unsightly signs will detract from the home and the community. Charlotte is an attractive city to visit and we've met some of the most wonderful people. There is great demand for short term vacation rentals in Charlotte. These regulations will make it difficult for the good hosts to continue operations and will not solve some of the problems they are meant to solve. I suggest adding some local hosts to the committee writing these regulations in order to get a clear prospective of the issues involved.
12/14/2021	15.3 Prescribed Conditions	Section 15.3, AAAA Short-term whole dwelling rentals, #2, 400 ft. separation between rentals in Neighborhoods 1 and 2. It appears this separation is intended for rentals in single family homes, but as written, would apply to multifamily, too. Is this the case? And for instances where there are existing rentals within 400 feet of each other, what's the process for determining which property gets a permit? A lottery?
12/15/2021	15.3 Prescribed Conditions	the proposed "Minimum 400 feet separation between a STR and any other STR, bed and breakfast, or rooming house". will cause conflict between neighbors who might be offering airbnb in their houses they occupy themselves. regarding "Requirement for a local manager, having an office or residence located within 30 miles of the subject property, to be available 24 hours per day": why not limit the distance to "within the lot" to avoid houses and apartments being misused as STR and driving prices up for long term rentals (by limiting its availability to STR). there could be an exception for people who want to make their otherwise main-residence available to STR when traveling (up to 60 days?). STR services like airbnb and vrbo are valuable additions for travelers and local residents, but need to be limited heavily.
12/16/2021	15.3 Prescribed Conditions	I am against any regulations on STR, this will cripple any tourist or growth Charlotte has begin to see in the last couple years.
12/16/2021	15.3 Prescribed Conditions	I have a question about single room rental units. It says that any single room residence must be 1/2 mile of any other single room residence. Does this apply to someone doing short term rental in a guest bedroom? If so that will make it quite impossible for airbnb hosts who live near each other in a neighborhood and who offer guest rooms on airbnb.
12/18/2021	15.3 Prescribed Conditions	AAAA.2.A - I recommend we strike this language, as some short-term whole dwelling units supply housing for guests visiting residents of certain neighborhoods for which hotel and/or bed & breakfasts are not available. At a minimum, current short term whole-dwelling units should be grandfathered in as they were arranged before this ordinance would take effect, and may not currently be within 400 feet of another short-term dwelling unit (such as garage apartments in which the owner lives on-site).

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12/18/2021	15.3 Prescribed Conditions	<p>AAAA.5 - I recommend that the parking space requirement apply only to short-term dwelling units with at least 2 bedrooms and those for which street-parking is limited, such as in a central/downtown business corridor. For one-bedroom short-term dwelling units, no additional parking spaces would need to be provided by the owner. This will allow the owners to provide a service to the community in the form of housing where otherwise it would not be available in a neighborhood. This service benefits the residents of a neighborhood who may have guests coming to Charlotte but do not have capacity to house them at their own residence. This promotes more tourism to Charlotte, with the additional revenues for other businesses as well, such as restaurants and shops. Without financially feasible short-term rentals in neighborhoods, the visitors to our city will likely decrease and/or choose to stay in hotels, further driving up costs to visit Charlotte.</p> <p>We want Charlotte to continue to attract residents and visitors - too many restrictions on short-term rentals will limit current owners and adversely impact the neighbors whose guests they are intended to serve. Let's remain a city that is vibrant and open to providing affordable short-term rental opportunities to visitors and guests of our residents.</p>
12/19/2021	15.3 Prescribed Conditions	<p>RE: section 15.3 Prescribed Conditions, I understand the concerns related to noise, parking and general concern of an Airbnb on property values. I believe the majority of the owners who self manage do NOT want a party in their property - we are in it for the growth not to lose money!!! If there needs to be further management from a government body, I believe the pressure needs to be on those locations where a 3rd party service doesn't actually manage the property except thru an AI and NOT penalize the owner/manager hosts. I imagine there are some owner/hosts that might violate this and NOT care about the property so a fine should be allowed. Being a host myself, this is a profitable business model that works and should not be penalized or restrictive when I personally do a good job of providing a positive experience for my guests and no parties.</p>
10/20/2021	15.3 Prescribed Conditions	<p>Where are the prescribed conditions listed for 'reuse' in the UDO?</p>
12/10/2021	15.3 Prescribed Conditions	<p>Regarding the regulations on short term whole dwelling units, there should be a way for existing rentals to be exempt from the 400 feet distancing requirement. This is necessary in situations where two or more existing short term dwellings are within 400 feet of each other. These need to be grandfathered in somehow and allow for the 400 foot distance requirement to be implemented for new short term dwellings going forward.</p>

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12/10/2021	15.3 Prescribed Conditions	I understand this UDO has severe restrictions on short term rentals. While I'm sure there are valid concerns about "party houses" leading to noise complaints, the scope of these restrictions throws the baby out with the bath water and seems more like a way to aid hotel chains and STR management companies than a genuine effort to cut down on noise in Charlotte neighborhoods. Wouldn't a ban on parties and wedding receptions, etc, combined with some sort of three strikes policy be sufficient to accomplish the stated goals? Requiring a 24 hour manager makes it functionally impossible to self-manage, robbing people with other full time jobs of an important revenue stream (and lining the pockets of professional management companies who typically take 25% off the top). Limiting STRs to one every XX of square feet serves no purpose - if the property is not throwing parties, and it's not creating excess noise, who is harmed by having too many properties in the area? No one. But by restricting these properties you hurt regular folks looking for a little extra income, not to mention potential visitors to the city, who will have fewer and more expensive options to choose from, and all the local businesses who benefit from those visitors to the city.
12/16/2021	15.3 Prescribed Conditions	I'm a homeowner in the Wilmore neighborhood. The Airbnb's are out of control. I have three currently adjoining my property. Airbnb corporate owners are gobbling up what little affordable housing stock we have left and monetizing it through rentals. It is a business operating in a residential neighborhood to the detriment of our community. One owner even added an ADU so that he could rent both the house and the ADU. There has been a lot of suspicious activity at the ADU and a drug raid happened there earlier this week. This isn't an issue in just my section of Wilmore it is throughout the neighborhood. I ask that the UDO does not grandfather in existing Airbnb's . The UDO should apply the 400 feet distance to ALL Airbnb's and correct the harm that Airbnb's have already done to the city.
12/10/2021	15.3 Prescribed Conditions	The short term rental requirements would drastically decrease the number of STRs in parts of the city. I live in a part with a high number of STRs and truly enjoy them; they are affordable places for people to stay nearby when visiting. Hotel prices are excessive during events; banning STR inventory will make this worse. It is inequitable and would price people out of coming to Charlotte for events. Why is the City looking to lower the number of STRs? They are not a nuisances. Does they City make more tax revenue of Hotel stays and property taxes?
12/10/2021	15.3 Prescribed Conditions	I'm a short term rental owner. I currently meet all requirements of proposed UDO. There is a home which is just over 400 feet away. I know there is a 400 feet requirement for short term rentals. Is there any discussion of grandfathering owners when UDO begins or will it be a race to file the permit? Thanks
12/16/2021	15.3 Prescribed Conditions	STR- these new regulations are not cost effective for the owners, with some renting out rooms/homes to help with bills

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12/22/2021	15.3 Prescribed Conditions	<p>My question is in relation to my specific situation. I want to have a short term rental above the garage of a detached ADU. This is an undefined scenario in the code but yet a very common situation in urban residential neighborhoods.</p> <p>The section on bed and breakfasts does not apply nor does the section on on whole dwelling short term rentals. What is the plan to handle short term rentals in this capacity?; My question is in relation to my specific situation. I want to have a short term rental above the garage of a detached ADU. This is an undefined scenario in the code but yet a very common situation in urban residential neighborhoods.</p> <p>The section on bed and breakfasts does not apply nor does the section on on whole dwelling short term rentals. What is the plan to handle short term rentals in this capacity?</p>
12/24/2021	15.3 Prescribed Conditions	<p>Hello. This pertains to Short term whole dwelling rental-15-28. I own a few short term rentals through Airbnb. The properties are well maintained and confirm with strict Airbnb guidelines concerning gatherings. Short term rentals have become the main stream of income for me. The main disagreement of the proposed rules is the 400 feet apart rule. I have adjoining and homes that are close to one another. This provision will severely limit the use of the properties. Short term rentals have been a good income avenue for me. I have good standing and communication with my neighbors. Please consider the ramifications of the short term rental owners that will be affected.</p> <p>Thank you</p> <p>Bill Stamos 704 806-9704</p>
1/4/2022	15.3 Prescribed Conditions	<p>AAAA.2.a and AAAA.2.b</p> <p>The separation of one Short-Term Whole-Dwelling Rental from another rental by 400ft essentially eliminates entire urban neighborhoods from being able to rent. This seems like an unfair restriction to those who are in need of supplementing their income, especially in these times. It is prejudiced toward those who are unable to take advantage of this income resource just because someone else down the street beat them to it. This has kept many families from losing their home in these hard times by supplementing their income. Please remember these are individuals and not businesses.</p>
12/11/2021	15.3 Prescribed Conditions	<p>As someone who lives in a townhome, very close to a neighbor who uses her townhome as an Airbnb, thank you for this 400 foot rule!</p>

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1/13/2022	15.3 Prescribed Conditions	<p>With reference to subsection - "AAAA. Short-Term Whole-Dwelling Rental" in 15.3 Prescribed Conditions section, I would like to comment about the two statements below-</p> <p>" 2. In the Neighborhood 1 and Neighborhood 2 Zoning Districts: a. A short-term whole-dwelling rental shall be separated by a distance of at least 400 feet from any other short-term whole-dwelling rental. b. A short-term whole-dwelling rental shall be separated by a distance of at least 400 feet from any bed and breakfast or rooming house." The above two rules would create an unfair advantage among people of Charlotte. Consider a scenario where two neighboring property owners, where the properties are not 400 feet apart, want to get permits for short term rentals. How would such a scenario be handled if the permits were applied simultaneously? What if one of the neighbors had his/her permit already and the other neighbor would want to apply for one too? Would it not create an unfair advantage in favor of the first one who applied for the permit? As there is no mention of the permit term limit, the first one to apply will always remain first and thus can have a huge advantage on the short term rental business? Consider another scenario where there is a vacant lot beside a house which has the short-term rental permit. If the vacant lot property owner wants to build a house for short term rental, can he still do that? The above two limitations can cause various problems and unfairness issues among property owners or small business owners in the City.</p>
1/12/2022	15.3 Prescribed Conditions	<p>My name is Wynn and I'm a business owner managing Airbnb's for others as well as renting private apartments and homes (with the approval and authorized permission of the property owner) to sublease for short term stays via a commercial lease. My concern is the minimum 400 feet separation between any other STR. I manage 4 apartment units that gives me a full time income through Airbnb all within the same area. I am aware there others doing the same business in the same area as mine and are doing just as well because of the demand. Keep in mind, this isn't to compete with one another but to offer more choices for the modern traveler especially if there's a huge demand in the area. I believe if the city puts restrictions on the locations of our Airbnbs because of this 400 ft rule, it will only lessen the number of options that a traveler can choose from especially during peak season. I believe this interferes with our free enterprise which will allow business owners and entrepreneurs to choose the best location for their short term stays regardless of the 400ft rule. And this will affect reduce the choices that a consumer traveler can choose from. Thank you.</p>
1/12/2022	15.3 Prescribed Conditions	<p>Short-Term Whole-Dwelling Rental; Short-Term Whole-Dwelling Rental:</p> <p>Please reduce 400feet limit to 200 feet to allow airbnb properties to co-exist without too much conflict. Thank you</p>
1/11/2022	15.3 Prescribed Conditions	<p>Yes, I would like to say that I was disappointed to find out Charlotte wants to regulate STRs. Are there really any serious issues for the size of the market here in Charlotte? Airbnb has a community center/phone for neighbors and hosts to call in anything unusual and disruptive. Our field manager has all the host names with their address of the place, so I ponder why the city of Charlotte is going to require each of us to get a license? I have no other reason to believe that this is a dollar grab. Many STRs bring in tourism and I know 3-4 years ago hotels were booked for basketball tournament and STRs saved the day. STRs give back to the community and help small business, I know I do. And why the 400 feet regulation? Regulations are going to hurt folks who need an income and disappointed that Charlotte council would even consider hurting the community. Let us find ways to work together instead of regulating and finding ways to make it tough to earn a living. I seek to understand. Thank you for listening.</p>

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1/11/2022	15.3 Prescribed Conditions	<p>Charlotte is facing a major influx of new residents and home buying is a very time consuming activity that can take a couple of months or many months. While new people transition into or out of Charlotte, they need temporary accommodations to help them during their transition, without having to sign a 6 month, 10 month or 12 month lease. Airbnb helps these people to live comfortably in a furnished place without getting stuck in a lease they will have to break and have to furnish just to stay in it. Please support Charlotte's rapidly growing community by not making this difficult on those coming and going.; These new proposed regulations could mean a much more difficult time for incoming new residents to afford temporary living while looking at home buying or even apartment rentals. When you enforce regulations like this, you force people to pay for higher cost hotels (maybe that's who is behind this) or to be stuck in a long term lease when they aren't even sure where they want to live yet and need a little while to learn the area. Charlotte is facing unprecedented growth, are we really trying to make it even more difficult for these new neighbors to land softly as they try to navigate this extremely difficult housing market? Some people even use short term stays as a way of affording the increasingly expensive Charlotte living on a fixed income. Do you really want to hurt the good people of this city and new ones coming by making Charlotte even more restrictive to find a place to call home, even if temporarily?</p>
1/9/2022	15.3 Prescribed Conditions	<p>I am a short term rental property owner and manager and would like to express some comments on the proposed UDO. While I completely understand the desire for some regulations, I would like to ask that you reconsider the 400 foot required distance between short-term whole-dwelling rentals, bed & breakfasts, or rooming houses. There is currently another property being used for short-term rental that is within 400 feet of my property. Since the UDO was not in effect when either property was acquired, I would either like to see: a) this provision removed from the UDO; or b) an option to be grandfathered in if properties were purchased before the implementation of the UDO. If not, this will result in one of the properties (either ours or our neighbor's) being unable to be rented as a short-term rental, and potentially lead to discord between us as property owners if one of us is granted a permit and the other is not. I would also like to see the requirement for some of the information on the outdoor sign (specifically the name and telephone number of the local manager, and the maximum number of overnight occupants permitted) be eliminated. I'm worried that this information on an outdoor sign would indicate to potential criminals that a property may be vacant (but fully furnished), or occupied by travelers, and may become a target for crime or robberies. I would prefer to see a provision requiring that the contact information of the local manager be shared directly with immediate neighbors of the property as that is something that we already do as responsible short term rental hosts. The level of insurance requirements are also concerning and I would like to see those removed as I believe property owners should be able to determine their own level of liability.</p>
1/10/2022	15.3 Principle Uses: Pre	<p>Article 38.7 for permits. We recently purchased a townhome with the opportunity to rent out a room. This makes affordable for hoa and other fees. I saw a 400 ft space for airbnb rentals. So if my neighbor rents for airbnb does this mean I would not have option to rent since they are next door? Airbnb has given Charlotte the opportunity to host major events due to lack of hotel space and giving tourists additional options. This will have a significant impact not only on people trying to offset bills and make additional income but could put more people out of their homes. Before imposing more restrictions and fees, I would hope the council would work on housing for the Charlotteans who have been here their whole lives and been displaced from rising taxes and rezoning to get developers and non-residents rich while people who service and live here struggle.</p>

Date	UDO Section	Public Comment
1/10/2022	15.3 Principle Uses: Pre	<p>Hello - just wanted to provide some thoughts / input on the proposed short-term whole-dwelling rule modifications. My wife and I own a short-term rental unit and have taken significant steps to vet our tenants and ensure that neighbors are not negatively affected. While I realize that there have been some bad actors and people negatively affected by the current system, it seems to me like the proposed modifications are overly punitive to responsible parties. A few thoughts below:</p> <ol style="list-style-type: none"> 1) For short-term rentals allowed in units already governed by an HOA, it seems like there are already mechanisms in place to prevent irresponsible owners from operating - I would argue that punishing responsible owners (especially those subject to existing HOAs) doesn't feel like the right path forward 2) Charlotte is a rapidly growing city and one of the most common requests we receive is from people who "want to see what Charlotte is like" before moving, and I'd argue that short-term rentals provide a perfect opportunity for them to do so. Anecdotally, we've had folks that have rented for a short period of time to scope out the city and then, after a great experience, later rent for a slightly longer period of time after they've decided to move and are looking for a permanent residence. Often, hotels are not located in areas of the city in which folks are looking to establish permanent residences, meaning that people looking for this experience are not well-served with other options to get a great "feel" for the city. 3) I'd envision that enforcement for these regulations would present the city with significant administrative difficulty. To be brief, good actors (who were likely not contributing to the concerns behind these regulations in the first place) will likely comply while bad actors likely will not, meaning that the underlying problems manifesting themselves in these regulations may not be addressed. <p>While I can certainly appreciate that some have been negatively affected by problems from irresponsible short-term rental owners, I don't believe the proposed regulations are the best way to address them. The debate is certainly nuanced, and I'd be happy to have a discussion with a representative of the UDO to provide additional input / feedback. I moved to Charlotte in 2014 (more or less sight unseen) and have loved living in and watching the city continue to grow, and I want to see that growth continue and the area to prosper.</p> <p>Best,</p> <p>Joe</p>
1/11/2022	15.4 Temporary Uses	<p>15.4- Temporary Uses</p> <p>B. Mobile Food Vendor</p> <p>The regulations for this activity do not appear to be aligned with the current EDEE standards—which focus groups and stakeholder groups worked to establish?</p>

Date	UDO Section	Public Comment
10/27/2021	15.4 Use Definitions	Section 15.4, F: I note that the City has decided not to create a Temporary Indoor Event permit, which other NC jurisdictions address via zoning permit.
10/27/2021	15.4 Use Definitions	Section 15.4 F(5) - define more clearly: is an event that occurs on three subsequent weekends and is not taken down in between (a) one 22 day event or (b) three two day events? If you intend the former, you are prohibiting numerous events during the course of the year that occur in series.
11/26/2021	15.4 Use Definitions	PLEASE fix the column headings. These charts are useless if the column headings are not on the top of every page; campgrounds should not require a Conditional rezoning
11/26/2021	15.4 Use Definitions	Farms need to be allowed in EVERY zoning category to comply with state law
11/26/2021	15.4 Use Definitions	pg 15-16 What is the rationale for mandating 400' separation for in home child care?
11/26/2021	15.4 Use Definitions	page 15-18 In order to increase density & encourage infill why are you limiting duplexes in the N2-B zoning?
11/26/2021	15.4 Use Definitions	page 15-18 Quadraplexes can also be townhomes of 4 units. more definition is needed to figure out why the limitations for these housing types only on the Busier Arterial. And Under what statutory authority do you have the right to mandate the sales prices of a dwelling unit (TH)?
11/26/2021	15.4 Use Definitions	page 15-19 Farms has no definition. § 160D-903 exempts bonefide farms from all zoning. Need to vet these limitations - across all zoning categories- with the law.
11/26/2021	15.4 Use Definitions	Where are jails/ prisons allowed?
11/26/2021	15.4 Use Definitions	page 15-23 UDO consistently uses Micro-production but never mentions the use of 'production of alcohol.' why the distinction?
11/26/2021	15.4 Use Definitions	pg 15-28 , 29, 30 Whole House rentals. several provisions violate Session Law 2019-73. Requiring the excess parking takes out more trees & can't be in the setback. Outdoor signage is a privacy violation. Prohibiting variances from the UDO is capricious. section 7 (violations of code) does not comply with state law. Requiring General Liability insurance is a personal matter not required of any other use in the City. Record keeping has no nexus for the rule.
11/26/2021	15.4 Use Definitions	SRO's should be encouraged more than these Prescribed Conditions would indicate.
11/26/2021	15.4 Use Definitions	where are stadiums & Arenas allowed?
11/26/2021	15.4 Use Definitions	vehicle dealerships and rentals should not be limited to 2 acres

Date	UDO Section	Public Comment
11/26/2021	15.4 Use Definitions	pg 15-35 Temporary contract office/ yards should not need a zoning use permit. no reason to limit to 1 bldg - especially if it's a very large construction site (B of A stadium as an example). sometimes Barbed wire is needed to control theft. remove that prohibition
11/26/2021	15.4 Use Definitions	page 15-36 & 37 ADU- #6c makes no sense. not clear if you can or can not be in the rear setback. it says it both ways
11/26/2021	15.4 Use Definitions	pg 15-37 Home occupation. #8 needs to be deleted. what is the difference in an employee coming to get a paycheck at the Home occupation of the owner going tho their home to drop of the paycheck. (or pick up or drop off supplies, etc)
11/26/2021	15.4 Use Definitions	#11, 12 &13 need to be deleted. vehicle rules are elsewhere & requiring appointments & # of appointments is excessive & unenforceable. #14 would encompass anyone who sells stuff off Facebook marketplace, for example. This needs to be deleted. # 15 is undefined and needs to be deleted as overly broad;
11/26/2021	15.4 Use Definitions	All definitions need to be in the Definitions Article. this is unnecessarily cumbersome to hide definitions in some Articles , but not is all Articles
11/26/2021	15.4 Use Definitions	the definition & drawing of Multi-Family Dwelling Attached does not match the North Carolina Residential Code for One- and Two-Family Dwellings nor § 160D-702
11/26/2021	15.4 Use Definitions	changes to the restaurant/ bar outdoor seating need to be revisited. We should encourage outdoor seating where appropriate. not make it harder
12/23/2021	15.4 Use Definitions	My comments pertain to section 15.5.G. A question: will "Outdoor Sales & Displays" include local Farmers Markets - such as the current Cotswold Farmers Market? I currently do not see in the UDO Draft 1 any mention of Farmers Markets being allowed to operate on the campus of churches/houses of worship. In Draft 2, could this be clarified? Thank you!
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10/27/2021	15.5 Accessory Uses: Prescribed Conditions	15.5 isn't a choice above --- but: 15.5(h)(1): Why can outdoor seating not be located in an amenity zone? Isn't outdoor seating an amenity?
1/11/2022	15.5 Accessory Uses: Prescribed Conditions	15.5 Accessory Uses C. Dwelling- ACU Is this defined clearly enough to be different than a duplex, and why the distinction?

Date	UDO Section	Public Comment
1/11/2022	15.5 Accessory Uses: Prescribed Conditions	<p>D. Helistop</p> <p>A 100' minimum distance to N-1 Place Type does not seem 'safe' given the backwash and rotor spin of helicopters. 300' seems more appropriate.</p>
1/11/2022	15.5 Accessory Uses: Prescribed Conditions	<p>E. Home Occupation</p> <p>Given the number of people now working from home, and likely changes in the future of 'home work' are these guidelines clear as to where working from home becomes 'Home Occupation'?</p>