

**Unapproved Minutes of the May 6, 2020
Planning Commission Regular Meeting**

SUP-20-0005. 230 Peach St. Tourist Home

Mr. Tom Leininger, Planner stated that Mr. Gary Campbell has applied for a Special Use Permit (SUP) to allow for the short-term rental of an entire 4-bedroom home located at 230 Peach Street. Mr. Leininger stated that this use is considered a Tourist Home because the owner will live off-site during the time of rentals. Mr. Leininger stated that the property is zoned A-1, General Agriculture, is designated Economic Opportunity in the Comprehensive Plan, and is located outside the PSA.

Mr. Leininger stated that if the SUP is granted, it would allow short-term rentals of 3 of the 4 bedrooms throughout the year. Mr. Leininger further stated that the applicant can receive approval to rent the fourth bedroom once approval is granted by the Virginia Department of Health (VDH). Mr. Leininger stated that the home is currently occupied by the applicant and would be rented out the home when the applicant is not in residence. Mr. Leininger stated that no changes to the footprint of the home are proposed.

Mr. Leininger stated that staff considered the home's location, parking provisions, and appearance to be favorable factors in the evaluation of this application. Mr. Leininger further stated that staff is recommending conditions intended to mitigate the impacts of the use and preserve the residential character of the home. Mr. Leininger stated that any future expansions of the use would require an SUP amendment.

Mr. Leininger stated that staff finds the proposal to be compatible with the Comprehensive Plan, Zoning Ordinance, and surrounding development, and recommends that the Planning Commission recommend approval of this application subject to the proposed conditions.

Ms. Leverenz inquired about a discrepancy in the number of bedrooms to be rented.

Mr. Leininger stated that the proposal is to rent three bedrooms with the possibility of renting a fourth bedroom if approved by the state.

Mr. Krapf called for disclosures from the Commission.

There were no disclosures.

Mr. Krapf opened the Public Hearing.

Mr. Krapf inquired if any public comments or speaker cards were submitted for this application.

Mr. Holt stated that no speaker cards or public comments had been submitted.

As no one wished to speak, Mr. Krapf closed the Public Hearing.

Mr. Krapf opened the floor for discussion by the Commission.

Ms. Null inquired about management of the property when the owner was away.

Mr. Gary Campbell, 230 Peach Street, Applicant, clarified that the house has only three bedrooms currently and that the possible fourth bedroom is unfinished, but may be considered for use at a future time. Mr. Campbell further stated that the property is owned by his parents. Mr. Campbell stated that he and his wife would be managing the property.

Mr. Rob Rose inquired about how the SUP conditions would be enforced if the application is approved.

Mr. Holt stated that some of the items are required prior to a business license being issued, and others are enforced on a complaint based system. Mr. Holt further stated that at current staffing levels, it is not feasible to do regular follow up; however, complaints are investigated and the SUP conditions can be enforced.

Mr. Tim O'Connor stated that he remains steadfast in the opinion that short-term rentals are not in keeping with the goals of the Comprehensive Plan. Mr. O'Connor further stated that the property is adjacent to the railroad tracks and is located on an unimproved road which does not represent the County well for visitors to the area. Mr. O'Connor stated that he cannot continue to support these types of applications.

Mr. Haldeman made a motion to recommend approval of the application with the conditions recommended in the staff report.

On a roll call vote the Commission voted to recommend approval of SUP-20-0005. 230 Peach St. Tourist Home. (4-3)