

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

SUP-20-0007. 805 Arlington Island Road Tourist Home

Mr. Tom Leininger, Planner, stated that Mr. Michael Hipple 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 offsite during the time of rentals. Mr. Leininger stated that the property is zoned A-1, General Agriculture, is designated Rural Lands in the Comprehensive Plan, and is located outside the PSA.

Mr. Leininger stated that if this SUP is granted, it will allow short-term rentals of 2 of the 3 bedrooms throughout the year. Mr. Leininger further stated that the applicant can receive approval of the third bedroom once approval from the Virginia Department of Health for the 3rd bedroom is submitted. 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 to the Board of Supervisors subject to the proposed conditions.

Ms. Leverenz inquired who would be responsible for maintaining the property.

Mr. Leininger stated that the applicant would be responsible for the property and resides on the parcel just to the east of the subject property.

Mr. Krapf called for disclosures from the Commission.

There were no disclosures.

Mr. Krapf opened the Public Hearing.

Mr. Michael Hipple, 821 Arlington Island Road, stated that he lives adjacent to the subject property and would be overseeing the rentals. Mr. Hipple stated that the home was purchased with the understanding that it is a three bedroom dwelling; however, the Virginia Department of Health (VDH) has it designated as only two bedrooms. Mr. Hipple stated that he has initiated a review of the septic system and once it is confirmed to be satisfactory, the necessary information will be submitted to VDH for their guidance and action.

Mr. Hipple stated that the property is in a wooded setting and there is a substantial buffer between the subject property and the adjacent properties

Mr. Hipple stated that his purpose in making the property available to rent is to provide tourists with an opportunity to experience and enjoy the rural character of the County with the natural setting and abundant wild life.

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.

Mr. Polster noted that short-term rentals have been the subject of many discussions over the last two years. Mr. Polster noted that the difficulty with these applications is not having sufficient criteria to guide consideration of the applications. Mr. Polster further stated that he hopes the criteria that is ultimately developed for evaluating short-term rentals will take into account the nature of the area and the opportunity for visitors to experience something different.

Ms. Leverenz stated that there have been a number of these applications recently. Ms. Leverenz stated that it is necessary to consider whether approval would set a precedent and how the use of the property would affect the affordable housing stock. Ms. Leverenz further stated that she believes it is time to take an in-depth look at how these applications should be evaluated. Ms. Leverenz further stated that she concurs with the idea of placing a time limit on the SUP so that it could be re-evaluated periodically. Ms. Leverenz stated that she would reluctantly oppose this application.

Mr. Krapf stated that he relies on the Comprehensive Plan and the existing guidelines to evaluate the applications. Mr. Krapf stated that he finds the application to be in keeping with both the Comprehensive Plan and the existing guidelines. Mr. Krapf stated that he does concur with the need to look at regulations for Tourist Homes and Rental of Rooms as part of the 2040 Comprehensive Plan review. Mr. Krapf stated that he will support this application based on the existing criteria.

Mr. Polster 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-20-0007. 805 Arlington Island Road Tourist Home. (4-3)