

**Unapproved Minutes of the February 6, 2019
Planning Commission Regular Meeting**

SUP-18-0032. 3020 Ironbound Road Rental of Rooms

Ms. Haynes stated that Mr. Ryan Newsom has applied for an SUP to allow the short-term rental of up to two bedrooms in an owner-occupied single-family home at 3020 Ironbound Road. Ms. Haynes stated that the property is zoned R-8, Rural Residential, is designated Low Density Residential on the 2035 Comprehensive Plan Land Use Map, and is located inside the PSA.

Ms. Haynes stated that the owner and his family will continue to reside in the home and will be present at the time of rentals. Ms. Haynes stated that short-term rental tenants will use an existing parking area located on the southern end of the property. Ms. Haynes further stated that no changes to the home's footprint are proposed. Ms. Haynes noted that staff considered the home's location, parking provisions, and screening all to be favorable factors in the evaluation of this application.

Ms. Haynes stated that this property is located near two tourist homes that were approved in 2018 by the Board of Supervisors. Ms. Haynes further stated that unlike the "Tourist Home" use, the "Rental of Rooms" limits rentals to a maximum of three bedrooms and requires the homeowner(s) to continue residing at the property during the time of rental.

Ms. Haynes stated that staff is recommending conditions which are intended to mitigate the impacts of the use and preserve the residential character of the home, including limitations on the number of rooms rented and total number of rental occupants per stay.

Ms. Haynes 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.

Mr. Polster inquired about access to the property.

Ms. Haynes stated that the home was originally constructed with two driveways and the driveway on the southern end of the property will be used for the rental tenants.

Mr. Schmidt called for disclosures from the Commission.

There were no disclosures.

Mr. Schmidt opened the Public hearing.

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

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

Mr. Schmidt noted that this was the third similar application from the same area that the Commission had considered recently. Mr. Schmidt further noted that he appreciated the applicants abiding by the Zoning Ordinance by bringing these proposals before the Commission and the Board of Supervisors.

Mr. Krapf stated that this use is less intense than the two that were previously approved by the Board of Supervisors.

Mr. Krapf made a motion to recommend approval of the application.

On a roll call vote, the Commission voted to recommend approval of SUP-18-0032. 3020 Ironbound Road Rental of Rooms (7-0).