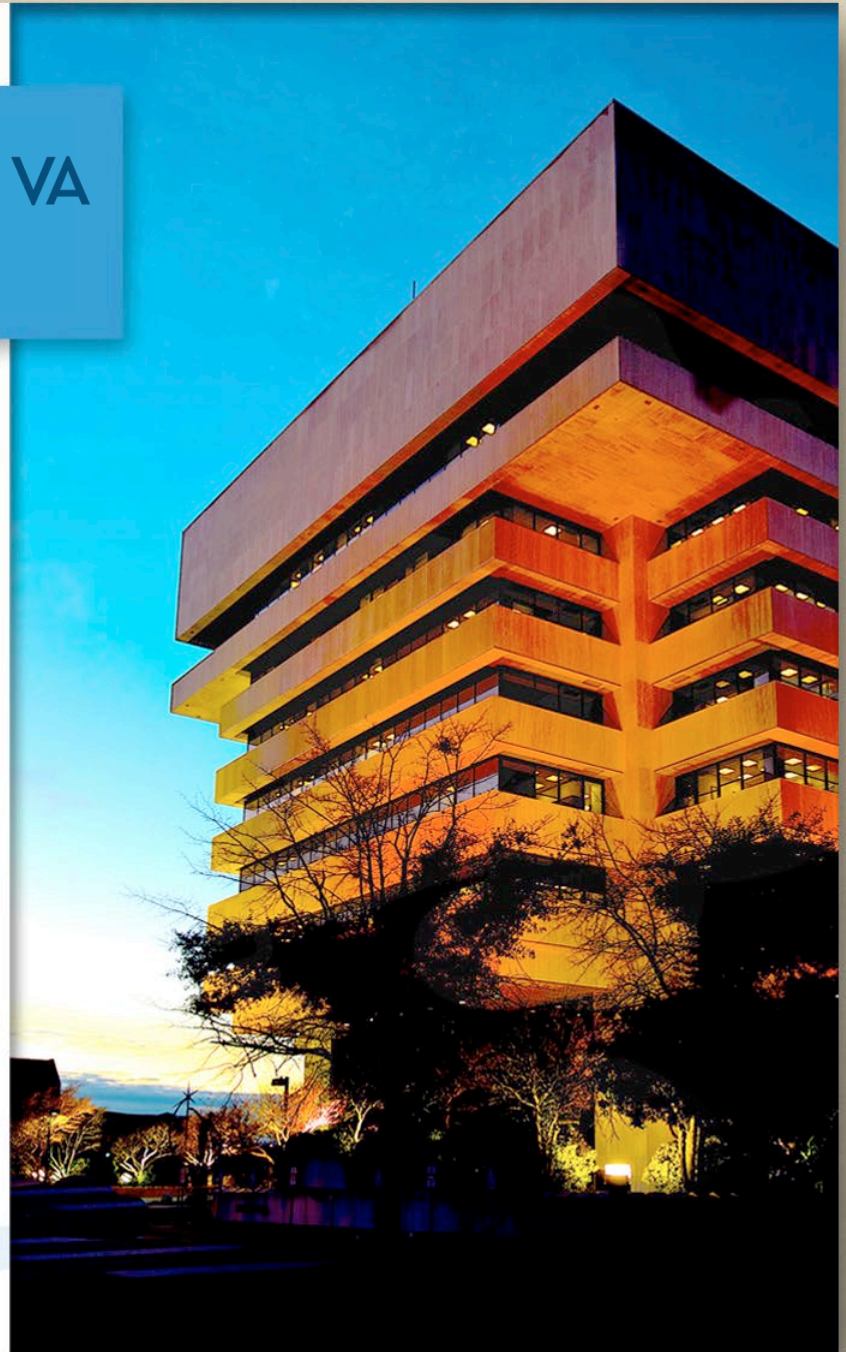**HAMPTON** VA
COMMUNITY DEVELOPMENT

Item No. 23-0223
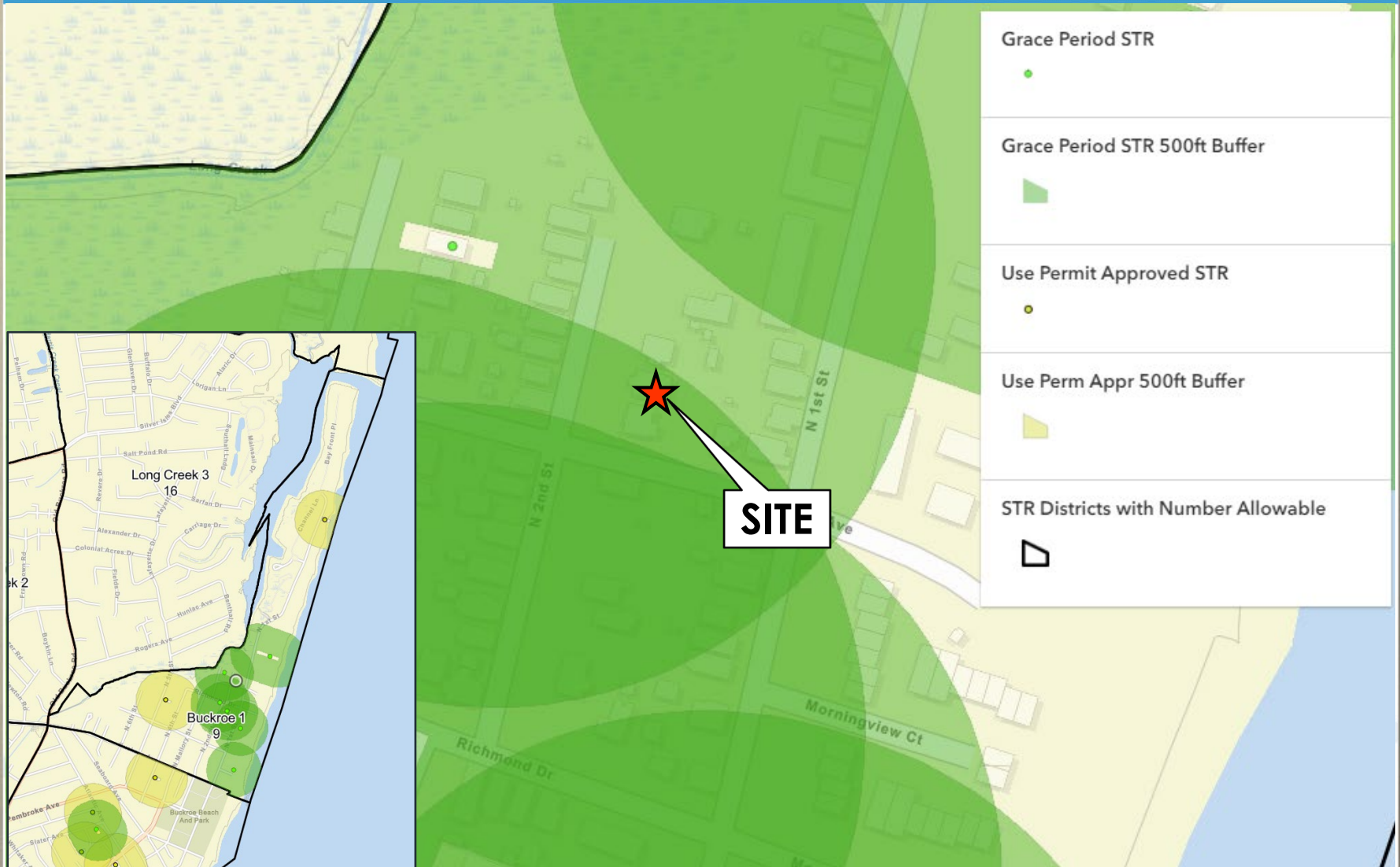
406 N Second St.
Blossom by the Sea, LLC

City Council
June 12, 2024

Location

Location

Proposal

Application

Use permit to allow for a *short-term rental* in the Two Family Residential (R-8) District

Dwelling/Property Details:
- +/- 805 sq. ft. of living area
- 1-bedroom dwelling
- 1 on-site parking space

Mar 15, 2022 11:09:08 AM

Recommended Conditions

- Overnight lodging capacity limited to no more than **four (4)**
- No more than **one (1) bedroom** shall be rented or offered for rent as an overnight sleeping area
- No more than **one (1) common space** shall be offered or advertised as an overnight sleeping area
- All parking within the street frontage yard shall be on an improved surface
- Events not permitted
- The maximum number of people on the property between the hours of 7:00 AM and 10:00 PM shall not exceed **eight (8)**
- Must provide a Responsible Local Person (RLP) to contact and address conditions occurring at STR
- The operator of the short-term rental shall maintain a ledger that be made available upon request

*Additional Recommended Conditions found in PC Package

Analysis

Based on the set of proposed amendments –

- The proposed short-term rental is located in the Buckroe 1 Zone, in which the proposed amendments recommend a maximum of nine (9) STRs. Currently, the Buckroe 1 Zone features eight (8) permitted STRs and the proposed STR does not exceed the maximum number of STRs permitted. However, the proposed STR is within 500 feet of a permitted STR and would therefore not be compliant with the proposed 500-foot buffer requirement.

- **The Use Permit application is eligible to convert to a Zoning Administrator Permit (ZAP) application on the day proposed ordinance amendments go into effect.**

Conclusion

- Applicant opportunity to present
- Public hearing
- Options for Council Action:
  - Staff recommends **deferral** of Item No. 23-0223 to the City Council meeting scheduled after the proposed ordinance amendments take effect
  - Deny
  - Approve with fifteen (15) recommended conditions