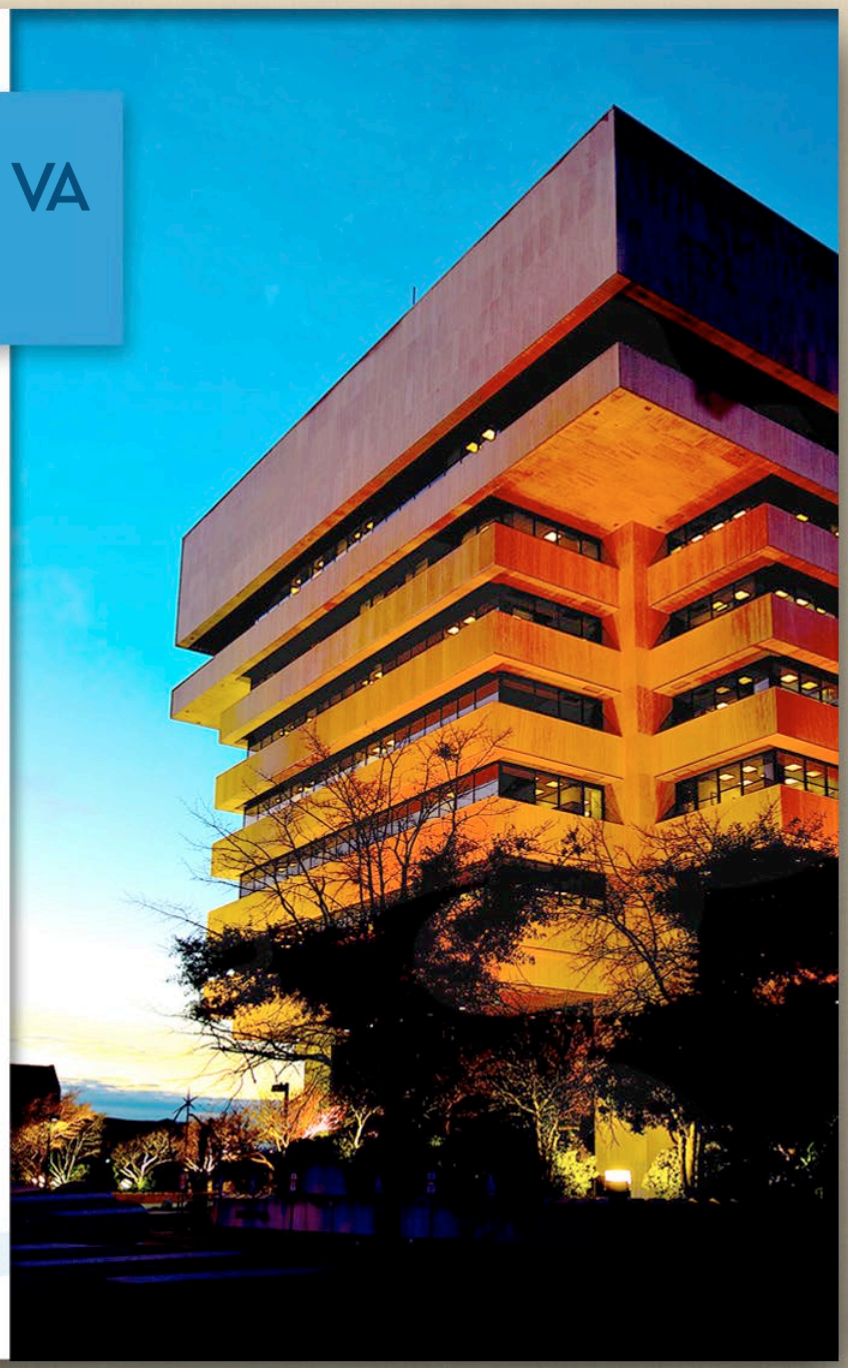
HAMPTON VA
COMMUNITY DEVELOPMENT

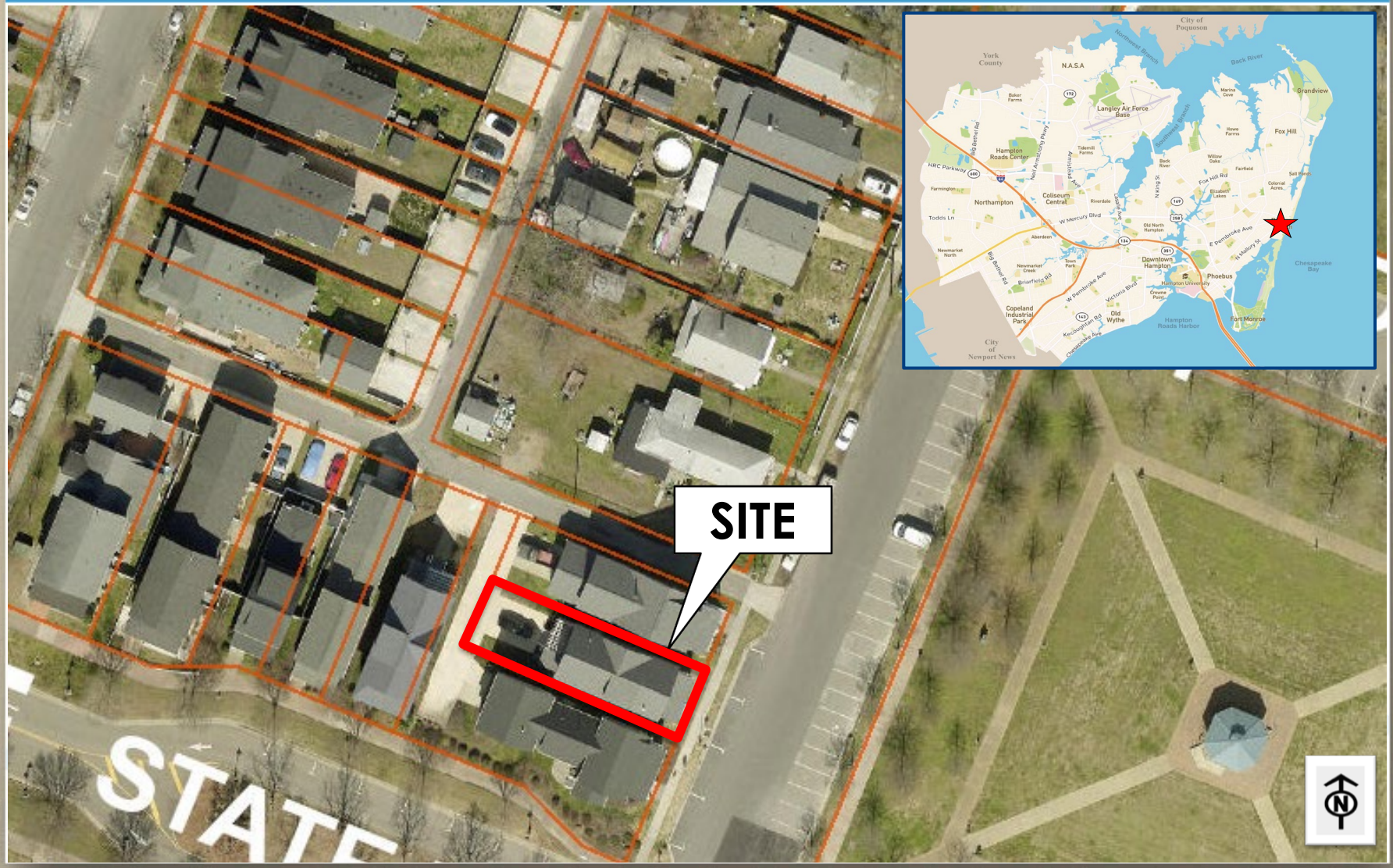
Item No. 23-0221

136 S Second St.
FUM Properties, LLC

City Council
June 12, 2024



Location


SITE
STATE
City of Poquoson
York County
N.A.S.A
Langley Air Force Base
Hampton Roads Center
Northampton
Coliseum Central
Fox Hill
Grandview
Downtown Hampton
Phoebus
Fort Monroe
Hampton Roads Harbor
Old Wythe
Copeland Industrial Park
City of Newport News
Chesapeake Bay
N

Location

Grace Period STR
Grace Period STR 500ft Buffer
Use Permit Approved STR
Use Perm Appr 500ft Buffer
STR Districts with Number Allowable
SITE
Buckroe 2
Pembroke Ave
S 5th St
S 4th St
N Mallory St
Seaboard Ave
S 2nd St
Boardwalk Way
Coaster Way
S 1st St
Point Comfort Ave

Proposal

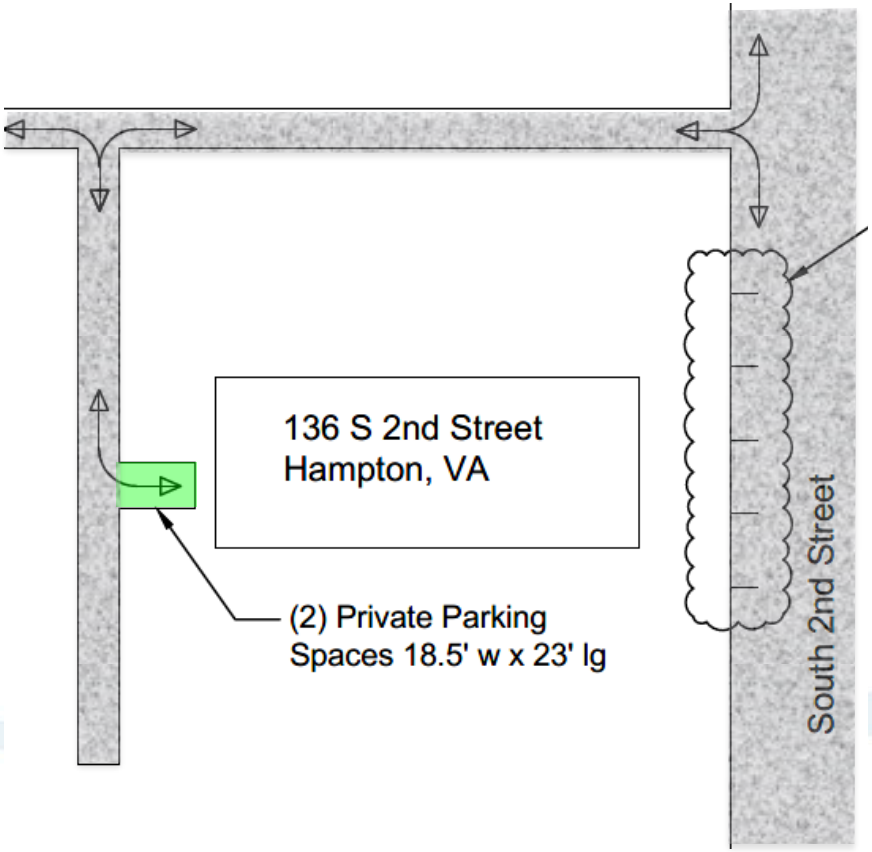
Application

Use permit to allow for a *short-term rental* in the Buckroe Bayfront Single Family Residential (BB-1) District

Dwelling/Property Details:

- +/- 2,811 sq. ft. of living area
- 4-bedroom dwelling
- 2 on-site parking spaces

Parking


136 S 2nd Street
Hampton, VA
(2) Private Parking
Spaces 18.5' w x 23' lg
South 2nd Street

Recommended Conditions

- Overnight lodging capacity limited to no more than **ten (10)**
- No more than **four (4)** bedrooms shall be rented or offered for rent as an overnight sleeping area
- No common space (e.g., living room, game room) 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 **twenty (20)**
- 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 2 Zone, in which the proposed amendments recommend a maximum of sixteen (16) STRs. Currently, the Buckroe 2 Zone features five (5) 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. 23-0221 until the City Council meeting scheduled after the proposed ordinance amendments take effect
  - Deny
  - Approve with fifteen (15) recommended conditions