

**AT A PUBLIC HEARING IN A REGULAR MEETING OF THE HAMPTON PLANNING COMMISSION HELD IN THE CITY COUNCIL CHAMBERS, CITY HALL, HAMPTON, VIRGINIA, ON THURSDAY, JULY 20, 2023 AT 3:30 P.M.**

**WHEREAS:** the Hampton Planning Commission has before it this day a use permit application Antoinette Smith to permit a short-term rental;

**WHEREAS:** the parcel is located at 526 Settlers Landing Road [LRSN: 2003217]

**WHEREAS:** the property is not currently operating as a short-term rental and has no active complaints;

**WHEREAS:** the property does currently have one (1) open violation related to new impervious surface being added without the necessary permit(s), which the property owner is currently working towards remedying;

**WHEREAS:** the property is zoned Downtown Business (DT-1) District;

**WHEREAS:** the Hampton Community Plan (2006, as amended) recommends medium-density residential land use for this property. The Plan defines medium density residential as older neighborhoods and residential areas around districts that are dominated by single family units on relatively small lots;

**WHEREAS:** the Downtown Hampton Master Plan (2017, as amended) does not specifically address this property or the proposed use, but does place an emphasis on Downtown becoming a regional and vibrant neighborhood. The property is located in the Franklin Street & Salters Creek Landing initiative area which is supported as a primarily residential neighborhood;

**WHEREAS:** fifteen (15) proposed conditions include overnight lodging capacity, parking requirements, additional posing of information inside of the dwelling, responsible local person (RLP) requirements, ledgers, events and gatherings restrictions, inspection stipulations, advertising requirements, and compliance with Hampton City Code;

**WHEREAS:** City staff recommends approval of this use permit application;

**WHEREAS:** an individual representing the applicant spoke on the applicant's behalf to the Planning Commission about the proposed use; and

**WHEREAS:** one member of the public spoke in opposition of this application due to concerns of lighting, parking, and security.

**NOW, THEREFORE,** on a motion by Commissioner Carole Garrison and seconded by Commissioner Hope Harper,

**BE IT RESOLVED** that the Hampton Planning Commission recommends to City Council approval of Use Permit Application No. 23-00027 with fifteen (15) conditions.

A roll call vote on the motion resulted as follows:

<b>AYES:</b>	Brooks, Coleman, Garrison, Harper, Bond, Kellum
<b>NAYS:</b>	None
<b>ABST:</b>	None
<b>ABSENT:</b>	Harris

**A COPY; TESTE:**



Bonnie N. Brown  
Secretary to the Commission