



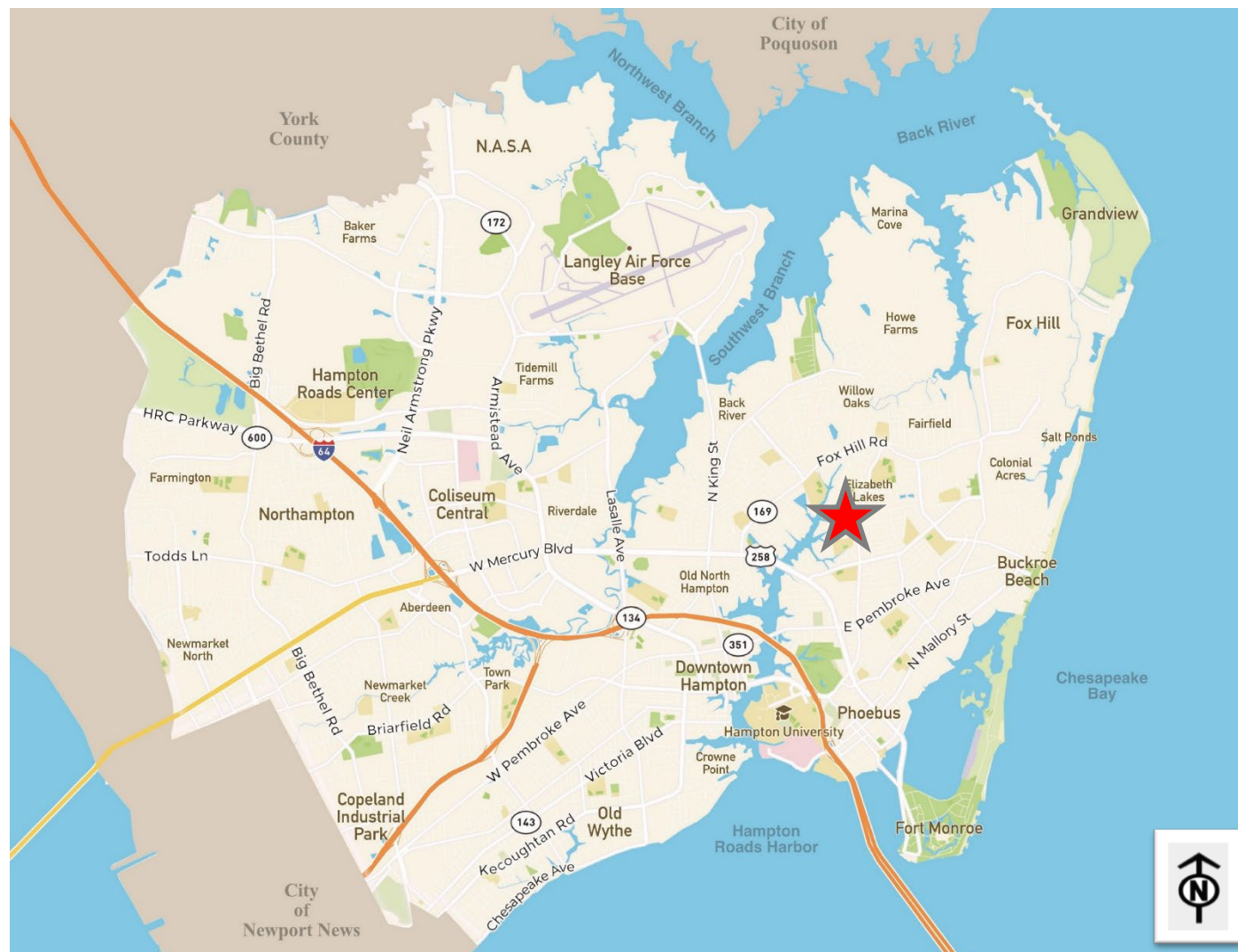
REVOCACTION OF ZONING ADMINISTRATOR PERMIT NO. ZAP 2024-0271 317 WOODSIDE DRIVE

CITY COUNCIL

MAY 27, 2026

Melvion Fulgham, Zoning Administrator

LOCATION MAP



LOCATION MAP



APPLICABLE ORDINANCE AUTHORITY



Short-term rental revocation authority

- The Short-Term Rental located at 317 Woodside Drive operates pursuant to Zoning Administrator Permit No. ZAP 2024-0271 issued under Hampton Zoning Ordinance § 3-3(29).
- Pursuant to Hampton Zoning Ordinance § 3-3(29)(d):
 - “Notwithstanding Section 1-10.1(7) of the zoning ordinance, a permittee aggrieved by the decision of the Zoning Administrator to revoke their zoning administrator permit issued under this Section 3-3(29) shall appeal that decision to City Council.”

APPROVED OPERATIONAL CONDITIONS



Approved STR Operational Conditions

The approved conditions for ZAP2024-0271 include:

- Maximum overnight occupancy: 8 persons between 10:00 PM and 7:00 AM
- Maximum daytime occupancy: 16 persons between 7:00 AM and 10:00 PM
- Events are prohibited
- Operation shall comply with the City of Hampton noise ordinance



OVERNIGHT OCCUPANCY VIOLATIONS

Reported Overnight Occupancy Violations

The approved overnight occupancy limit for the STR is eight (8) persons between 10:00 PM and 7:00 AM.

Documented incidents include:

- **May 25, 2025 at 2:06 AM**
 - HPD responded to a reported loud party and advised that the occupancy exceeded the approved overnight limit.
- **June 14, 2025 at 10:39 PM**
 - HPD responded to complaints of a party at the residence. Upon entering the residence, HPD counted sixteen (16) individuals after 10:00 PM.



DAYTIME OCCUPANCY VIOLATIONS

Reported Daytime Occupancy Violations

The approved daytime occupancy limit for the STR is sixteen (16) persons between 7:00 AM and 10:00 PM.

Documented incidents include:

- **April 4, 2026 between 4:55 PM and 6:40 PM**
 - HPD received multiple complaints regarding a gathering of more than 100 individuals at the property. HPD responded and confirmed occupancy substantially exceeded the approved daytime limit.



PROHIBITED EVENTS

Prohibited Events

The approved ZAP conditions prohibit events at the STR property.

Documented incidents include:

- **May 25, 2025**
 - HPD responded to a reported loud pool party.
- **June 14, 2025**
 - HPD responded to a graduation party.
- **April 4, 2026**
 - HPD responded to multiple complaints involving a large gathering, loud music, traffic interference, and repeated calls for service throughout the evening.



NOISE ORDINANCE VIOLATIONS

Noise Ordinance Violations

The approved STR conditions require compliance with the City of Hampton noise ordinance.

Documented incidents include:

- **May 25, 2025 at 2:06 AM**
 - HPD advised that noise from the property was plainly audible at 100 feet or more within a residential area during prohibited nighttime hours.
 - HPD responded and gave a verbal warning to the renter and they complied.



NOISE ORDINANCE VIOLATIONS

Documented incidents cont.:

- **June 14, 2025**
 - HPD responded to a graduation party.
 - HPD attempted to call the responsible local person but was unable to make contact.
- **April 4, 2026**
 - HPD responded to multiple complaints regarding loud music, and a large gathering of people (over 100).
 - HPD called in additional resources to assist in dispersing the large gathering.
 - City staff called the responsible local person and advised that there was a large event happening at the property.

ZONING ADMINISTRATOR DETERMINATION



Zoning Administrator Determination

- Based on the documented incidents and repeated violations of approved operational conditions, the Zoning Administrator determined that the Short-Term Rental was operating outside the conditions of ZAP 2024-0271.
- Pursuant to the approved ZAP conditions and Hampton Zoning Ordinance § 3-3(29), ZAP 2024-0271 was revoked on April 21, 2026.



CONCLUSION

- Appellant's opportunity to present
- Public hearing
- Action
 - Staff recommends that City Council **UPHOLD** the revocation of Zoning Administrator Permit No. ZAP 2024-0271 based on the documented repeated violations of approved operational conditions associated with the Short-Term Rental use at 317 Woodside Drive.