



Legislation Details (With Text)

File #:	23-0143	Version:	1	Name:	UP23-00003 230 N Fifth St Short-Term Rental (STR)
Type:	Resolution	Status:	Passed		
File created:	5/12/2023	In control:	City Council Legislative Session		
On agenda:	5/24/2023	Final action:	5/24/2023		
Title:	Use Permit Application By RNFV1 LLC. to Permit a Short-Term Rental (STR) at 230 N Fifth Street [LRSN: 112006999]				
Sponsors:					
Indexes:	Tourism				
Code sections:					
Attachments:	1. Conditions, 2. Application, 3. Staff Report, 4. Presentation				

Date	Ver.	Action By	Action	Result
5/24/2023	1	City Council Legislative Session	approved	Pass

Use Permit Application By RNFV1 LLC. to Permit a Short-Term Rental (STR) at 230 N Fifth Street [LRSN: 112006999]

Background Statement:

This use permit application is a request a to operate a Short-Term Rental (STR) at 230 N Fifth St [LRSN: 12006999]. The property is zoned One-Family Residential (R-9) District and is within the Buckroe neighborhood.

The Hampton Community Plan (2006, as amended) calls for evaluating land use proposals from a regional, city-wide and neighborhood perspective. Furthermore, land-use and economic development policies related to this land use application includes safeguarding the integrity of existing residential neighborhoods, encouraging a mix of land uses that is appropriate and promoting the efficient use of land, and expanding tourism, entertainment, and cultural opportunities within the city. These policies can become competing, so much thought is given to the conditions under which short term rentals can operate in support of the tourism industry and welcoming visitors while maintaining the character of Hampton's neighborhoods.

The property is located in the Buckroe Master Plan (2005, as amended). The Plan recognizes Buckroe's distinguished past as an evolving vacation destination and acknowledges that the visitor market is limited and seasonal due to the lack of transient accommodation. The Plan supports North First Street north of Buckroe Park as a primarily residential neighborhood and overall aims to maintain Buckroe as a distinctive, family-oriented community while preserving its unique and authentic character.

If the use permit is granted, staff recommends attaching fifteen (15) conditions based upon the proposed use's operational and land use characteristics. Among the conditions are limitations on occupancy and capacity, related to the regulations found within the Virginia Uniform Statewide Building Code. Additionally, there are proposed conditions related to keeping a ledger of guests, having a responsible local contact person, and the restriction of events.

This item is being advertised concurrently advertised for the May 24, 2023 City Council meeting.

Recommendations:

Staff Recommendation:

Approval with Fifteen (15) Conditions

Planning Commission Recommendation:

Approval with Fifteen (15) Conditions