

Item #1  
Tatyana Veal  
Conditional Use Permit  
1504 Catesby Circle  
District 3  
Rose Hall  
December 13, 2017

**CONSENT**

An application of Tatyana Veal for a Conditional Use Permit (Family Day-Care Home) on property located at 1504 Catesby Circle, District 3, Rose Hall. GPIN: 1475-55-9585-0000.

**CONDITIONS**

1. Arrival and departure times shall be staggered to avoid vehicular congestion.
2. The Family Day-Care Home shall be limited to a total of twelve (12) children, other than children living in the home.
3. The applicant shall maintain a license for the in-home daycare operation with the Commonwealth of Virginia, Department of Social Services.
4. Any sign identifying the Home Occupation shall be non-illuminated, not more than one (1) square foot in area and shall only be mounted flat against the residence.
5. The applicant shall obtain all necessary permits and inspections from the City of Virginia Beach. Prior to operation, the applicant shall obtain a Certificate of Occupancy from the Building Official's Office for use of the house as a Family Day-Care Home.

A motion was made by Commissioner Oliver and seconded by Commissioner Hodgson to approve item 1.

	<b>AYE 11</b>	<b>NAY 0</b>	<b>ABS 0</b>	<b>ABSENT 0</b>
<b>HODGSON</b>	<b>AYE</b>			
<b>HORSLEY</b>	<b>AYE</b>			
<b>INMAN</b>	<b>AYE</b>			
<b>KWASNY</b>	<b>AYE</b>			
<b>OLIVER</b>	<b>AYE</b>			
<b>REDMOND</b>	<b>AYE</b>			
<b>RIPLEY</b>	<b>AYE</b>			
<b>RUCINSKI</b>	<b>AYE</b>			
<b>THORNTON</b>	<b>AYE</b>			
<b>WALL</b>	<b>AYE</b>			
<b>WEINER</b>	<b>AYE</b>			

By a vote of 11-0, the Commission approved item 1 for consent.

The application Tatyana Veal appeared before the Commission.

Item #2  
Dacor, L.L.C.  
Subdivision Variance (Section 4.4(b) of the Subdivision Regulations)  
West of Ferry Point Road, 110 feet north of Chisman Court  
District 2  
Kempsville  
December 13, 2017

**CONSENT**

An application of Dacor, L.L.C. for a Subdivision Variance (Section 4.4(b) of the Subdivision Regulation) on property located West of Ferry Point Road, 110 feet north of Chisman Court, District 2, Kempsville. GPIN: 1465-09-9129-0000.

**CONDITIONS**

1. When subdivided, the property shall be developed as shown on the submitted preliminary plat entitled "SUBDIVISION OF LOT 4A, PROPERTY OF DACOR, LLC ON FERRY POINT ROAD," dated August 24, 2017, and prepared by Warren & Associates, P.C. Land Surveyors, a copy of which has been exhibited to the Virginia Beach City Council and a copy of which is on file with the Virginia Beach Department of Planning and Community Development.
2. When the property is developed, the residential dwellings constructed shall have architectural features, and appearance of like quality and character to the homes depicted on page 7, entitled "Proposed Dwellings", in this Staff Report, which has been exhibited to the Virginia Beach City Council and are on file with the Virginia Beach Department of Planning and Community Development.
3. All parcels shall connect to City water via a single and exclusive water service line.
4. All parcels shall connect to City sewer via a single and exclusive sanitary sewer lateral.
5. Only single-family dwellings shall be constructed on Parcels 4A-1, 4A-2 and 4B. No duplex dwellings shall be permitted.

A motion was made by Commission Oliver and seconded by Commissioner Hodgson to approve item 2.

	<b>AYE 11</b>	<b>NAY 0</b>	<b>ABS 0</b>	<b>ABSENT 0</b>
<b>HODGSON</b>	<b>AYE</b>			
<b>HORSLEY</b>	<b>AYE</b>			
<b>INMAN</b>	<b>AYE</b>			
<b>KWASNY</b>	<b>AYE</b>			
<b>OLIVER</b>	<b>AYE</b>			
<b>REDMOND</b>	<b>AYE</b>			
<b>RIPLEY</b>	<b>AYE</b>			
<b>RUCINSKI</b>	<b>AYE</b>			
<b>THORNTON</b>	<b>AYE</b>			
<b>WALL</b>	<b>AYE</b>			
<b>WEINER</b>	<b>AYE</b>			

By a vote of 11-0, the Commission approved item 2 for consent.

Item #3  
Hertz Corporation  
Conditional Use Permit  
Motor Vehicle Sales  
1116 Lynnhaven Parkway  
District 3  
Rose Hall  
December 13, 2017

**REGULAR**

Bob Thornton: I would like to ask the Secretary to call the first item.

Jan Rucinski: The first item is Item 3, Hertz Corporation, which is an application for a Conditional use Permit (Motor Vehicle Rentals) on property located at 1116 Lynnhaven Parkway, District 3, Rose Hall. Do we have a representative for this application? If you can, please state your name for the record and then explain your application?

Jimmie Williams: Good afternoon. My name is Jimmie Williams. I am with the Hertz Corporation. I do agree with what has been provided based on the proper approvals, I think this would be a good addition to not only the city but also to the general public.

Bob Thornton: Are there any questions of the speaker? Thank you. Standby we have some?

Jan Rucinski: We have one speaker in opposition and that is Frank Driscoll, Jr.

Frank Driscoll: That is a mistake.

Jan Rucinski: Does it go with a different application?

Frank Driscoll: It was supposed to go with the short term rentals.

Jan Rucinski: Okay.

Bob Thornton: We have one person in favor and no people against and normally those are the kind we put on the consent agenda but we thought we had to move this one, so I would like to close the public hearing on this? Any questions? Dave?

Dave Redmond: Mr. Chairman, I move approval of the application?

David Weiner: Second.

Bob Thornton: A motion by Mr. Redmond and a second made by Mr. Weiner. Call for the question.

(Verbal vote)

	<b>AYE 11</b>	<b>NAY 0</b>	<b>ABS 0</b>	<b>ABSENT 0</b>
<b>HODGSON</b>	<b>AYE</b>			
<b>HORSLEY</b>	<b>AYE</b>			
<b>INMAN</b>	<b>AYE</b>			
<b>KWASNY</b>	<b>AYE</b>			
<b>OLIVER</b>	<b>AYE</b>			
<b>REDMOND</b>	<b>AYE</b>			
<b>RIPLEY</b>	<b>AYE</b>			
<b>RUCINSKI</b>	<b>AYE</b>			
<b>THORNTON</b>	<b>AYE</b>			
<b>WALL</b>	<b>AYE</b>			
<b>WEINER</b>	<b>AYE</b>			

Ed Weeden: By a vote of 11-0, the Commission approved the application of Hertz Corporation.

Item #4  
Princess Anne Shoppes Owner's Association  
Modification of Proffers  
Northwest Corner of Intersection of North Landing  
Road and George Mason Drive  
District 7  
Princess Anne  
December 13, 2017

## **CONSENT**

An application of Princess Anne Shoppes Owner's Association for a Modification of Proffers on property located on the Northwest corner of the intersection of North Landing Road and George Mason Drive, District 7, Princess Anne. GPIN: 1494-81-1533-0000.

## **PROFFERS**

### **PROFFER 1:**

Proffer numbered "4" in the Proffers is hereby amended to read: "Both freestanding signs designated on the Site Plan shall be monument style signs. The sign at the southeast corner of the property adjacent to the intersection of North Landing Road and George Mason Drive shall substantially conform with the sign elevation designated "Entrance Signage" on the exhibit titled, "Details Princess Anne Shoppes, Virginia Beach, Virginia", which accompanied the 2003 Proffers. The sign depicted on the Site Plan at the west side of the entrance to the site from North Landing Road shall be constructed in substantial conformance with the sign elevation for Princess Anne Shoppes prepared by Cardinal Sign Corporation dated 1-6-17, which has been exhibited to the Virginia Beach City Council and is on file with the Virginia Beach Department of Planning. No external signs upon the Property shall be internally-illuminated, but may be illuminated by directed external lighting. No signs may be installed on the roof of any building located upon the Property.

### **PROFFER 2**

All of the terms, conditions, covenants, servitudes and agreements set forth in the 2003 Proffers recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia, as Instrument Number 200403160042878, save and except, Proffer 4, as specifically amended and modified herein, shall remain in force and effect, running with the Property and binding upon the Property and upon all parties and persons claiming under, by or through the Grantor, its heirs, personal representatives, assigns, tenants, and other successors in interest or title.

A motion was made by Commissioner Oliver and seconded by Commissioner Hodgson to approve item 4.

	<b>AYE 11</b>	<b>NAY 0</b>	<b>ABS 0</b>	<b>ABSENT 0</b>
<b>HODGSON</b>	<b>AYE</b>			
<b>HORSLEY</b>	<b>AYE</b>			
<b>INMAN</b>	<b>AYE</b>			
<b>KWASNY</b>	<b>AYE</b>			
<b>OLIVER</b>	<b>AYE</b>			
<b>REDMOND</b>	<b>AYE</b>			
<b>RIPLEY</b>	<b>AYE</b>			

Item #4  
Princess Anne Shoppes Owner's Association  
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<b>RUCINSKI</b>	<b>AYE</b>
<b>THORNTON</b>	<b>AYE</b>
<b>WALL</b>	<b>AYE</b>
<b>WEINER</b>	<b>AYE</b>

By a vote of 11-0, the Commission approved item 4 for consent.

Eddie Bourdon appeared before the Commission on behalf of the applicant.

Item #5  
Par 5 Development Group, L.L.C.  
Conditional Change of Zoning  
528 Newtown Road  
District 2  
Kempsville  
December 13, 2018

**WITHDRAWN**

An application of Par 5 Development Group, L.L.C. for a Conditional Change of Zoning B-1 Neighborhood Business to Conditional B-2 Community Business on property located at 528 Newtown Road, District 2, Kempsville. GPIN: 1468-31-5116-0000.

A motion was made by Commissioner Oliver and seconded by Commissioner Rucinski to withdraw item 5.

	<b>AYE 11</b>	<b>NAY 0</b>	<b>ABS 0</b>	<b>ABSENT 0</b>
<b>HODGSON</b>	<b>AYE</b>			
<b>HORSLEY</b>	<b>AYE</b>			
<b>INMAN</b>	<b>AYE</b>			
<b>KWASNY</b>	<b>AYE</b>			
<b>OLIVER</b>	<b>AYE</b>			
<b>REDMOND</b>	<b>AYE</b>			
<b>RIPLEY</b>	<b>AYE</b>			
<b>RUCINSKI</b>	<b>AYE</b>			
<b>THORNTON</b>	<b>AYE</b>			
<b>WALL</b>	<b>AYE</b>			
<b>WEINER</b>	<b>AYE</b>			

By a vote of 11-0, the Commission has withdrawn item 5.

Item #6  
Michael Carlson  
Conditional Use Permit  
800 Seahawk Circle, Suite 145  
District 3  
Rose Hall  
December 13, 2017

**WITHDRAWN**

An application of Michael Carlson for a Conditional Use Permit (Automobile Repair Establishment) on property located at 800 Seahawk Circle, Suite 145, District 3, Rose Hall. GPIN: 1496-54-8895-1335.

A motion was made by Commissioner Oliver and seconded by Commissioner Rucinski to withdraw item 6.

	<b>AYE 11</b>	<b>NAY 0</b>	<b>ABS 0</b>	<b>ABSENT 0</b>
<b>HODGSON</b>	<b>AYE</b>			
<b>HORSLEY</b>	<b>AYE</b>			
<b>INMAN</b>	<b>AYE</b>			
<b>KWASNY</b>	<b>AYE</b>			
<b>OLIVER</b>	<b>AYE</b>			
<b>REDMOND</b>	<b>AYE</b>			
<b>RIPLEY</b>	<b>AYE</b>			
<b>RUCINSKI</b>	<b>AYE</b>			
<b>THORNTON</b>	<b>AYE</b>			
<b>WALL</b>	<b>AYE</b>			
<b>WEINER</b>	<b>AYE</b>			

By a vote of 11-0, the Commission has withdrawn item 6.

Item #7  
BMVS, L.L.C.  
Conditional use Permit  
2571 Horse Pasture Road  
District 3  
Rose Hall  
December 13, 2017

**DEFERRED**

An application of BMVS, L.L.C. for a Conditional Use Permit (Bulk Storage Yard) on property located at 2571 Horse Pasture Road, District 3, Rose Hall. GPIN: 1495-85-0569-0000.

A motion was made by Commissioner Oliver and seconded by Commissioner Horsley to defer item7.

	<b>AYE 11</b>	<b>NAY 0</b>	<b>ABS 0</b>	<b>ABSENT 0</b>
<b>HODGSON</b>	<b>AYE</b>			
<b>HORSLEY</b>	<b>AYE</b>			
<b>INMAN</b>	<b>AYE</b>			
<b>KWASNY</b>	<b>AYE</b>			
<b>OLIVER</b>	<b>AYE</b>			
<b>REDMOND</b>	<b>AYE</b>			
<b>RIPLEY</b>	<b>AYE</b>			
<b>RUCINSKI</b>	<b>AYE</b>			
<b>THORNTON</b>	<b>AYE</b>			
<b>WALL</b>	<b>AYE</b>			
<b>WEINER</b>	<b>AYE</b>			

By a vote of 11-0, the Commission deferred item 7.

Item #8  
John S. & Karen S. Waller  
Conditional Change of Zoning  
2313 Treesong Trail  
District 7  
Princess Anne  
December 13, 2013

**DEFERRED**

An application of John S. & Karen S. Waller for a Conditional Change of Zoning (AG-2 & AG-2 Agriculture to R-10 Residential) on property located at 2313 Treesong Trail, District 7, Princess Anne. GPIN: 2414-75-6758-0000.

A motion was made by Commissioner Oliver and seconded by Commissioner Horsley to defer item 8.

	<b>AYE 11</b>	<b>NAY 0</b>	<b>ABS 0</b>	<b>ABSENT 0</b>
<b>HODGSON</b>	<b>AYE</b>			
<b>HORSLEY</b>	<b>AYE</b>			
<b>INMAN</b>	<b>AYE</b>			
<b>KWASNY</b>	<b>AYE</b>			
<b>OLIVER</b>	<b>AYE</b>			
<b>REDMOND</b>	<b>AYE</b>			
<b>RIPLEY</b>	<b>AYE</b>			
<b>RUCINSKI</b>	<b>AYE</b>			
<b>THORNTON</b>	<b>AYE</b>			
<b>WALL</b>	<b>AYE</b>			
<b>WEINER</b>	<b>AYE</b>			

By a vote of 11-0, the Commission deferred item 8.

Eddie Bourdon appeared before the Commission requesting the deferral.

Item #9

City of Virginia Beach

An Ordinance to Amend Sections 111 and 218 of the City Zoning Ordinance pertaining to the Definition of Major Retail Venue

December 13, 2017

## **REGULAR**

Jan Rucinski: The next item to be heard today is item 9, City of Virginia Beach. An Ordinance to Amend Sections 111 and 218 of the City Zoning Ordinance pertaining to the Definition of Major Retail Venue.

Kevin Kemp: Thank you Commissioner Rucinski. For the record, I'm Kevin Kemp, Zoning Administrator. This amendment proposes an amendment to the ordinance would create a definition of a "major retail venue." For the purposes of this ordinance, that definition is that it would have to meet the following criteria: more than 4,000,000 square feet, which we pointed out in the informal is just over 91 acres, and its' principal use has to be retail shopping and/or indoor recreation. What this amendment also does is allow for the signage package for a major retail venue to be considered by Council, similar to major entertainment venues, under Section 218. This was brought forward by Councilwoman Kane for your consideration. Staff has recommended approval of this ordinance and I'm happy to answer any questions.

Bob Thornton: Are there any questions of Mr. Kemp? If not, stand by, we may have some.

Jack Wall: So the City supports this?

Kevin Kemp: Staff has recommended approval.

Jack Wall: Okay. Thanks.

Bob Thornton: Mr. Ripley. In the informal discussions we had, I think the general support of this, which is what you're trying to solve and the question is how we can apply it to other large areas, apply it so it is fair. I think that is the dilemma that the Commission was wrestling with this morning. Have you thought about it? Do you have any ideas on that?

Kevin Kemp: As it stands now, 4,000,000 square feet, there are very few major retail venues in the City that would qualify. This really addresses a unique situation, and I would say, in my mind, there is only one site, being Lynnhaven Mall that this really applies too. As the signage package and conditions are very unique. I can elaborate if you wish.

Ronald Ripley: Well, the 4,000,000 square feet is unique. There is no other way to look at that. Is there other sizes you can look at that might encompass?

Kevin Kemp: Well, of course.

Ronald Ripley: Again, the Commission was concerned whether or not other property owners have had an opportunity to understand.

Kevin Kemp: Absolutely. And just to give you a little background of 4,000,000, that large number was put into place as to not include every strip center in this Ordinance. For instance, down Virginia Beach Boulevard, Council would not have to consider all those sign packages. That number was put to really

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An Ordinance to Amend Sections 111 and 218 of the City Zoning Ordinance pertaining to the Definition of Major Retail Venue

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limit the scope of this. That was the intention. What that major number specifically is or if we were to lower it, that could be up for discussion. But that is the reason why that was chosen.

Ronald Ripley: That is the reason why we are hearing it.

Kevin Kemp: yes.

Bob Thornton: Jack.

Jack Wall: So tell us about the major entertainment venue signage. So, this aligns with the same sign requirements as the major entertainment venues?

Kevin Kemp: It allows City Council to approve a sign package. The only difference, and you considered one from the aquarium last month, is that this does not allow for an electronic LED signs where the major entertainment venue does.

Bob Thornton: David.

Dave Redmond: Kevin, could you tell us what this is about? The background? Obviously there is an issue here. Not only do we have a room full of equal, but there is television audience, and I think our citizens have the right to understand to what this is really about? Could you describe the problem, and how it attempts to solve it?

Kevin Kemp: Absolutely. This proposed ordinance was born out of consideration for Lynnhaven Mall. They are currently rebranding and want to redo their signage package. I mentioned early it was a unique situation. The uniqueness is that the mall road is currently publically owned. When the mall was developed, the road was private, then the city has since taken over ownership of it. Their existing free-standing signs that are on major thoroughfares, are on parcels owned by them, on the other side of the road. By the definition of our ordinance, that makes them billboards, and our ordinance does not allow for billboards. This amendment would allow for that type of signage for a major retail venue. It would allow them to replace that sign. It should be noted, if they were just re-facing the sign, we could do that administratively. They wish move a couple of signs to have greater visibility and increase the size of a few of their freestanding signs.

Bob Thornton: Anybody else? Mike.

Mike Inman: My comment on this is that we just learned a whole lot about this proposed ordinance this morning, and didn't really know much about it before and what its purpose was focused on any particular property. And, from what I understood in our informal session discussion, there was really no discussion with other major retail center owners about the number of 4,000,000 square feet being a threshold for application of this ordinance. It just seems maybe premature to be passing an ordinance which is doesn't mention Lynnhaven Mall and it also doesn't mention, per say, the public right-of-way being impacted. I think we need to look at what other retail centers in the City might be considered. There could be a center that would be 3,600,000 square feet that should be entitled to the same rights and privileges as this ordinance, and definition major retail venue is an establishment. An establishment located in other than agricultural residential apartment district on any zoning lot of 4,000,000 square

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City of Virginia Beach

An Ordinance to Amend Sections 111 and 218 of the City Zoning Ordinance pertaining to the Definition of Major Retail Venue

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feet or more principles uses, which is entertainment and retail. It just seems to me that with the short notice that we had getting information on it is actually what we're doing with here, it would be better if we consider reaching out to the stakeholders needs and application of other properties in the City, and on that basis, I would move for a deferral of this application of this ordinance consideration until the February Planning Commission meeting and that we ask City Council for an extension for that purpose to consider this ordinance further.

Ronald Ripley: I'll second that.

Bob Thornton: Wait. We got to finish this chat with Kevin and close the public hearing and there may be some people here to speak. Does anybody else any questions of Kevin? Thank you.

Jack Wall: I do have one question. The 4,000,000 square feet, there is a specific reason for that but can you say that throughout the ordinance are there plenty of arbitrary square footages that are listed?

Kevin Kemp: Unless we tie our ordinance into other codes, such as the Building Code, a lot of numbers are arbitrary in the sense that we are choosing them, but we choose them on a factual basis. For example a 150 square feet smaller accessory structure gets reduced setbacks. That came from the Building Code, but there are numbers that are arbitrary, but based on research into what other localities do, industry standards, that sort of thing.

Jack Wall: Okay.

Bob Thornton: Does anybody else any more questions for Kevin. Thank you. Now I would like to close the public hearing, and does anybody have any comments amongst ourselves before we have a motion? Now, you can make your motion.

Mike Iman: I move we defer this matter until the February Planning Commission meeting and at this time, we ask City Council for an extension on this providing an approval or disapproval of this ordinance.

Bob Thornton: Okay. Is that satisfactory?

Kay Wilson: Yes sir.

Bob Thornton: Ron.

Ronald Ripley: I will second that. And for the record, I am in favor of improving a commerce if this helps the Lynnhaven Mall, but I am interested to know that there are other conditions as Mike has pointed out that are applicable here as well, an that's' the purpose of the deferral., and the purpose of the second.

Bob Thornton: Okay, we have a motion and we have a second? Mike made a motion to defer and to request City Council to move it to the February meeting, and Ron seconded that.

(VERBAL VOTE)

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An Ordinance to Amend Sections 111 and 218 of the City Zoning Ordinance pertaining to the Definition of Major Retail Venue

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	<b>AYE 11</b>	<b>NAY 0</b>	<b>ABS 0</b>	<b>ABSENT 0</b>
<b>HODGSON</b>	<b>AYE</b>			
<b>HORSLEY</b>	<b>AYE</b>			
<b>INMAN</b>	<b>AYE</b>			
<b>KWASNY</b>	<b>AYE</b>			
<b>OLIVER</b>	<b>AYE</b>			
<b>REDMOND</b>	<b>AYE</b>			
<b>RIPLEY</b>	<b>AYE</b>			
<b>RUCINSKI</b>	<b>AYE</b>			
<b>THORNTON</b>	<b>AYE</b>			
<b>WALL</b>	<b>AYE</b>			
<b>WEINER</b>	<b>AYE</b>			

Ed Weeden: By a vote of 11-0, the Commission has deferred it to the February meeting notifying Council of this deferral.

Bob Thornton: Yes sir. Thank you.

**Item #10**

An ordinance to amend sections 102, 111, 401, 501, 601, 901, 1110, 1125, 1521, and 2203 of the City Zoning Ordinance and section 5.2 of the Oceanfront Resort District Form-Based Code and Add sections 209.6 and 241.2 of the City Zoning Ordinance pertaining to definition requirements and use of Home Sharing and Short Term Rentals.

**Item #11**

An ordinance to add Article 23, consisting of Sections 2300 through 2303, (short term rental overlay district) to the City Zoning Ordinance establishing regulations and requirements pertaining to short term rentals

**Item #12**

An ordinance to amend the official zoning map by the designation and incorporation of property into the short term rental overlay district.

**Item #13**

An ordinance to amend sections 111, 401, 501, 601, 901, 1110, 1125, 1521 and 2203 of the City Zoning Ordinance and Section 5.2 of the Oceanfront Resort District Form-Based Code and add section 209.6 and 241.2 of the City Zoning Ordinance pertaining to definition, requirements and use of Home Sharing and Short Term Rental.

**Item #14**

An ordinance to amend sections 111, 401, 501, 601, 901, 1110, 1125, 1521 and 2203 of the City Zoning Ordinance and Section 5.2 of the Oceanfront Resort District Form-Based Code and add section 209.6 and 241.2 of the City Zoning Ordinance pertaining to definition, requirements and use of Home Occupation-Short Term Rental.

December 13, 2017

**REGULAR**

Jan Rucinski: The next item on the agenda, and we're going to be combining items 10-14 into one hearing, and that is an ordinance to amend sections 102, 111, 401, 501, 601, 901, 1110, 1125, 1521, and 2203 of the City Zoning Ordinance and Section 5.2 of the Oceanfront Resort District Form-Based Code and Add Sections 209.6 and 241.2 of the City Zoning Ordinance pertaining to definition requirements and use of Home Sharing and Short Term Rentals, which includes the ordinance to add Article 23, consisting of Sections 2300 through 2303, (short term rental overlay district) to the City Zoning Ordinance establishing regulations and requirements pertaining to short term rentals. An ordinance to amend the official zoning map designation and incorporation of property into the short term rental overlay district. An ordinance to amend Sections 111, 401, 501, 601, 901, 1110, 1125, 1521 and 2203 of the City Zoning Ordinance and Section 5.2 of the Oceanfront Resort District Form-Based Code and add Section 209.6 and 241.2 of the City Zoning Ordinance pertaining to definition, requirements and use of Home Sharing and Short Term Rental. An ordinance to amend sections 111, 401, 501, 601, 901, 1110, 1125, 1521 and 2203 of the City Zoning Ordinance and Section 5.2 of the Oceanfront Resort District Form-Based Code and add Section 209.6 and 241.2 of the City Zoning Ordinance pertaining to definition, requirements and use of Home Occupation-Short Term Rental.

Bob Thornton: Before we get started, if you came in late and did not sign a card to speak, would you to do is hold up your hand and I would like to ask Barry to have one of your folks pass the card, instead of having everybody that didn't sign a card come forward. If you didn't sign a card and you want to speak, hold your hand up and Jonathan will hand you a card, and we need to get them up here and when you come up to speak, clearly state your name, for the record, and then let us know what your thoughts are and be very mindful of the clock. We have a lot of people to speak today. If you speak for a large group, you have 10 minutes. If you're speaking for yourself, you have three minutes. And we ask you to be fair

about that. With that, we're going. We can wait to get the cards, but if you want to speak, you need to fill out a card. So, we will call the first speaker.

Jan Rucinski: And also some of you have indicated if there was a particular one of these alternatives that you were in favor of or against. If you can, make sure to let us know that also. We will be calling those that have signed a card in support of first, and these are not in any particular order. Jack Drescher.

Jack Drescher: Gentlemen, my best vice chair, members of the Commission, I'm Jack Drescher, and I'm President of the North Virginia Beach Civic League. However, it is coincidence that I also Chaired the AD HOC committee as well, so I feel as though, I'm fairly knowledgeable about, at least the background as why we are here. All, I hope you don't quiz me on any of those particular ordinances. I have not read them. The Committee, at its' inception was charged by City Council with an effort to try and figure out how to deal with short term rentals. We conducted several public meetings. I met with staff. The entire committee met with staff. We talked with the City Attorney's Office at length. We also worked closely with Tom Frain, with the Beach and Waterways Committee. We studied event houses and what we found was that these issues tend to blend together to a certain degree. I'm going to speak on behalf of the North End, but I think the background is important. We looked at length at a number of different issues that were involved with this. Primarily, of course, we had some concerns about public health, safety and welfare, a fair taxation because the real estate folks were not being treated the same as the on-line virtual folks were. There was no way to make those people properly respond to the City Commissioner of Revenue in order for taxation to occur. and Then perhaps most important, at least for the committee, we dealt in terms of residential neighborhoods and how we were going to deal with those with commercial activity, which, in fact this is, ongoing all at the same time. So, the recommendations that you see, and the matrix that is provided by the City Attorney's Office, essential came from the AD HOC Committee. This was not something that was authored out, it was had by the City Attorney Office or Zoning. This was something we came up with because we felt it was very important for example that transient occupancy taxes were property accessed against everyone. That registration was required by everyone. There would be onsite parking. Trash must be automated bins. There must be an insurance requirement, and that was a very critical one for us. We were worried that someone could get hurt and wouldn't have any access to insurance. There needed to be a contact person. That was one of the major complaints that we heard. There was nobody to whom anyone could complain for online rental having certain residential neighborhoods. The occupancy requirement was really sort of Luke warm to us. We felt like for example, under Option one it was an owner occupied by short term rental situation, that the owner would handle problems himself or herself. If he is going to have 50 people living in his house for example. We just didn't think that was going to be a problem. We also wanted to avoid the circumstance where an owner wanted to have a wedding at his house, with any number of people coming. Would it be fair to have an event permit required for that?, and we felt that it would not, thus the differentiation between owner occupied short term rentals and short term rental by someone who is an off-site owner. So, in looking at the various options that are available, at least the three you have been given, North Virginia Beach Civic League opted for Option One. We felt that it was the best; however, it was a very close call that Option two would be satisfactory. We felt, frankly, that Option three was a little restrictive, but that was our sense of it. But we would live with that. Our neighborhood is different than Great Neck point or Old Donation or Witchduck Point. We've had rentals at the North End since I was a boy and well beyond it a number of years then I would like to think about it. The same holds true for Sandbridge. It is a little different circumstances then say, Kempsville. We understand, so the overlay sort of made sense to us, that if you employ that obviously that would, whatever our pride to the North End would not necessarily apply to

Bay Colony. So, those are the reasons that we reached the conclusion that we did. I have no intention of taking our full 10 minutes; however, you may have some questions of me of how we reached certain circumstances, and, I will be glad to answer them if you have them.

Bob Thornton: Thank you. Are there any questions of Mr. Drescher? David.

David Weiner: Mr. Drescher, when you looked at on-site parking, did you look at how many cars? Did you think about a number for residence or people that were staying in these short term rentals?

Jack Drescher: Simple answer to my question is yes. There were any number of photographs at the event houses in Sandbridge, and you would see buses, and cars parked all over the front yard of a place. And you would see cars and buses parked in illegal parking spots, which created problems for the neighbors. So yes, but for us to become intimately involved in how we establish specific parking regulations, we felt that it really wasn't appropriate for the committee to necessarily make those recommendations. That was more a zoning function and a City Attorney's function to figure out in conjunction with all of those ordinances and what would work and what wouldn't work. Simple answer to your questions is yes.

Bob Thornton: Do you have a question?

Dee Oliver: Yes.

Bob Thornton: Dee?

Deed Oliver: Tell me how you all came to the conclusion that you prefer an overlay versus no overlay.

Jack Drescher: In actuality, it could be either way for us. We say the overlay, but we are sort of trying to reach out to the rest of the City and say we understand that you may want an overlay at all. But we want to make sure we had our voice heard. It was sort of deference throughout the neighborhood as opposed to something that we would necessarily like. Options 1 or 2, actually Option 3, would work at the North End.

Deed Oliver: Right.

Jack Drescher: So, I'm just given you an overall of rentals.

Dee Oliver: No, I am just curious because an overlay would be hard to distinguish whether you would be on the east side or the west side, and how far on the west side you went, and that sort of thing.

Jack Drescher: We recognize that. And again, not to dump all over Zoning and City Attorney's Office, we kind of think they would figure it out. That is actually what we did.

Dee Oliver: Right, okay.

Bob Thornton: Any other questions for Mr. Drescher? Thank you sir.

Jack Drescher: Thank you sir.

Jan Rucinski: Thank you. Our next speaker in support is Heather Malaby. And if you can make sure you speak into the mic so people in the back can hear. And the mic is adjustable if you need to adjust.

Heather Malaby: Good afternoon. I am Heather Malaby and a resident of Sandbridge Beach. There have been many changes to Virginia Beach, but a very important fact remains, and that is that our neighborhoods are Zoned residentially. Some of the problems occurring throughout the City are the uses of the short term rentals. I support short term rentals, as an adjusted version that is given in alternative two. I know that the City will be following its own Comprehensive Plan, adopted on May 16, to maintain the harmony and compatibility of the neighborhoods. This is a good neighborhood policy and is in keeping with creating a community of a lifetime. I understand wherein the Comprehensive Plan states it is the policy of the City to maintain the existing low density character of Sandbridge, I know you respect the intentions of the residents to protect residential communities in which we have chosen to live. So, as an individual, I am just asking that you keep the Comprehensive Plan in mind as you go forth. Thank you.

Bob Thornton: did anybody have any questions of the speaker? I don't see any. Thank you.

Jan Rucinski: Our next speaker is Carl Eason.

Carl Eason: Good afternoon. For the record, my name is Carl Eason. I am an attorney with Wolcott, River and Gates and I represent the interest of Sandbridge Realty. One thing that I would like to ask is that the people that are heard today in support of Alternative three to rise. Rather than be heard individually, at thus getting the favor of at least Mr. Inman, who likes us to speak collectively. So, if you can stand to be recognized. That should cut it down just a little bit. When I first looked at this proposition I thought, you know what, what about Option four? Does anything have to be done? And many times when there is not a problem, you look for the solution. Do you need that? Do you need the regulation? I own property in the North End. I own property in Croatan. I own property in Sandbridge. I think all three of those areas have absolutely different characteristics that are different from each other. We talked about overlay district. One of the first things I query was where would I like to buy my next development or investment property and who is going to draw that line? And where are they going to draw it? Difficult issues. You guys, I appreciate so much in your deliberations. I know that individually you've been called on to be on the phone constantly if you have independent meeting. What comes down to it, what you are looking at today is a balance between property rights and regulation. When I looked at the second, proposing Conditional Use Permit, I thought of Mr. Kemp's office and the personnel that it needs to process all those CUP's. Secondly, I looked at the point of view, and if I was an out-of-town investor looking to buy some property at Sandbridge, and I put my contract of contingency to now even make sure I can rent this new home. I am looking, no offence Kevin Kemp, 120 days or more and would that have a chilling effect. It is just easier to go down to Kill Devil Hills where they don't have a regulation. So, I sort of took that one off and I said, if we have to consider one of these three things on the merits, let's try to deal with it in specific and concrete terms. Sandbridge is a pretty safe community. There is not a lot of police involvement down there. There is not a lot of difficulties, but every now and then you use an event house that goes wrong. There was one in Croatan, it was in July a year or so ago, and somebody rented it out. No supervision. The next thing you know you got a bunch of intoxicated people at two in the morning on the street. And the police had to come and deal with it. That is something, as a resident, you don't want to have to deal with. That is something that Sandbridge Realty does not support, and that they try to regulate it. So, I looked at Alternative 3 and speak in support of Alternative 3. There are two things that I wanted to observe. First of all, I think

there needs to be looked at the one rental contractor seven day period. I am going to give you an example of how that may be a difficult provision. Somebody comes, and say they want to rent my unit for a period of three days. Then somebody calls on Tuesday morning. My family is coming down from Ohio. I would like to rent it a week. I would rather look at a number of contracts in a definitive period. We might want to consider an alternative of a maximum of looking at a term of minimum times. How often do you want these properties to turn? You don't want it on a daily basis, I understand. The coming and goings are just too frequent. But, the way it is currently postured, you can have one rental for three days and then the place sits dormant until the next family wants to come down the following week and rent it for a two week period. So, I think that is a very difficult application that would certainly reduce the availability of the rentals and reduce the revenue. So, that is one thing that it one thing I would like for you all to consider in making your recommendations. The second is occupancy. Many of the houses in Sandbridge are set up specifically for short term rentals. I mean after all, that is a destination, and when you walk into any given place, you're going to see twin bunk beds in a bedroom. Oops, that's four people in that bedroom. That is a violation. You go in there and you're going see double beds set up where four kids can go in. This ordinance would not be appropriate. I think trying to make the maximum occupancy limitations as they are stated is perhaps needs some more thought on it. When you look at the code and you look at the HUD for your housing standards, they do it by area. They say for one individual you have to have 70 square feet, and for each additional person you're going to put in that room, that's another 50 square feet. That's an objective criteria and it is based upon the size of the space to be occupied, not merely a number of bedrooms and a head count. The other thing, when I looked under and I saw the registration requirement, not a problem. The payment of transient occupancy taxes, of course we should pay our taxes. And those that are escaping it through online media or otherwise should not to be sanctioned. Certainly not by Sandbridge, not by me. Posting the City Code provisions, absolutely. It is just as important to have those up there as to have them in my pool. Trash? Sandbridge provides, at a cost I might add, to all the residents that rent through them, additional and supplemental trash removal. I don't want the cans out there. I don't want to have to come get the cans and drag them in and out. That is something that they do. I think they take pride as a vendor, and I think some of the other rental houses that are in Sandbridge do likewise. So, we're supporting of that. A million dollar insurance. Anybody that has a short term rental and doesn't insure themselves has a fool for a client. Sign permission, or course, and then to the events. What are you going to do with all of those cars? I heard the observation that was made and I've been down there in the summertime. I've seen it. They are parked everywhere, all over the ground, all over the sand, all over the gravel. You get to a point where there is only going to be a certain amount of onsite parking, and it does have to be onsite because if it spills off site, you have fire concerns. You have police concerns. You have rescue vehicle concerns when you clog your arteries with some special event. So, seeing that, having is something that is says if you can't do it onsite, which is required, then bust the people from some other site that you pay for, and we see that very large venues where there is too many people to be accommodate that special event. So, with those two particular modifications in mind, I think that Alternative 3 is appropriate with those two modifications. After I got to that point in my analysis, I started thinking about it. Okay. The number of people per bedroom, and I'm not sure who is going to be the bed chucker. It is not going to be me. How do you enforce these things? And so making the rule without a realistic enforcement mechanism, I think that is something we need to consider when we're making a recommendation, and certainly a legislative act. That doesn't mean that the goal trying to achieve isn't an appropriate goal, it just means are we really going to do about doing that? How are we going to enforce that? I know there only a limited number of planning Commissioners that can go and conduct these inspections, and take it from there. One other think that I did see is that there has to be a responsible party. I think the recommendation was that after the 3-1-1

registration, be there in 30 minutes? I live in Croatan. I own a Corvette. I'm not even sure I can do it in 30 minutes. And if you do ask me to go down there in 30 minutes, and I pull up in front the place at 12 in the morning and there is a bunch of intoxicated people out there, I don't feel personally equipped to go in there as a Kung Fu Master, and resolve that conflict. I would probably take the 3-1-1 and turn it into 9-1-1. Secondly, I don't want to take Sandbridge Realty as an agent, not only for myself but for others down there, and put them in a position of potential harm where they have to go in and intervene in these situations. If somebody is engaging in that behavior, that is probably for a professional to respond too. I don't see a lot of it. I haven't seen that as a problem. I've seen that as a limited occurrence. So again, I thank you for your service. I thank you for all of your time. I know every one of you has taken your own time to deal with these problems. I know this is probably more activity than many other considerations. So, please keep in mind Alternative 3, with the modifications as I suggested. Having said that I am open to questions.

Bob Thornton: Any questions of Mr. Eason? Dave.

David Redmond: First off, thank you for time, and I agree with an awful lot of what you said. I do want to state about one point and that is these alternatives. Before we get too far down the path, I was thinking these are some dictated choices where you must choose between A, B, and C or Alternative 1, Alternative 2, and Alternative 3. That is not the case.

Carl Eason: Right. They are just considerations.

Davie Redmond: Absolute, adamant about that we are starting more than less from scratch. These are suggestions. We are not required to choose any of these paths. City Council is not required to choose any of these three paths. They are helpful in some ways and I think unhelpful in the way it was presented to us. Because we have lot of people that have been saying I favor Alternative 1 or Alternative 2 as opposed as looking at the differences and saying, this is how I think we can come up with a workable and sensible policy that make sense. And I think that's where we are going to go at the end of the process, and that is ultimately what we are going to do. But just to clarify, I certainly don't view it that way. I don't that is a problem with you on the Commission.

Carl Eason: They were not received by me in that way. What you do is take that input there for considerations for you to debate and for our discussion, and hopefully we come out with a reasonable approach at the end. So, I appreciate the clarification. That is where I was coming from.

David Redmond: Thank you.

Bob Thornton: Dee?

Dee Oliver: Okay. Thank you. And I do like your perspective on all of this. The question I have for you is that I want to address the 3-1-1 number. Your thoughts on it, and I agree, you can't get anywhere in the City in 30 minutes. I know that the City wanted to implement it 7 days a week, 24 hours a day, just so that there was a contact person. Not so much for just parties, but trash, parking etc. As just a contact person versus a point person on the property, so they would just be able to actually talk to somebody so that person could actually make a phone call to the house. And I know the real estate companies have a point person in general, I would assume. Is that correct?

Carl Eason: They do.

Dee Oliver: Okay.

Carl Eason: The signage is posted and the name and the phone number for the realty company that is managing. But the problem you have when there is a crisis or a difficult situation on going, and I wouldn't want to personally impose myself in a situation like that and I certainly don't want to be responsible or liable for the acts of an agent on my behalf. So, I really think that a 9-1-1 under those circumstances is more appropriate. Why would we need the 3-1-1? We're going to need a 3-1-1 when we say there is something rowdy or untoward going on that needs to be controlled and you want the other to take responsibility to control it. And I get that. That would happen in a perfect world. Unfortunately, we are not in a perfect world, and you may somebody that owns a place in Sandbridge that lives in Ohio, and who is that responsibility going to fall upon? We're going to wake Mr. Moffitt up at 2:00 a.m. and tell him to get on his junior police outfit and drive down there to my place? I just don't see that as a feasible practical solution. I think it is a good idea in concept. We should have responsible others, but when you try to take some of these things that are wonderful in theory, I put them into how will I put it into practice and how will I enforce that? You know there is one of the things that I thought about Ms. Oliver, was a fire alarm goes off at my house and it is a false alarm and I got a warning, and it sets off a second time and I get a significant warning, do you know what happens a third time? I get to meet Ms. Wilson on a misdemeanor because there is a history of creating that problem and if we have people that have ownership and these problem houses, and we record that through a 3-1-1 call or otherwise, at some point, you know. I don't know whether that is one, two, or three warnings, or what it is, but at some point that can be dealt with one a regulatory basis and we have the legal system in place to do that. It is a nuisance. It is a waste of public resources. You just can't keep doing that without punishment; take your rent money and collect it and don't care about the rest of the neighborhood. So, the enforcement again is the problem.

Jan Rucinski: I believe that the 3-1-1 is not saying they are wanting that person to rush down there and solve the problem, but to have somebody who has a contact person to give guidance on should we call the police or is this something they can handle. We don't want the police called for trash left in the street or those kinds of things.

Carl Eason: Of course not. I think, in my mind when I looked at the 3-1-1, to me that was the panic button. Something is going wrong. Because the is the first person that ought to come down and take care of it, be responsible, pick up the phone, call the time. But that doesn't happen often in reality because you don't necessarily know who is renting on that given 7 and 14 day period. Sandbridge knows that. They have contact numbers. So, again, it is a question of if you're not equipped to deal with something that potential violence or intoxicated people or stuff like that, I do think we do have to turn to public service.

Jan Rucinski: I think everybody is in agreement. I think everybody agrees with that.

Carl Eason: I think you put innocent people on peril because you're confronting people that you don't have the skill level to do and you make him upon multiple intoxicated people. Sometimes they don't necessarily have the presence of mind to be reasonable. We have all observed that. Somebody may have participated in the absence of that. Are there any other questions?

Bob Thornton: Thank you.

Carl Eason: Thank you very much

Jan Rucinsk: Our next speaker is Catherine Miller.

Catherine Miller: Good afternoon. My name is Catherine Miller. I'm a resident of Virginia Beach. I would like to about very briefly about Alternative 2, which is the proposal that I think most effects this issue. I do think that distinguishing between house sharing and short term rental is a fair idea. Adequate parking onsite is important, and without this cars park illegally on the street or in somebody else's driveway. I have a house that has twelve bedrooms and is advertised as to sleep 38 people. A few weeks ago, 24 cars showed up to this house. They managed to squeeze and park 18 of them on the parking area which covers the front. That left six cars. I think renters need correct and accurate information about City Codes posted in the house so that everyone can see it, not just person who signed the contract. On the issue of more than seven days, week rentals. Most of the wild parties we were having occurred on the weekends when the house had been rented for a short period of time a week. Some people who own rental properties said we need this off season rental of less than a week. So I think the compromise of one rental in seven days is fair. We are talking about a house, not a hotel. The proposed maximum occupancy limitation is in line with the State Code and the State requirements. There are rental houses in the neighborhood that put six, eight or even nine people in one bedroom. I'm not sure. I heard it stated that this would be hard to enforce; however, if this site was reported in the homeowner or the investor could no longer advertise their home that way, then these online rentals could easily be checked. The contact person, the homeowner is also responsible for what goes on at their property. A great many of the houses in my neighborhood have owners that don't live in Virginia Beach, and there are also people in corporations who own two, three, four and five different houses. I'm not sure that they have any idea what's going on in their property. If they hire management or not, a 24-hour a contact person should be available. He or she's name is registered in the City and available to operator manning the 3-1-1 numbers. They wouldn't necessarily have to show up, they would just have to decide what needed to be done. The special events permit, in my opinion, is hard to enforce without official zoning personnel. Events available on weekends are required to three events per year was ignored around me and there is no way to check on it. I would like to see limits that are stricter. We have over 50 events in our neighborhood and at three sessions per house that is a lot of permits. Thank you and the City Staff for your work on the short term rental issue for the past two years. And thank you for considering Alternative 2.

Bob Thornton: Any questions of Mrs. Miller? Jeff.

Jeff Hodgson: For your specific case, the six cars that were not able to park on site, were they able to legally park somewhere, and where did they typically go?

Catherine Miller: They parked in someone else's driveway.

Jeff Hodgson: Were they allowed to park in those driveways or did they just pick them?

Catherine Miller: It seemed to me they just picked because they picked one and then ended up being someone was staying there and they had to move and they just kind of went down to each house.

Bob Thornton: Dave Redmond.

Dave Redmond: So what neighborhood is that do you live in?

Catherine Miller: Sandbridge.

Dave Redmond: Okay. Thank you.

Bob Thornton: Any other? Okay, thank you.

Catherine Miller: Thank you.

Jan Rucinski: Our next speaker is Doug Miller.

Doug Miller: Good afternoon. I've seen some of you before at the Planning Commission Workshop. My name is Doug Miller. I am a resident of Virginia Beach as well. We started renting here in the early 80s for family vacation. And we loved it so much that we bought our first vacation home in the north end of Virginia Beach in 2004. In 2008, we moved here when we retired. As residents, we didn't have a problem with the rental community back then. We understood when we bought that rentals occur. About five years ago, it went from families renting for a week or more to busloads of people coming into party for the weekend, in particular at these huge event houses. The character of our neighborhood started changing for the worse. And for the past three years, we've been lobbying to bring it under control. It was a shock to us that the City has no regulations for short term rentals, and that the rental community was operating unchecked and with a little accountability. We've heard doom and gloom scenarios from the business community if these regulations are enacted. Their predictions are greatly exaggerated. For decades there have been short term rentals in Virginia Beach, investors and businesses thrived and residents appreciated the money that flowed into our community for sand replenishment and other infrastructure upgrades. Then the recession hit. Investor and property managers get desperate and start turning our ocean front neighborhoods into commercial zoning to keep their profits up. Unfortunately, when the economy returned, they continued to move toward more commercial activity and away from family vacations. They apparently don't care about destabilizing these neighborhoods and seem to view our homes as nothing more than cash-cows. We've heard about property rights, but you know what, my neighbor's property rights stopped when my property rights begin. That is why City ordinances were in place that outline that can and can't be done in residential communities to protect residents from abuses like we've been seeing it in the past few years. Investors and rental companies have complained that they won't make much money as they regulate. Every investment has risk. I don't think it's the City's job to guarantee your eternal investment. I recognize that short term rentals are here to stay. And even though we can't turn the clock back five years, we can't start regulating rentals so it protects our residents from further abuses. I appreciate the effort that the City has put in to this issue in the past two years, cumulating with the proposed regulations. I don't feel they went far enough, quite frankly, but I do see them as a good compromise between what the residents need and what the investors and business want. I endorse Alternative 2 as a fair proposal that lets long term investors continue to legally operate while giving the City the opportunity to control future short term rental growth in our neighborhoods. Thank you for your time.

Bob Thornton: Any questions of Mr. Miller? Thank you sir.

Doug Miller: Okay.

Jan Rucinski: Our next speaker is Andrew Glowatsky. Did I say it badly?

Andrew Glowatsky: Not too badly. Good afternoon. Officers of the Committee and members of the committee. Thank you for the opportunity to speak and your service in the community. My name is Andrew Glowatsky. My wife and I are new homeowners in Virginia Beach, and we participate in the short term rental vacation rental market. We enjoy the Virginia Beach community and people that we have met so far. I'm here to express my opinion and maybe offer some direction. Now have the Commission could advise the City Council and specifically I'm here to talk about Item 10 on the agenda. And it is item 14, page 3 and it is provision 12 of Alternative 3. So, on Alternative 3, where it talks about the number of sleeps per bedroom, we want to recommend three people per bedroom, plus two additional. We thought this was a little constraining the way it is currently written. And also I want to address what has already been previously spoken is the two reservations within a seven day period versus one reservation in a seven day period. Like I said, we are recent homeowners and we have been able to rent for a three day period and if somebody leaves on a Sunday and somebody comes back on a Friday. It is two different renters, then that would violate that provision of one within seven days. So that is why we are in favor of that alternative. We don't see any negative impact for those two changes in the provision. The other thing, like I said, we're new to the area so I'm not sure of economic impacts study was done to review the potential revenue loses with these provisions. I'm not only vacation owners but we are property owners as well, as small businesses and the growth of Virginia Beach. Often times, when time is taken to consider these recommendations, unintentional consequences are created at that time. We've had a positive experience so far this year, but in light of these changes, we think Alternative 3 with those modifications with those two provisions, looks like number 12 and number 10 in of item agenda 14, it says 14, page four.

Bob Thornton: Thank you sir. Any other questions of Mr. Glowatsky?

Jan Rucinski: Can you explain to me what you meant with regards to the occupancy?

Andrew Glowatsky: Right. So the occupancy right now will leave us looking at two persons per room plus a total of four afterwards. So what we are seeing is three persons per room with a plus two after the total net times.

Jan Rucinski: Three plus two.

Bob Thornton: Three plus two.

Andrew Glowatsky: Right.

Jan Rucinski: Thank you.

Bob Thornton: Are there any other questions? Thank you sir.

Andrew Glowatsky: Alright, thank you.

Jan Rucinski: Our next speaker is William Brown.

William Brown: Good afternoon Mr. Chairman and members of the Planning Commission, and City Staff. My name is Doctor William Brown. I am a 32 year resident of Sandbridge Beach and a member of a city-wide group called "Protect Virginia Beach Neighborhoods." Notwithstanding what some may

have you believe, we are not here today to take away property rights. We are here to balance property rights as one of the previous speakers said. People have the right to rent their house on short term basis; I agree with that. That is a property right. But the people that live there have a property right to enjoy their homes in a peaceful manner. One person is choosing to rent a short term and the other is choosing to live in as a resident. Establishing this balance, the City must be mindful that they are doing this to protect the public health, safety and welfare for all residential neighborhoods in Virginia Beach. There is a difference between these two uses of the home, and the City and State recognize that by the mere fact that they tax the short term rental of the home six percent sales tax, and an eight percent transient occupancy tax, but they don't tax people that live in their homes. And I think this distinction is very important when you talk about regulating short term rental use. These places that are used for short term rental use and the zoning code is called lodging places because, just like a hotel or motel, they pay the same tax they offer lodging for conversation than any transient. Alternative one does not treat residential neighborhoods equally. Is that an unfair advantage to people who want to do a short term rental and an overlay district compared to people who may want to do a short term rental? And not an overlay district. It is also unfair that people live in the overlay district, as their home are not given any chance to try to speak to the use of their neighborhood for this purpose. Alternative three is nothing more than the codification what is now illegal activity. It says that while have a business, either by rehabber or as we saw today a daycare center, needs to come and get a CUP and I didn't hear anybody that was against that. But for some reason, some people feel that the short term rental of the house, which is causing a lot of disruption, doesn't have to get one. Maximum occupancy, two per bedroom is based on the uniform building code. It is also what's being used all throughout the County and through the Commonwealth. There is no basis in fact that for three people per bedroom. They are just using that number, they are getting that number by finding out how many people they got in there now and then backing into the number to say, well, if we use three. It is a safety issue. If there is a problem in the house, then the more people you have more trouble you have, one letter of contract for seven days.

Bob Thornton: Yes sir. Thank you. Wait a minute.

William Brown: Do you have any questions?

Bob Thornton: We may have some questions. Any questions for Dr. Brown? Ron.

Ronald Ripley: I'll sponsor him if he could finish a couple of comments he was making.

Bob Thornton: Sure.

William Brown: Right. I think the maximum amount, the City needs to look at as it as a safety issue. The more people you have in the house, the more chance that you have a problem if there is a fire or some kind of problem. One contract for seven days that is already a compromise. The AD HOC Committee says there should be a seven day minimum rental. And, some of the realty companies said that the national average is four days for a rental contract. So, they said okay, you can do a rental contract for four days but you can only do one. This is going to help prevent this from a revolving door of rentals that are occurring in some of the neighborhoods. The Planning Commission has the historical precedent of tools granted to them by the General Assembly and the Comprehensive Plan to recommend an ordinance to protect the private property rights of all residents, not just those who choose to rent their houses on a short term basis. By striking more of a balance we may actually improve the residential neighborhoods. And that is the reason why some people do time and rent in

these neighborhoods because they like the neighborhood atmosphere. I hope as the Comprehensive Plans states when referring to Sandbridge, many of the dwellings rented to visitors who prefer also quieter atmosphere than that at the Oceanfront resort. I don't think we want to turn our residential neighborhoods into the resort area. Any questions? Thank you very much.

Ronald Ripley: Can I ask a question?

Bob Thornton: Yes, Ron.

Ronald Ripley: You were in the meeting this morning, I believe, and heard us talking about parking relative to the number of bedrooms or size of bedrooms. I don't know what the common denominator, is for bedrooms, but do you have a feel for that how that might be approached?

William Brown: Obviously, the number of cars you have has to be related to the number of people the maximum occupancy that you're going to allow. I do see that you can control the maximum occupancy. Someone earlier said that you can go online, and see if they are advertising the use for more than what the maximum is. So, I don't think that is a reason, I could come up with a maximum, and if it is a reason, then why would come up with three? Like I said, I've researched this pretty extensively throughout the country and I've never seen any community where they say three people per bedroom. Especially when the building code says that you should have a minimum of 50 square foot in a bedroom not in a house but a bedroom.

Ronald Ripley: My question was more about parking and I guess it is related but my questions have you thought about parking?

William Brown: Well, one thing I don't think about is parking, and I'm sorry. I do believe a part of the advertising and part of the rental contract how many parking spaces there are at any given house. I don't know what that number would be but certainly when people come down they know ahead of time. We know that we can only put ten cars on this lot. And the City has a definition of what a parking spot is. How many square feet and you can go out and check where you want people to park on your property and divide it out and found out how many spots you have. But I think that should be made not just say they all have to be on site, but actually say with each rental contract or each advertisement. This is the occupancy and this is the number of cars that are allowed.

Bob Thornton: Jan

Jan Rucinski: Are you saying that the occupancy should be two people per bedroom period?

William Brown: No. Two people, plus four. And this has been all over the map. Some places are just few people per bedroom, some are two plus two, two plus four, two plus six. More than two people per bedroom is just not... There is no basis in fact for that.

Jan Rucinski: Okay thank you.

William Brown: Anybody else?

Bob Thornton: Dee?

Dee Oliver: So, you mentioned that you would prefer one rental per week versus two rentals? And just to sort of clarify, being the fact that even though live in a neighborhood, I grew up on the north end, and you live in the resort area. With my house growing up, they kicked us out in the summer. I guess with and that was easy back then because most people took a one week vacation but now you got families where both the husband and wife are working so they usually end up with not a full weeks' vacation. That is why I just curious that to be able to do two so that you can actually rent over the weekends.

William Brown: Right now in Sandbridge, and correct me if I'm wrong, in the summer time going during the season they don't rent for less than seven days, despite the fact that you're saying that families can't take a seven day vacation. So in the slower season, they traditionally, I say most recently it starting renting on the three day basis like a long weekend.

Dee Oliver: Just because of school.

William brown: Right, and this compromise provides for that they can do the three day rental or four day rental we are talking about.

Dee Oliver: But you only wanted it once a week, so that would eliminate.

William Brown: It would change it from a hotel or motel. I guess you can say there is no restrictions and let them do it on a nightly basis. I'm sure there are some people who feel that way that you got a right to rent your home for as long as you want, maybe on a nightly basis. Maybe on an hourly basis. I don't know. You have to come up with something and this is already a compromise is what I'm saying. The minimum seven day renter is now, you can do less than a seven day rental you just can only do it one time, and you're only talking about, like you said in the slower season.

Dee Oliver: In the slower season where they are looking to do the weekends to work around school schedule.

William Brown: That is relatively new. I've been down there 32 years. We used to say that when Labor Day came, the tourists are gone. We didn't have people coming in and renting around us.

Dee Oliver: Thank you.

Bob Thornton: Are there any other questions? David.

Dave Redmond: Mr. Chairman, I just want to note for the historical record that it was Mr. Brown that suggested rentals under the hourly basis.

William Brown: Right. I am not suggesting that, but I did mention that and I will tell you why I mentioned it David. I looked up the new ordinance that was passed in Lexington, Virginia and it just passed in October. And they specifically say in there say that the minimum you can do has got to be a 24 hour period. Obviously someone must have thought of it.

Dee Oliver: I think those are two different type of resorts rental destination versus somebody going to a beach and somebody going into a college.

William Brown: It could be.

Bob Thornton: Dave.

Dave Redmond: Mr. Chairman, I would like to thank Mr. Brown for coming up to me for catching up to me. I appreciate that very much.

William Brown: And thank you all for you time.

Bob Thornton: Thank you.

Jan Rucinski: Our next speaker is Donna Watson.

Donna Watson: I always forget to move this. Is that okay? Mr. Chairman, members of the Planning Commission. My name is Donna Watson, and I am representing Protect VB Neighborhoods. We are a city wide organization and are concerned about the erosion of residential neighborhoods, and the health and safety issues caused by short term rentals. The City's Comprehensive plan's vision says that "Virginia Beach will be a City with five routine neighborhoods where all residents have the opportunity to obtain desirable safe and affordable housing and enjoy a high quality of life." People buy homes in neighborhoods with the expectation that they will be safe places to live, work, raise families and retire. Allowing a better and uncontrolled short rentals, which is a commercial activity, adversely affects the quality of life and the feeling of safety in your own home. For over two years, City appointed Committees and City staff have looked at this issue and have held more than a dozen hearings. They should be commended for being so thoughtful in their deliberations. Since short term rentals are not currently permitted by City Zoning Ordinance, and therefore are illegal use of houses in Virginia Beach, it is imperative that the City does something to qualify this issue. In our opinion Alternative 2 is a fair compromise that would allow those who currently renting their houses as short term rentals, to continue to do so. New short term rentals would have to get a Conditional Use Permit. This will let people know what's going on in their neighborhood. With the grandfathering provision, there would not be a flurry of CUPS, because those that are already doing it can continue to do so. Alternative 3 basically sets up an overlay for the entire City. This will drastically destabilize one of the best aspects of Virginia Beach, good neighborhoods. Our proposal recommends a maximum occupancy standard which will help to ensure the safety of these rentals. Currently, there are no other management companies that establishes how many people can sleep in a house. With full disclosure, my husband and I own a rental house in Sandbridge. The house is a short term rental when we purchased it and one our previous management company decided that we need more beds in the house. Without our knowledge of consent, they put in a three person bunk to increase the number of people that could sleep in the house. And get this, they charged us for it. They didn't even ask us. Until recently, we were unaware that there were any safety guidelines that we should follow. We assumed that our management company provided that kind of direction. The proposed regulations of two people per bedroom plus four is in keeping with so many universal established building standards and when it is considered reasonable in the Virginia Code, and HUD guidelines. Parking should be tied to occupancy and commercial tour buses, which are common houses, should not be an option. Many of the rentals in Sandbridge are over the reasonable occupancy requirements for proposed in the regulations. I gave you all copies of some of the examples. I hope that you all have a copy of them. Many of these houses have 12 to 14 more people than the common sense recommendations. When renting rentals, to one rental on a seven day period it will help ensure stability in the neighborhood. It is very unsettling to have a revolving door of people in the house next door. I only have two paragraphs. Is that okay?

Bob Thornton: Go ahead.

Donna Watson: We've been in a situation like that. Do you need to keep your doors locked at all times? Strangers also wreak havoc with such institution as neighborhood watch. Other people in rental are another crop of renters or is it someone who has broken in to that house? We try, we require a contact person who is can respond in 30 minutes is essential. There is nothing more frustrating that calling one of the realty companies getting a recording or the maintenance person. Sadly, this still happens. Thank you for your time and attention on this important issue. I am sure you've heard from many businesses and investors the concerns of the residents of Virginia Beach to begin a great emphasis. After all, we are the ones who live in this community and call it home. Thank you.

Bob Thornton: Any questions from Mrs. Watson? Thank you.

Donna Watson: Thank you.

Jan Rucinski: The next speaker has checked the opposed and support box is Robert Brendly

Robert Brendly: Good afternoon everyone. I will try to be as short as I can. My name is Bob Brendly. I'm the owner of 321 Pikes Circle, and I rent there all year round. I am here to say that I want Alternative 3, which is the change in Provision 11 from two per bedroom to four. Make it from three to two, and here's why. I have a house that is 5,100 square feet. I have six bedrooms. Under the current provision, I would go from 21 to 16 people and I look at and say that I've had this house for seven years. About half of my renters are repeat renters. When they come next year, they know I have spaced for 21 people. They are not going to bring 16. So, nothing will change on that front as well. Also, if you look at the revenue, absolutely everyone will lose on this situation and you still have the same amount of people. They go to the website, they will see all the beds and everything there and they are going to have 21 people. Also, as an owner we have the option of changing the structure of our buildings. I have a garage. My builder came to me and said I could put a wall here and make a few more bedrooms. I have very large bedrooms. I can easily put a wall there and make it another two bedrooms. I can go from 21 to 26. So, I just want you to understand hey, I built this house. I'm not a rich man but I've worked hard and lot of that I've done myself and family members and this would be a serious loss of revenue on my case. Also, if you look at, I think Dr. Brown mentioned something about three nights, two night rentals. I've been there seven years and I don't think Sandbridge does. I never rented two nights. It's always been three nights. So, I think you can ask Sandbridge. I think it is actually in their contract in that regard. And, also I want to say from Provision 9, I would like to per week, I get a lot of people Labor Day Weekend, Memorial Day weekend that ends on Monday-Tuesday. I have people come in and say Wednesday-Thursday, I think we should continue that for those people as well.

Bob Thornton: Are there any questions of Mr. Brandly? Don

Donald Horsley: You said you got 21. How many people?

Bob Brandly: 21, yes.

Donald Horsley: How many parking spaces do you have?

Bob Brandly: Well, I have three quarters of a lot. I have a football field. One parking from plan I had, I got a call saying there is all of this parking and I called my other neighbor and they said Bob, that's my

church group. We're having a party for the church group. Normally I get four families. I have six or seven cars. My driveway can easily handle 10 or 12.

Donald Horsley: So you got ample parking?

Bob Brandley: Sure do.

Bob Thornton: Are there any other questions? Thank you Mr. Brandly

Jan Rucinski: The next speaker is Larry Hurvath.

Larry Hurvath. Can you spell that?

Jan Rucinski: H U R V A T H

Larry Hurvath: That's me.

Jan Rucinski: So, I obviously I really put you back there.

Larry Hurvath: I am a resident of Baylake Pines. I'm a retired engineer. You guys have probably been in buildings that I designed and driven across bridges.

Jan Rucinski: Sir, can you please state your name for the record?

Larry Hurvath: Larry Hurvath, and I have the dubious honor of being the Chairman of the Baylake Pines Civic League Short Term Rental Action Committee. Let me make this quick. We, I think I've talked to a lot of you all, a couple of at least, I know and recognize. We voted on 24<sup>th</sup> October, at our heavily attended Civic League meeting. We don't want these things in our neighborhood. We bought into our neighborhood because we want to live among neighbors. We've developed long term relationships. This is why we live in Baylake Pines. And there are other neighborhoods like ours. I know that people live there because they want to live among their friends and neighbors and people who know them. We don't want a different group of strangers in our home and houses next to us, or across the street from us every weekend. We don't want that. So whether you pick Options 1, 2 or 3, please do whatever you can to keep our neighborhood the way they are. We like them. I wanted to answer a couple of the comments that were made, being an engineer. You can quantify anything. If you want to maintain the character of the neighborhoods, see what the average occupancy is in each house in the neighborhood and limit their short term rental to that. See what the typical number of cars in each house is and limit the short term rentals to that. Maintain the ambiance of the neighborhood, so it feels like a neighborhood. We think that Option 2 is the best option, and it brings some intelligence to this process. It brings professional judgment. You can take a look at Baylake Pines when somebody wants to turn or modify his house and loses out and wants to sell it to an investor. You all can look at it and says, hey there is no short term rentals anywhere near it. Let's disapprove this one. This is working wonderfully. The structure is in place. Let's keep it. Let's apply it because these things are more disruptive to our lives than a daycare center or a bar, I would think. As far as, the argument that I've heard that management requiring the 3-1-1 registration and setting up the 3-1-1. I think it is a great idea. It's an opportunity. I would rather start a company that manages and enforces a law about short term rentals. I think it is a great business opportunity to provide a management service. So I think the 3-1-1 idea is great requiring a 24/7 responsible party is great. I think that we need to have it. I think that's all.

Bob Thornton: Are there any questions of Mr. Horvath. Jack?

Jack Wall: What you say is the commensurate of Baylake Pines? I mean sort term rental.

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Larry Hurvath: We had one operating two summers and that was a horror story. There were parties and the fireworks and the cars along the road. We have a house that has been advertised next to mine on one of the online rental real estate. They say right here on their website. You could potential rent this house they are trying to sell, 5,333.00 per month by renting this entire home on your B & B. So, the real estate agents are moving into this and we've got more houses. We have a second house that has been fairly quiet. It's been short term rentals for the past two or three years, and its' strangers and we've been lucky that it hasn't. The people don't like it. The neighbors don't like it but they have been self-regulatory, they kind let it go on. We don't want it. It was unanimous at our civic league. We don't want these things on us.

Bob Thornton: Any other questions for Mr. Hurvath? Thank you sir.

Jan Rucinski: Okay, our next speaker is Larry Conner.

Larry Conner: I appreciate you taking the time to listen to what we have to say. My name is Larry Conner. I live in Baylake Pines also. And, I attended your meeting earlier today and I kind of messed up my speech here. As Mr. Drescher pointed out, the North End and Sandbridge have always been short term rentals. People buy in other neighborhoods, like Baylake Pines or Lake Horn Estates or Bay Island, because they don't want that kind of traffic. For me Baylake Pines is zoned R-10, which means businesses cannot legally pop in that neighborhood. Because these short term rental are taxed as hotels, the City has defined them as businesses. So, for a STR to operate in my neighborhood would be the same thing as me moving out of my house and turning it into a surf shop or an auto shop. There is really no difference because you are still going to have the transient traffic. The purpose of zoning laws is to ensure a compatibility of adjacent properties and STR presents several incompatibilities with neighborhoods. First of all, as Mr. Hurvath pointed out, people live in these neighborhoods because they want to live in a safe place with neighbors they know and that would be relative familiarity of the neighborhoods. Many times these STRs are rented for a night or weekend for the sole purpose of partying. Whether it is a party weekend or not, the STR still presents the problem of increase traffic excess trash and general deterioration that usually accompanies non owner occupied property. And this brings us to the issue of safety. Transient guests are less inclined to care about the general welfare of the neighborhood and this includes problems out of control guests noise, late night disturbances, drunk drivers and increased speeding and parking issues. Those STRs are located in the neighborhoods. It can simply be assumed that there are children playing outside side, riding bikes, etc. So, in addition to the hazards of the residents of increase vehicular traffic is the problem ability of the occasional criminal type that or its clients or guests of clients. Yes, STRs are required to screen perspective clients for history of failure or a violent crime, but what about their guests? Property rights not only include how a property owners can use their property but also the owners how the use of that property affects the rights of other property owners. So, the bottom line is to us is preserving the integrity of the neighborhoods. You can basically STR can change the neighborhood into a business district. That is all that I have. Thank you.

Dee Oliver: Thank you Mr. Conner. Does anybody have any questions for Mr. Conner? Thank you very much.

Larry Conner: I would like to add that I heard you talking about that these were not the only three options you need to consider. I would suggest maybe a hybrid fourth or fifth option.

Dee Oliver: Thank you.

Jan Rucinski: Our next speaker is Dell Young.

Dell Young: Happy holidays to everybody. My name is Dell young. I am a long time resident of Baylake Pines, one of the best neighborhoods in Virginia Beach. I would like to do a Mr. Eason, if I can, and ask those who are supporting to stand A lot of different color outfits. That's nice. Thank you. Let me begin by thanking you for volunteering your time and efforts towards helping us maintain the lifestyle here in one of the best cities. This has got to be a time of thankless voluntary position, especially when the direction of our residential areas at stake. We know that this entire world of short time rentals is being carefully watched here and throughout the state. What we do here is going to affect the rest of Virginia. We know that. It must be even tougher with so many of you having connections with the rental real estate market. Thank you, thank you, and thank you, for looking out for our neighborhoods. They are not places of business, but they are homes. They are not generators of money, but they are long term investments for us. We would not have bi-weekly or even weekly transient in our neighborhoods. But if we must allow them, at least let us know where they are. Alternative 2 requires a Conditional use Permit. Yes, it is another hoop for potential real estate investors to jump through. It is another form. It is another fee. It is more time, and we realize this involves some of your time as well, your valuable time. But, what it does is it lets the rest of the neighborhood know about posting these Conditional Use Permit signs where these things are. It lets us know. It educates us. We want to know what is happening in the neighborhood, and it shows us which property these things will occur at. It allows us to help monitor that property as well. Having someone on call for the duration of a short term rental also allows the neighbors some comfort, especially when visitors who have spent thousands of dollars for a fun time at the beach decide to shoot off fireworks, have an outdoor party or just do things that they probably wouldn't do at home but would certainly do at a rental. I think Mr. Eason, was the one who said that he doesn't want to come out in a junior police outfit at night at 2:30 to confront people that may be intoxicated. Neighbors don't want to do that either. Right now, we call 9-1-1. It takes time for 9-1-1 people to get there and look at these things. By the time the police get there, usually things have dissipated. So we have already been up at night during the time. The next night the same thing happens again and again and again, so there has to be something that occurs here that some punishment for people who actually allows these things to occur. What we ask you Commissioners to do is to recognize that bringing in short term rentals and pack hours single long term investment. Probably the largest that any of us will make. Most of us here. As a 35 year veteran of Virginia Beach Public Schools, I know as we all do that full disclosures support an education makes all of us better citizens. I want to thank you again for volunteering your time and efforts.

Bob Thornton: Are there any questions of Mrs. Young?

Dell Young: Ms. Young.

Bob Thornton: Ms. Young. Sorry.

Dell Young: Thank you.

Bob Thornton: Thank you.

Jan Rucinski: our next speaker is Kim Rigazzi

Kim Rigazzi: good afternoon. I'm Kim Rigazzi. I've lived in Virginia Beach off and on since 1973, only leaving when the demands of my father's or my naval career required it. I graduated from Cox High School. My daughter is at Princess Anne and I have a son at Old Donation School. I'm heavily invested both financially and emotionally here in Virginia Beach. I moved here in 2007. I left a city for school, its recreation but because of its people. I live in Baylake Pines, a neighborhood of about 300 homes. We are a family neighborhood. Every day you see the neighbors out walking their dogs, speak with each other and you see the kids out playing. It is where a treasure about my life. How I learned however, that short term rentals are more accurately hotel businesses will be allowed. But there comes a certain noise, trash and transient issues. I have second thought about investing here. I don't want to live in a hotel district nor do any of my neighbors. That will change the tone of our neighborhood. As you heard, at our civic league meeting, we had a unanimous decision against short term rentals or against the overlay districts. However, we understand that hotel and businesses are forgotten conclusion in our neighborhoods. And we have to find ways to mitigate the effects. At a minimum, I advocate that if an investor wishes to open a hotel like business in my neighborhood, or in any neighborhood in the City, they should be required to obtain a Conditional Use Permit, just like if any of us who wish to want to advertise their investment would. If I wanted to open a daycare, a museum or a kennel, I would be required to get a Conditional Use Permit for the Virginia Beach Zoning Code. I see no reason why a hotel like this should be treated differently. We would like to see more than one rental per a seven day period. This will limit the number of transients in our neighborhood and I see the change in dynamics of a hotel like this would mean for our neighborhood. There should be occupancy limits. There should be parking limits which need to be addressed in the Conditional Use Permit. A 24 hour number for a manager/owner should be posted in a location, available to the neighbors in case there is an emergency or problem. The caller should receive a response, not necessarily in person, a phone call would be sufficient within 30 minutes. Someone would appear if we had complaint in any other hotel. I do understand the right of an owner wanting to advertise their investment, but, I and my neighbors, also the right to safety and enjoyment of our home and neighborhood. These rules are hardly onerous but instead lend themselves to their harmony and are not keeping with the standards relevant to other businesses that might operate in neighborhoods like ours. Thank you very much for your attention.

Bob Thornton: Questions for Ms. Rigazzi? Thank you

Kim Rigazzi: Thank you.

Jan Rucinski: Our next speaker is Patrick Keenov.

Patrick Keenov: I would like to thank the members of the Commission. I am Pat Keenov. I am the President of Siebert Realty in Sandbridge. I would like to thank the members of the Commission for discussion this topic. I know this is kind of an important one, and I would like to point out that my family business has been short term rentals in Sandbridge for approximately 50 years now. For 25 of those 50 plus years, we had done short term rentals, meaning less than seven days. We have advertised and accommodated three night rentals for nearly 25 of those 50 years. So, it is not necessarily a new thing. I would like to point out in general, that we do support Alternative 3, with modifications, similar to what Sandbridge Realty had pointed out. And not to belabor the point too long, I will just be brief that we support two reservations per seven day period as opposed to one reservation. We would also be willing

to accept a minimum three night rental as an alternative to the number of reservations in a term. We would also support three people per bedroom, plus two limitations as opposed to two people per bedroom plus four. I would like to point out that the average number of bedrooms and properties that we manage is five. So, the number of people that would be different in house two plans would be a total of three. Three additional people would be allowed in a five bedroom average house under the three people per bedroom plus two number as compared to the two people per bedroom plus four. That is a tongue twister. In general that is what we would like to support as Alternative 3 with simple modifications.

Bob Thornton: Are there any questions for Mr. Keenov? David

David Weiner: I'm sure you inspect the homes you all rental. Do you consider parking just to make sure there is sufficient parking? That seems to be the big topic.

Patrick Keenov: Well, we don't have anything advertised number of parking spaces. The parking is fairly easy evident. You can drive by and see the number of parking spaces. When we are made aware of somebody parking, we certainly investigate.

David Weiner: Okay. That was my question.

Bob Thornton: Ron.

Ronald Ripley: I think I saw some correspondence about the size of the signs.

Patrick Keenov: I get out there. It is completely self-serving and that particular request is a request to have the signage set a 2' x 2' as oppose to the 1' x 1' that was proposed simply that would grandfather in all the existing property management signs to be used in Sandbridge. Again, that is appearing a self-serving thing and I felt like it wasn't necessary to be reported.

Ronald Ripley: Well, would you favor a phase-in of that?

Patrick Keenov: Absolutely, indeed, it would certainly lighten the pinch as far as the cost to implement that change.

Ronald Ripley: I see your trucks in the neighborhood all the time moving around and whatever, and lot of times I see you actually pull trash cans out and put them back. Tell us how that works.

Patrick Keenov: In deed, as gentleman indicated, we do orchestrate a private trash collection during the summer time. It is 19 weeks in the summer time where we have trash collected on Saturday. We do ask that the guests and or the cleaners accommodate the movement of the cans to and from the street but when that doesn't happen, as it should, we will step in and put the cans where they belong. We do allow for time for that to actually happen without having to kick in because I manage 350 homes. I have five other techs in the field typically that will take a little while to move that number of cans but we will consistently and steadily impress it.

Ronald Ripley: The City did, I think someone on staff, did a pretty good detail breakdown of the number of bedrooms, baths, occupancy, occupancy per bedroom. They did it actually off of Sandbridge, and I would like to see Siebert provide the same information or help the City in some way get this

information. Is it very helpful to the term of the average?

Patrick Keenov: I would be more than happy to provide the information. All that information is always available on my website. It is up to date to the moment. Houses come on and come off and we would have to regulatory report to the City what goes on.

Ronald Ripley: I would think that would be something that would be very helpful to this group in making decisions on parking or the number of bedrooms.

Patrick Keenov: Yes sir.

Ronald Ripley: Okay.

Bob Thornton: Jeff.

Jeff Hodgson: How do you bill out advertising on your website how many parking spaces there are?

Patrick Keenov: I would have no problems with that and that was part of Alternative 3, it would have parking all on site.

Jeff Hodgson: You would advertise how many would sleep. You can say how many cars.

Patrick Keenov: It would be helpful if the City would define the size of the space, simply because an F-150 takes more space than a mini-cooper and, but we would like a definition of that for sure.

Bob Thornton: I've got one question for you. You said you manage 350 houses.

Patrick Keenov: Approximately.

Bob Thornton: If you had to just give us an executive summary, what is your biggest problem you deal with in the summer time?

Patrick Keenov: Well, I don't want to get into particulars about individual properties because most often it will be a specific property type issue. It rarely can be defined as an assented problem that we have. I have heard the complaints about noise, parking and trash for a number of years and I have asked the City to give me some statistics on that and there typically isn't much in realms of statistics because there is not much in the realm of complaints that get made to the City for that type of activity. Occasionally, I'll get a call from the owner saying the folks next door, they got a garage band going on and that is not cool. And we will go down and address it. Absolutely. It is not necessarily a party going on except the event homes can be problematic and I would certainly encourage the City to tag that process. But we are more concerned about what the impacts would be to the short term rentals and the overall investments made by a large number of people in the City that has been encouraged by the City for a number of decades. And we would encourage that the City be careful how they move forward with addressing that and regulating that so that the impact can be mild.

Bob Thornton: Any other questions? Thank you.

Patrick Keenov: Thanks.

Jan Rucinski: Our next speaker Joan Davis.

Joan Davis: Good afternoon Commissioners. My name is Joan Davis and I am 42 resident of Sandbridge. I'm past president of Sandbridge Civic League, for the past 7 years. I am on the volunteer rescue squad for 30 years. I hear concerns from other residents of Sandbridge. I'm sure you are aware that Sandbridge is unique. We are not like any other community in Virginia Beach. We have had weekly and daily rentals for over 50 years. We are not solely a residential neighborhood. We are unlike Baylake Pines, like they were discussed earlier. In fact, most people kind of move here from coming down for a short term rental. What began this journey over two years ago was addressing concerns regarding event homes. The proposal in front of you today barely deals with these events but is now we look into restricting how we rent our homes. This proposes only restrictions on our personal property rights. I was reading about non-conforming uses sanctioned and taxed by governing authority for years the right to continue to the same has been created. Sandbridge Rentals predate the city's CZO. Sandbridge short term rentals were allowed by Princess Anne District and continue after the merge of the City of Virginia Beach. Millions of dollars had been paid on the Sandbridge Road house system. Real Estate taxes, hotel, motel taxes, sand taxes, flat taxes, service district taxes and the tenants' creed for nomos fenos on tax dollars. We at the stage of the game, we just don't like extra restrictions placed on us, and we feel like we are kind of singled out as our little 5 mile stretch of beach. When you start looking at the 1400 STRs that you are speaking of, we are half of that. So, you're actually singling out a five mile stretch of beach when there is 450 some thousand citizens in Virginia Beach now. We are truly being singled out of this little section. And I would like to ask one more time all those that are opposed to additional restrictions on Sandbridge or in general of the City, please stand up. If you're in the back please raise your hand. I have hundreds of emails that you would love to see but you might have seen hundreds. I really want to thank you for your time in addressing this issue. If you have any questions?

Bob Thornton: We might, Jan.

Jan Rucinski: I have a question. So, you're not opposed to short term rentals, you're opposed to the ordinance.

Joan Davis: I am. I'm not opposed to short term rentals because we've had them forever. That is why I moved to Sandbridge and why I love where I live. I love the tourists coming in and out during the season. I love all their day trippers that come in and out. I moved there for a reason. I knew where I moved when I've moved there. I knew it was a visitor community and that was going to happen when I got there.

Jan Rucinski: So, you are not in favor of any alternative but you want short term rentals?

Joan Davis: I really don't have that option, I'm sure. Because we get 1, 2 or 3. We weren't given D, none of the above, so with that being said that if we have options to consider there are some that we are considering that some people have already spoke about.

Jan Rucinski: Okay. I just want to make sure of your understanding because you marked that you were opposed but you're just opposed to the form that existing.

Joan Davis: I'm opposed to all the ordinances, 1, 2 & 3 as they are presented. There could be some changes in them that would make it more reasonable for us to deal with.

Karen Kwasny: Can I ask a question?

Bob Thornton: Sure.

Karen Kwasny: So, if we were to come to some conclusions on an Alternative 4, and would you then wish to have some input into that or review of that?

Joan Davis: I really don't think and they said had plenty of public forums. Yeah, we had public forums on the Beaches and Waterways and all the ADHOC committees, and we had all kinds of things, but we have not as of yet had a public hearing except today on short term rental proposal that has just been presented in November. Over a holiday weekend, when many people are not available to attend and then not only attend, then were going to have it immediately on the first of the year, City Council is going to be voting on this. I think that such a strong issue that we need additional time to deal with this.

Karen Kwasny: So there is opportunity for compromise.

Joan Davis: yes, correct.

Karen Kwasny: So some additional vetting that you feel would be applicable.

Bob Thornton: Other questions? Don?

Donald Horsley: You mentioned something about the event homes. What's you're feeling on those?

Joan Davis: That is the reason why we started this whole thing to begin with and it got like it is. It is like I said, it warped from dealing with just event homes, which we bought with some type of restriction on making sure that people park in the correct places, and that we have how many people come to the house, and if they need a permit. Instead, it has just gone to taking away some of our property rights, which I think is way out there. Everything is different. If you look at your little red dot list that you have, it shows the big red dots, that is only a couple of hundred actually short term rentals where you start counting those red dots but it looks like we are infected with these and we're not.

Donald Horsley: If you think some of the regulations were put on the event homes to prevent some the problems they have.

Joan Davis: But if it is correctly done.

Donald Horsley: You would happy with that.

Joan David: I think there needs to be some kind of regulation. If you want to know the truth there are not many event homes in Sandbridge.

Donald Horsley: A while ago you said there were 50 in our area.

Joan Davis: Who did?

Donald Horsley: I don't know but somebody did.

Joan Davis: I think you better get all the realty companies back up here because I don't think those is correct. We think it is close to correct because I don't think Siebert has about 21 and Sandbridge Realty has also the 20s also. That is about it. That is not 50.

Donald Horsley: Okay, thank you.

Dee Oliver: Your main issue is with the event homes and having impacted into Sandbridge and Air B & B is not really an issue in Sandbridge. It is just in basically Baylake Pines is the one and some of these other parts that don't have this sort of turnover that is basically off the beach are impacted by the Air B & B online.

Joan Davis: Right. And if you look at your list, 40 percent of those are Air B & B on the little red dot, which means we're total different than any area in Virginia Beach and always have been. I would like for you to take that into consideration.

Bob Thornton: Any other questions? Thank you.

Joan Davis: Thank you very much for you time.

Jan Rucinski: Sarah Houck. It is really challenging my ability to pronunciations.

Sarah Houck: I'm Sarah Houck. I live in Chesapeake Beach. I lived there for 52 years and just to state the record, Chesapeake Beach does not want to event homes or short term rentals. We are a military area, 15 maybe long term residents and we go to our civic league meeting and we do not want these things. But we know they are here and we know we are going to have put up with it, so, we are going for Alternative 2 because we feel like it is a compromise between neighborhoods and homeowners who wish to run a business in our neighborhood. Proposal 2 call for a CUP, maximum occupancy of two per room with four extras, quality insurance upon rental for the week and a contact person to be close at hand. Anyone that wants to set up a business in a neighborhood must get a CUP. That should apply to short term rentals in neighborhoods also. If someone wants to use their house for a business and they must understand that their businesses can totally change the quality and atmosphere of that neighborhood. Therefore that homeowner needs to realize this, take their business very seriously. This CUP requirements makes the homeowner accountable for the business. The occupancy standards that are proposed to per room follow the State code. This is for safety reasons for the renters and the neighbors. The proposed insurance clause is just a common sense. Proposal rule for one rental per week is so important for keeping harmony with the neighbors. More than one rental a week will surely affect the neighbors stress level. I have experienced this, so, please don't do that to us. Money for a homeowner should not outweigh the needs of the neighborhood. The other thing that other proposals call for is a contact person, and this makes homeowners accountable.

Bob Thornton: Thank you. Are there any questions of Ms. Houck? Thank you.

Jan Rucinski: Our next speaker is Lee Krumbein.

Lee Krumbein: I have some pictures so you can see exactly what I am talking about.

Jan Rucinski: Can you hand them to Marchelle.

Lee Krumbein: Can you see what I'm talking about?

Jan Rucinski: Yeah

Lee Krumbein: It will help.

Jan Rucinski: Thank you.

Lee Krumbein: So, hi, I'm Lee Krumbein. And I want to thank you guys for your service. I have been here a long time. This is important work. And in front of you, you have a package and a letter to express my great concern about the short term rental ordinances. I own 25 homes on Sandfiddler Road. I'm one of these large homes. In 2010, we had 32 rentals signed up as of this December. For those 32 rentals, 15 of them are over 24 people. This is a 10 bedroom, 10,000 square foot home. It is a beautiful oceanfront home that comfortably holds 36 people. Under the two sleep proposal, you would only allow to have us 24 people. We had two very large bunkbed rooms, and those bunk bed rooms you can sleep eight kids each. We have large double queen rooms, where a mom and dad and two kids can sleep, a pullout sofa, day-beds. We have 12 full bathrooms, so, my wife and I said we'll retire here if we can still afford it now because of this, one day. If you pass this ordinance with two sleeps plus four, we will lose 15 or 32 homes, almost half of rental income. And there are hundreds of houses that would be negatively affected if you do pass this two sleep rental rule. My home was built in 2015. It rents well. And, we only make 6% cash on cash. If you have a mortgage, you make a lot less than that. We would never built this house with this two sleep ordinance on the books. It would be such a money loser that I could have never gotten a mortgage by income. If we lose those 15 rentals, we would have to sell our house and we did sell it at a loss. We tore down a dilapidated house that was not kept up. There was an eye sore on Sandfiddler Road. It was unkept, and a place vagrants broke into from time to time to party at night. There is a picture of it underneath. The house we built has an indoor pool and outdoor pool. There is a theatre room and exercise room. It comfortably seats 35 people in the kitchen and many more amenities. And I think that I understand what the people are doing while they want their little sleepy community back, but this is a wonderful addition to Sandbridge. We built this home after staying in Sandbridge five years in a row with my extended family. And, we had 32 people each. We would have never come to Sandbridge to rent a house if we were going to do this. I'm almost done. So, it supports a lot of people. We hire a lot of people all year long and the people that come visit us, hire and they will spend all of their money all over town and all of those people income they are going to drop because this is going to affect everybody some. We pay 25,000 a year in taxes. One extra policeman on Sandfiddler Road would solve a lot of the resident's problems, all legitimate issues. That is all it would take. Everybody knows this. You're going to adjust by making these regulations to fix their issues, you can fix it easy. One person, one policeman would do this. I'm not a Johnny Come Lately here. My family has owned property in Virginia Beach since the 1930s. We've been vacationing, me and my extended family and once on 58<sup>th</sup> Street for more than 75 years, and we love Virginia Beach, and we decided to invest our hard earned life savings here instead of in the stock market or real estate investments and vacation in a small America are seeing what we saw. I see what my grandfather saw in 1938 when he built his first house here on 58<sup>th</sup> Street. If you feel like you have to act, please allow three sleeps per bedroom plus two instead of two sleeps per bedroom plus four. Please don't recommend this as two sleeps per bedroom. It will hurt so many more people than you would help if you do that. Thank you.

Bob Thornton: Thank you. Any questions for Mr. Krumbein? Jack.

Jack Wall: How do you address parking?

Lee Krumbein: I didn't address parking. Our house easily can do 15 cars. We made it that way, which is plenty for our people. Those people you see in there. They came from Michigan. That's the kind of people that rent our house. He is not a guy who is going to burn the house. We don't want anybody else does.

Bob Thornton: David.

David Weiner: Do you use a real company or do you rent it yourself?

Lee Krumbein: I use Sandbridge Realty.

David Weiner: Okay.

Bob Thornton: Any other questions? Thank you.

Jan Rucinski: Our next speaker is Mary Givevendulis

Mary Givevendulis: Mr. Chairman, Planning Commission and staff members. My name is Mary Givevendulis and my husband and I have lived in Sandbridge for over 30 years and we stay there for the future of our community. I have participated in most public hearings and the past two years concerning short term rentals, and I appreciate the efforts of Beaches and Waterways Commission and the ADHOC Committee to make the recommendations to the City Council, and the City staff in providing the alternatives before you today. The City's vision in accordance to the comprehensive Plan to maintain a high quality of life is being questioned by citizens where existing zoning ordinances are not being enforced concerning short term rentals. Sandbridge is zoned residential. In the past during these meetings, I have heard time and time again that toothpaste is out of the tube. Granted, but we have to find the best solution to coexist with these rental platforms. The status quo has proven to be disruptive and destabilizing for our residential communities. Therefore, it is not a question of politics or us versus them, but it is a question of protecting the sanity of the residential environment. No one is going to want to live at any location throughout Virginia if these short term rentals are not properly managed. We all know that. These concerns are resonating throughout the whole City and not just the beach front communities. Alternative 2 is a fair compromise that ensures the citizens of Virginia Beach they have a voice and participating in the future of this short term rentals, and allowing for people who are currently renting their houses to continue to do so. Alternative 2 also protects the neighborhoods from multiple short term rentals in a seven day period, it only provides one rental per seven days which protects and controls the neighborhoods from multiple short term rentals and a seven day period, it provided only one rental per even days, which protects and controls the neighborhoods from having a revolving door in the house next door. Alternative 2 provides for health and safety requirements and is consistent with the Virginia Uniform State Wide Building Code. These codes used the size of the bedrooms to establish a maximum occupancy from occurring a maximum of two people per bedroom plus four will make it easier to determine how many people can safely sleep in a short term rental. It also addresses the importance of posting City Ordinances and each registered short term rental to educate and inform rentals of the City's ordinances especially if further action is needed and violations and reported to the City established 3-1-1. I have just one more paragraph. The requirement for the owner or agent to respond within 30 minutes for what's logical is the utmost importance. This will guarantee the responsive owner an agent to emphasize and enforce these ordinances to their renters from occurring when possible. The outcome will be a positive for our neighborhood. In summary, we must not limit ourselves to the particular, but look at the big picture and compromise and Alternative 2

assure its citizens throughout Virginia Beach to have a voice and to coexist with short term rentals.

Bob Thornton: Does anybody have any questions?

Mary Givenendulis: I'll be happy to do the questions on parking. I live there. I live on the oceanfront. I see it all the time and I'll be happy to answer any questions.

Bob Thornton: No questions. Thank you.

Jan Rucinski: Kathy Damon

Kathy Damon: Hi, I am Kathy Damon and I live in Chesapeake Beach. I have stated in the Air B & B's, it is a nice experience. But I think that the main focus needs to be decency treating each other well. Like where you would want live. The house you would want next to you. The gentleman from the realty company who scheduled his own management pick up of trash. That is great thing and obviously he is aware of that is an issue. The parking is an issue. The noise is an issue. Any illegal acts have to go to the police. I don't think it is something that the gentleman who was being facetious about trying to go somewhere in the middle of the night. If there is an illegal activity, it needs to be addressed by the police. But any other thing needs to be addressed by a property management company or person. I worked in a hotel for many years. That's the type of arrangement that it is. You have a management team. They take care of it. It can't be taken care that way, then it gets taken care of the next level up, and just like the statement has been made about property rights, we as residents have property rights. The people who want to rent their homes have property rights. You all have rights and obligations to us as citizens, and you also have obligations to the City Council to recommend, so I think, that we all have to be serious here and treat each other well.

Bob Thornton: Thank you Ms. Damon. Any there any questions for Mrs. Damon? Thank you.

Jan Rucinski: So, are you in favor of any of these options, or are you in favor of a hybrid option or none at all?

Kathy Damon: I was pleased to hear that the three options were not the only ones and obviously we are in the middle of a huge project here, so if there is time to create another option based on what you've heard and case what makes sense to us as human beings toward each other, I think we need to work on it a little more.

Bob Thornton: Thank you.

Jan Rucinski: Our next speaker is Jim Reeve.

Jim Reeve: Good afternoon. Thank you for having us today. My name is Jim Reeve and I am here today as the acting current president of the Sandbridge Beach Business Association. I am the owner of two businesses in Sandbridge. I am the homeowner in Sandbridge that homes used both for extended family vacation home and for rental purposes. That home is currently on the market but it is currently owned by us and we do continue to rent it. We've heard a lot today. I'm also here as a past Council member. I sat in that seat for four years as the Princess Anne District, and I know sometimes you guys and we get blind side by issues. You don't think there is going to be that big of an issue, and all of sudden something out of hornets' nest gets spun up, and a what is the problem and how do we fix it? As Commissioners,

as Council members, we want to fix problems. As a business association, we understand that rules and regulations need to be put in place to level the playing field. The Sandbridge Homeowners have been paying their taxes for 50 years. We are the only community, I know in this country that has self-funded their beach sand replenishment. That's been done because the real estate appraisal values have gone up because the Sandbridge resort community, but we all a resort community. Neighbors live next to rental houses. And there can be conflict sometimes. This issue really started to come to light about three years ago when the event houses came on line. At that time, I kept quiet out of conflict of interest. One of my businesses is the Baha Restaurant. I'm in B-4 zoned property. I host weddings. I host wakes, memorials. I host everything. I'm held to the standards of a business. I have to have ample aid bathrooms, I have to have ample parking. I have ample fire exits. That is okay. The event houses got a little head of themselves. Some houses would rent time and time and time again. I wouldn't want to live next to that house. I don't think anybody would want to live next to that house. That is why you saw the last few years the real estate companies realized what was happening and they voluntarily pulled back. There wasn't any City rule that made them pull back. They pulled back to try and be good neighbors. I think what you heard from Seibert and Sandbridge and the other real estate companies, they understand to operate in Sandbridge. We have to be a good neighbor. A lot of people concerned, who is going to be renting this house. What is their background check going to say? Today, in my home I rent and own, I can have a party tonight. I could have a party tomorrow night. I can invite 200 of my best and unknown friends. You can't do anything about this. These rules and regulations are not going to fix people conduct. It is up to people being good stewards. I believe the real estate companies have done that in the past. Did you look statistically at cost of service in Sandbridge. They are extremely low. Much lower than the Oceanfront. Much lower than a lot of parts for Virginia Beach. Are they problems sometimes? Yes there is. I believe the community activists that are in there that run these properties want the best for the community. They live there. Their investments are there. Their families come there. From a business perspective, I support these families. I support the people who come from Michigan from Ohio, Chesapeake, on a weekly basis, and a three day basis. I understand that I am out. If you would allow me a few more minutes.

Donald Horsley: I'll allow me a few more minutes.

Jim Reeve: Thank you sir. My finer point is starting to drive a wedge toward Sandbridge and many of you know that members of our Council raised some big issues that put wedges in Sandbridge. I support meaningful realistic regulations much like that have been put into place for Option 3. We do think three per bedroom is more sufficient based on the current homes. We do think that two rental periods per week is adequate. I do most of my weddings in the slower seasons. It is a great place. The City for many years boasted Sandbridge as a place to come for a destination wedding. And only because there were a certain amount of event homes for which some of them are going off line, because they realize they are truly just investment owners. They just want to turn and burn. We don't want that in Sandbridge. I've been coming to Sandbridge since the 70s. Many people have been coming here as long if not longer. We've run into this. There is going to be some growing pains. I believe we work constructively to find a solution that meets of the people's request. There are some people are not going to be happy. We already know that. We have to listen to them. We have to be respectful. We have to make sure we put in regulations that are not over bearing. I'm concerned some of these regulations? What's next? Are you going to start telling homeowners you're not going to be able to have parties? Some of the worse safety incidences that we've had in Sandbridge. One of the businesses opens at 9:00 am. The other business closes at 2:00 a.m. I am literally in and out of that beach 24 hours a day. I know what's going on. I am at the very south end of Sandbridge, so I visit the entire beach. It is not as bad as you may hear that it is. We've had situations. The worse part of last year that include gun fire was a homeowner's

grandson that came into the house, had a house party, it got out on the web, and it was a free for all. That's a safety issue. That's a police issue. That is not because he rented it to the wrong people from Michigan. So, please present these four to the Council, please be aware that we want to be kind to everyone's concerns. We don't want to be overbearing and would put in place these new regulations just lay on top of the next one over. We don't want to go back and review where are we now and having to constrict ourselves potentially. Sandbridge is a very much a tax positive community. We want to keep it that way. We want to keep it for families. As we started a group recently, Sandbridge should be for everyone. Thank you very much.

Bob Thornton: Are there any questions of Mr. Reeve? Thank you.

Mike Inman: Having all the experience you have in Sandbridge, how do you think trash and parking should be handled by a management company or individual?

Jim Reeve: I think right now because I do run a house that is managed through Siebert. Sandbridge pays for a second pick up on Saturdays. I don't see lot of trash issues. In fact, one of my issues as the Siebert is going to petition to get the blue and tan cans out on the walkway so it has less trash on the beach. We did that as a volunteer basis. Now, according to the City, we are the first beach side recycling in the entire City. We started that in Sandbridge. I personally don't see trash as an issue. I've seen this situation where the can out and it's a windy night, it blows over. There is an issue. I think Sandbridge and Siebert Realty and other companies always want to make amends to clean up if there is a problem. No one wants a bad looking neighborhood parking can be an issue. I believe parking should be required on site. There are times tour buses that come into Sandbridge. It is not a routine basis. It is disruptive when you drive down the street and you see a big motor coach parked in front of the house, it doesn't feel like the family environment, which is what Sandbridge is. So I think there should be regulations about parking but for the most part, I think it has been taking care of itself. Because once again, these sort of houses are problems as it was mentioned earlier. It should be made aware to the management company, More importantly the owner should know to make his or her home is being managed the way it want to and still be a good neighbor. Because we talked about who is going to renting this house next to me? Who is going to buy the house next to you? You can't pick a family and you can't pick their neighbors sometimes. It is always about trying to do what's right. I believe the professional companies that are in Sandbridge are trying to do the right thing. I think the event houses did get a little ahead or a little extreme because they were so popular so quick, and being in the City, if you look back at marketing, we actively sold Sandbridge as a resort designation. Once again, I have a conflict of interest. I can say get away event houses that would make the Baha a more reasonable spot to come. It is fair and reasonable use for your property and it is being a good neighbor. I think trash is being dealt with and I thin parking should be addressed. I think, based on the size of the house, you should you can park those number of cars on the property.

Mike Inman: If you do one wedding a day, you have more than that?

Jim Reeve: I can do more than that but if I dealt with the bride, they deserve all your attention for that one day. It is their day.

Bob Thornton: Are there any more questions for Mr. Reeve.

Jim Reeve: Thank a lot for your time.

Bob Thornton: Before we proceed the Secretary has informed me that we just hit a half way point on speakers. So, I would like to suggest that we take about five minutes, stand up and stretch. We will probably take about 5 minutes. Be back in here because we are going to start in five minutes.

Bob Thornton: everybody seated? Madam Secretary would you call the next speaker?

Jan Rucinski: The next speaker is Andrew Roper.

Bob Thornton: And we really appreciate you all taking your time to come today. Unless you're about to speak on something you've heard one two or three times, if you could give us a little bit of an executive summary because quite literally we have as many people left to speak as we had speak. So, we're just trying to keep our eye on the clock. Thank you sir for coming.

Andrew Roper: Thank you. Good afternoon Mr. Chairman and members of the Commission and city staff. My name is Andrew Roper and I am the current president for the Sandbridge Beach Civic League. I'm here today to address the recently submitted short term rental ordinance for local that the City staff created in response to our community's request for some assistance for excessive activities in some rental properties that has been referred as event homes. Since we brought this item to the attention of City Council, we have seen efforts by other members of our community to take your time issue and to inflate it to include all short term rentals in an attempt to act regulations to cite any growth or continuation of this real estate activity. This latest ordinance proposal is just such an offering to the liking. While this group of citizens would publically claim they are not against short term rentals privately this is their mantra. Our only official position on event homes was to ask the City to enact some sort of preventing process that would enable some accountability from the owner, the realty representatives and the renters. It was explain to us that there were no current ordinances surrounding short term rental activities, and that is a state needs to get involved before the City could do anything. Now, here we are discussing this latest piece of paper legislation. What is being considered is a far cry than what we asked for. The City will claim that this ordinance addresses all the issues that they have heard from the public. Sure, if you hand 53 new persons who are against short term rentals, and you task them with hold hearings for the public that occurs in the middle of the day, and you hear from and see the same faces saying the same things you seem to be cheering, then I would imagine that anyone would like to come to one conclusion. The short term rentals are the worse activities that the City has ever allowed to occur. They would have you believe that there are constant noise disturbances, that property is being destroyed, neighborhood are being decimated. They would have you believe that these renters have no respect for the community to which they are staying and no regard for the people around them. Well if that is the case, then why do people keep coming back? Why do vacationers eventually buy and move here? Why is there continuing investment in this community if everything is so terrible? As the largest and most active civic league, nearly representing nearly 1217 homes in Sandbridge, our community is one that would be impacted most by this legislation. Since we provide nearly 17% of the City's revenue taxes, wouldn't it seem prudent to get opinion from this community? Our civic leagues procedural rules don't allow us enough time to properly and deliberate this problematic legislation. At the earliest, we would have a position on this matte in the middle of March. There are so many things to consider with this legislation how far we should implication that we believe had to be realized or even discussed. We need to discuss the monumental contract limitation. The maximum occupancy limitation? What we are calling three strikes and you're out rule, the need for liability insurance and a requirement that the owner be able to be responsive to citizen complaints. We have many questions surrounding these issues. For example, has the City intened on stifling business with intent on seeing individuals and businesses lose money? Does the City want to see is a revenue

tree decrease? If not, why then does one contract for seven day limitation. Why not two instead? That would be more flexible while still controlling the revolving concerns of the city. As a president of a civic league is it ten minutes?

Bob Thornton: You are a civic league president?

Andrew Roper: Yes sir. So, how would maximum occupancy be enforced? What would happen in terms of a violation? What's the real purpose of this? Our estimation is this will only deter families from gathering together to enjoy each other's company under one roof. Again, the city will lose revenue. Are we really expecting ordinary citizens to become enforcers of the law and put themselves potentially in to harm's way to address a criminal complaint? It is one thing to ask them to address parking or trash but it is something entirely to ask someone to step into a situation that could quickly escalate out of control. We have law enforcement for a reason, to enforce the law. Citizens should obey the law and the police and courts and the police and courts are there to enforce it. And if someone wants to assume risk when renting their property and doesn't want the extra cost of additional insurance, should that be their right. After all, this is the biggest complaint about the affordable care act and we see this legislation right and boxed up with the same meaning to buy insurance. The county didn't like it then and we don't like it now. And most importantly, the three strike three and you're out rule. Would violations turn out? Would there be a review or an appeals process should anyone get their registration revoked? Will said restrictions require the property in perpetuity or would it revert with ownership or management? Even state agency knows that the DMV is more lenient with respect to keeping or reinstating your license and people keep dying in cars. These are all valid questions. And this is only the beginning. We need time. There is no hurry. The State Assembly is not leaning on us to get back to them. Only Delegate Barry Knight has confirmed this, yet City staff will have you believe that there is some expectation by the State for something you can get it done before their next legislative session. So, I thought I would give them the benefit of the doubt and I wonder why they would be saying this or saying this could be true. Suppose for a month that the State is waiting on us because other localities want to see what the largest City by population and land area has decided to do regarding short term rentals and view this legislation as a template for their own. Well, wouldn't it make sense to get it right? Wouldn't we owe it to them to do our due diligence to permanently vent this out and hammer out all the details? I have been authorized by our Civic League to formally ask for a delay until March in this matter. This is my request. I trust you will do the right thing. Thank you very much for your time.

Bob Thornton: Any questions of Mr. Roper? Thank you sir.

Andrew Roper: Thank you.

Bob Thornton: I am going to take a minute to do something that I've not done since I've been on the Commission. I want to recognize somebody and I'm not going to ask him to come up here, but this ordinance proposal addresses the entire City of Virginia Beach, but it seems like the audience today and what we're hearing the biggest impact seems to be on Sandbridge. It certainly affects other neighbors. I want to take the opportunity to introduce to you all, or maybe you have met Harvey Lindsey. His family, his dad started Sandbridge in 1953 and Harvey is with us today. Would you please stand Harvey and wave and say hello?

Harvey Lindsey: I thank you very much. I appreciate it.

Bob Thornton: Harvey sent me a nice letter and told me that when he was in Korea in 1951 in the trenches, his dad sent him a note and said we are re going to create this project called Sandbridge. When he got back his family, and I think his brother-in-law, participated and built Sandbridge. So, I couldn't not honor Harvey. I worked with him for almost 15 years and he is one of the finest gentlemen you would ever want to meet. So, thank you Harvey for coming out and we'll get back into the program.

Jan Rucinski: Kris Conover.

Kris Conover: Good afternoon. My name is Kris Conover. I moved to Sandbridge with my family in 1977, when I was 11 years old. I grew up in Sandbridge. I've also worked for Siebert Realty for 35 years and my mother was a sales agent here as well. My mother has also owned one of the main businesses in Sandbridge for over 20 years. My family has always considered Sandbridge home and cares about all aspects of the community very much. Because I live here and work here I have the benefit of experiencing both sides of this issue. Siebert Realty has a staff of 44 people. Of those 44, ten of them live in Sandbridge year round and another eight have lived here year round at some point. We are not just outsiders who go to work here and leave at 5:00 p.m. They are true members of the community. Some important information I want to bring up, I too agree that instead of one rental in seven days, we need two rentals to allow for the weekend rentals. The three night minimum that we require, these owners do not just use this as extra money, they also use this off season rentals to maintain the properties. I also wanted to mention that the extra tax that is charged to our renters is used towards sand replenishment, which is very important to our residents in Sandbridge, not just to the rental owners. Some people might not know that we during the summer months. We have a staff member at our office until 11:30 p.m., seven days a week to handle any problems that arise with our rental houses. We also have an afterhours person year round to deal with any issues. They do not have to wait until the next day. We have someone on call. Losing any rentals would also affect the businesses, not only in Sandbridge, but Red Mill, Strawbridge. The contractors that work on rental houses and other businesses in Virginia Beach were our guest spend their money. We care about Sandbridge. This is not just a job. We are not just interested in the rental side. We are and have always been interested in the community as a whole.

Bob Thornton: Are there any questions of Mrs. Conover? Thank you.

Kris Conover: Thank you.

Jan Rucinski: Our next speaker is Wally Damon.

Wally Damon: Good afternoon everybody. My name is Wally Damon. I am the current president of the Chesapeake Beach Civic League. I live in the Shore Drive area the last six decades. I lived most of that in Chesapeake Beach. I've been involved in the Civic League for more than three decades. I'm going to be president for seven more days and then I'm going to move on again and move on to other things. The first time that I've ever heard of anything like this was a few years ago when my friend, and I won't say his last name but his initials were "CH", and he and I built houses in Sandbridge on Sandpiper Road and Sandfiddler Road. When I first saw him after many years, he could not wait to tell me how much money he was making on the house that he was adding three bedrooms to in Sandbridge. He had a three bedroom house and he was renting it for \$3,000 a week and he told me that for the summer that he said he couldn't wait to the three more bedrooms and that he was building in Sandbridge on this house where he could make \$6,000 a week. It is all about the money. So, I got to thinking about that and I

said, I am glad that is not happening in Chesapeake Beach. Well, that's been both its driver off the Atlantic Ocean and that has come around and been around Fort Story and into Chesapeake Beach where we live. I really didn't realize it until we got some call from one of our neighbors and this neighbor said you should go down and check this out Wally on Oceanview Avenue. So, I got in my car and drove down towards Oceanview Avenue, past Junior Market and I saw a young man drinking something out of paper bag and walking in the middle of the road. He wasn't walking on the sidewalk, he was walking in the middle of the road on Lookout Road, and he turned on to Fentress and was walking towards Bully 44, which some of you understand used to be called Alexander's on the Bay. I'm President of the Civic League so I'm going to get these phone calls from people all the time, and I should have told this lady you should call the police. This guy got down to the roadway right there and he turned left right in front of Bully 44. He was walking up the street and I couldn't see over the crest of the hill very well what was going on but I could hear. I got over the crest of the hill and I saw, I mean at least 50 people, if not 75, or 100 people standing in the roadway. Then as I got closer and closer and closer with my car, I saw that half of them were sitting on the roadway, so it is quite different where I live in Chesapeake beach on the south end closer to Shore Drive than it is there, but this is something that has to be regulated. We can't pull down our police department to take care of the citizens. It is very burdensome. It is like something that has gone too far, too fast and if we put this on our police department and put this on our fire department or ambulances, we haven't done our job as citizens of Virginia Beach. I'll come down here once in a while to speak and so I thought this was important enough to speak on. And as president of the Civic League, we can't always be opposed to everything that is going on in the City. We can't do that. We got that bad reputation for always opposing something. We did not opposed the new houses that were being built on Shore Drive, as I think it will add to the value of home values but this thing has gotten way too far, too fast and somebody is going to throw an anchor out on that speed boat. So thank you very much. I very much appreciate you guys doing that work that you do on this commission.

Bob Thronton: Questions for Damon?

Jan Rucinski: I have a question.

Bob Thronton: Jan.

Jan Rucinski: Only because I am trying to keep track. So, are you totally opposed to any short term rental in your area or are you in favor of one alternative or over another?

Wally Damon: When I vote on July 2016 was to totally oppose the event houses. However, my personal view as a resident of Chesapeake Beach is that it needs to be regulated. Going to this two person per bedroom thing, I think is a good idea. But again, it is all about the money, so those of us who have lived there for a long time. We need some help. That's all. Thank you very much.

Jan Rucinski: Regulation with compromise.

Wally Damon: Yes.

Bob Thronton: Don Horsley.

Donald Horsley: You didn't finish your story. I want to know what happened to the people sitting in the street.

Wally Damon: Honestly Mr. Horsley, I got closer to them and I was just about to put it in neutral and reverse and they got out of the way. They actually got out of the street and let me come through, and nobody was kicking my car. I have antique Chevelle, so nobody was kicking or anything like that. I think they just wanted to look at the car, but I wanted to see for myself what was going on, and so, honestly, we've got to have some regulations when it comes to something like this. I am not totally opposed to it. We have to learn how to live together like my wife said. And it could happened nearly hope you all. Just let me know.

Donald Horsley: Thank you. I really appreciate it.

Jan Rucinski: Sara Boggs.

Sara Boggs: Good afternoon. Let me get my notes. My name is Sara Boggs and I'm favor of Option 3 with the modifications that the President of Seibert Realty, Patrick Keenan, recommended. My entire livelihood is in Sandbridge. I have worked in Sandbridge for 12 wonderful years with Seibert Realty. My husband owns a plumbing company based out of Sandbridge. My mother-in-law rents her house in Sandbridge. Our life is in Sandbridge. So, these decisions affect my entire family, and my son. So, thank you for your time. Thank you.

Bob Thornton: Any questions for Ms. Boggs. Thank you.

Sara Boggs: Thank you.

Han Rucinski: Donna Magruder.

Donna Magruder: Good afternoon. My name is Donna Magruder. And I'm here to speak on behalf, believe it or not of our guests, the visitors that come to Sandbridge as well as my fellow citizens that depend on short term rentals for their livelihood, and my family. So, this is kind of selfish theme. I appreciate very much that Patrick Keenan had pretty much closed our office today so that all of our employees could be here because over 90 percent of us are Virginia Beach citizens, and it would be a little difficult to try and take off so he just made the decision. I appreciate that very much. I have worked at Siebert Realty at Sandbridge for 27 years. I've been a resident of Virginia Beach for just a few months longer than that. And short term rental in Sandbridge were happening long before I came along. In my position at Seibert Realty, I've been very blessed to be able to reach out to guest that own multi very peak guests. I also, once in a while, an agent will call me and say, just heard this great story. This person is coming the first time. They have friends tell them how wonderful Sandbridge was. So, of course, we reach out to them as well. The stories that I have been told, people growing up, vacationing in Sandbridge with multi-generations coming. We have guests that have been coming 25 & 35 years in a row. It is just amazing. We find families that have members that have members have passed away and they come back like a memorial to that guest. It really means a lot to be involved in something like that, to feel like we have a part of a lifetime memories that have been made by families. Some guests however, are only to come for 3 or 4 days, and I recognize you see like the natural average is four days. My family would fall into that. My husband and I have two sons, along with their wives, and by the end of May here, we are going to have four grandchildren under the after of two. I would hate to have to rent it to a much larger house because I've got four little people under 2 ½ feet. But if you go to a two bedroom, I would be able to do that.

Bob Thornton: ma'am.

Donna Magruder: Yes.

Bob Thornton: Watch the little red blinker.

Donna McGruger: I'm sorry. Thank you.

Bob Thornton: Are there any questions for Ms. McGruger? Thank you.

Jan Rucinski: Michael Megge.

Michael Megge: Mr. Chairman. Commission members, first of all, I support short term rentals with limited restrictions.

Jan Rucinski: Could you state your name for the record?

Michael Megge: Michel Megge. I've read the Virginia Beach since 1986 and after ten years as a Navy seal, I separated from the service and decided to stay here and make Virginia Beach my home. I started a construction company and over the past 20 plus years, I've grown it into a successful business. And during that time, I've acquired several rental properties that are an important part of my current income as well, as my retirement plan. And I think it is important to know the rules that we have to work with and changing those rule sin the middle of a game can have a major impact on a person's life and business. My plan to rent a few of those properties on short term basis, which has been a standard practice along Shore Drive and the beach neighborhoods for well over 50 years. But I also want to understand why the City is looking into the short term rental issue. A few bad apples can spoil the barrel. I know some neighborhoods and individuals have had bad experiences with short term rentals. But this could also be true for a long term rental, or even a permit resident who lives next to you. I truly believe that the city would simply apply the current laws and current codes in the City maybe these problems would be avoided early enough to stop. The reality is that most tenants are respectful to their neighbors. And abide by the laws in the City. The fact of the matter is both rental property owners and full time residents have the same property rights. I hope that the Planning Commission has the foresight and thought not to infringe on neither one of those parties. And again, by enforcing the current codes that have been on the books, and people both and understand well with the neighborhoods. If we enforce those current codes we're protecting those property rights to the best of our ability. The biggest issue I've heard and that I've had is limiting the number of days an owner can rent his or her property. And this will be very difficult if not impossible to enforce. It won't solve any of the current issues, and I believe that is a taking of someone's property rights. The other major issue is of course the Conditional Use Permit or creating an overlay district. It will be very burdensome to the owner and a nightmare for the City. We all know what it takes to get a Conditional Use Permit and all the hoops we have to jump through, the time. You all know how difficult it is to draw lines on a map creating overlay districts. The taxes have already been taken place. There is a mechanism in place. We just want a fair even keel registration. Punitive regulations are not the answer. And in closing, I understand how difficult it is for you guys to try draft one size fits all ordinance to give to City Council. I hope wall can fuse the large event homes issue with the regular short term issue. They are completely different things. I hope that either you guys give no recommendation ask for more time to study this issue because it is a large issue or just say let's simply enforce the codes that we have and I think that will solve many of the issues that we are hearing today. Thank you for listening. I truly appreciate your time and all the work you guys do. Thank you very much.

Bob Thornton: Are there any question of Mr. Megge?

Jan Rucinski: So, you're not in favor of any of these alternatives?

Michael Megge: No. I think we need to work some other issues besides those.

Jan Rucinski: Thank you.

Michael Megege: Thank you.

Bob Thornton: Thank you sir. I want to explain something because there may be confusion. Please be seated. We do not have in our current ordinance language that allows for short term rental property. That is the problem. Siebert and Sandbridge Real Estate have been in business for years. We need to put in our ordinance language that governs this activity. So, his point is, let's just not have it, and use the ordinance that we have. That is not a choice. Let everyone understand, we have to give City Council a recommendation on a way to regulate and govern the human behavior that goes with renting short term rentals or vacation cottages or even homes or whatever you want to call them. So, if we didn't have to do this, I can promise you we've probably wouldn't be sitting up here. So, City Council has come to the conclusion. It is interesting the way the laws in the State of Virginia Work, is that the General Assembly tells the Virginia Beach City government through the Dillon Rule what we can have and what we can't have. In March 2017, there was a Senate bill that gave us permission to do this. Before that got passed, we didn't have permission from the General Assembly to enact an ordinance governed this behavior. And so, we now have that and we've been tasked with looking at recommendations. Unfortunately, a lot of people, for at least two years we hear, have looked into it this. The AD HOC COMMITTEE, the Bayfront Committee, lots and lots of neighborhood have heard about that, so I don't want anybody to think that we're doing this in any sort of punitive way. We're doing it because we have been mandated to do it. Now, whether we come up, with what kind of recommendation we come up with and when we come up with it, we honestly don't know. But, we're here to listen to all of the input you folks want to give us, and we're going to take that under advisement, and process it and get it to City Council. So, I just wanted you to answer your specific question. We need to draft something that City Council approves and will either put it in the ordinance to make this business venture legal. I just wanted you to know that. So, call the next speaker.

Jan Rucinski: Tim Solanic.

Tim Solanic: Hello Mr. Chairman, Commissioner, City Staff. Thank you for being here and getting record amounts of emails about this particular topic. I'll be super brief. My wife and I have been operating a short term rental.

Jan Rucinski: They need you to speak your name for the record.

Tim Solanic: Oh, I'm sorry. Tim Solanic. We've been operating short rental for years, and we are opposed to the arbitrary seven day period because various people from, let's call it Washington, DC, like to disappear for a few days, and they like staying in neighborhoods where it is quiet and peaceful like Ocean Park. We've had guests who choose to stay with us instead of going to the Rocket Rock Rentals, which you guys all know and help create. And to finish up quickly. I think the best recommendation possibly you guys can make is would be to recommend to City Council to have a permanent committee to operate short term rentals and event homes in the City, since they have gone back decades.

Toothpaste is out of the tube. It's happened for years, our cottage that we rent is apparently is started a short term rental in 1950, beating Sandbridge. So, it seems to me that it is a vital part of the tourism, the culture of Virginia Beach. It is not going to go anywhere need regulating. I want regulation. I don't want to live in a noisy neighborhood. We don't want idiots living next to us, short term or long term. So that is the idea. I know I should have articulated that better. I did and I thought when I was on the AD HOC Committee about a permanent committee to maintain, peace and tranquility of all the neighborhoods dealing with this. I promise should have reached out to you also. I apologize.

Bob Thornton: We thank you for your comments today. Are there any questions of Mr. Solanic? Thank you sir.

Jan Rucinski: Lynn Hume.

Lynn Hume: Hello. My name is Lynn Hume and I live in the Shore drive area since 1980. And I've been a realtor for over 30 years specializing in Shore drive and the beach area. I attend a lot of civic league meetings up and down Shore Drive, but I did not know anything about this being a citywide issue. I thought it was centered on Sandbridge and event homes. I did watch the November 15<sup>th</sup> meeting last year with 25 Sandbridge residents that came up and spoke against many of these same amendments. Staff states they are using the Beaches and Waterways report. However, this report was not accepted by Council at a formal meeting with public comment. In fact on July of last year, council minutes showed that Councilman Woman Rose Mary Wilson sad the Beaches and Waterways Commission could not get their arms around this issue, and they needed a new Committee. And the Chairman's letter to the City manager said the consensus was not able to make but staff is relying on this draft. There is another report to the City from ODU, the probably paid for it, it states the restrictive codes are not recommended no one is limiting a person's use of its property or a visitor's right to change to choose. Allowing only one or two rentals a week is silly and not an enforceable amendment. One size does not fit all. People are not just here for a seven day vacation but for the military, sports tournaments, memorial services, and unexpected medical situations. And literally can lose thousands of dollars trying to juggle as dates to comply with some unenforced code for a proceed result. It is nothing more than trying to deter the property from being rented. What's the difference between seven days rented or two in seven days? The same people are still there. The same amount of people. Staff even said that many of the amendments are not enforceable in the workshop. The City should create an image that forces property owner to use a management company in order to comply with codes. An owner shouldn't be made to expect a property owner, property manager, or nice neighbor to put in harm's way doing disturbance. It is dangerous. At the workshop when staff was asked why they pick the grandfather date of January 1. It looked like a good date. Oh, my gosh. Arbitrary picking a date, forcing people to obtain a Conditional Use Permit. Some property owners just bought this year. Some have long term plans and some don't even know there is a tax code or registry. We don't want the business of picking arbitrary twilight dates. And, also the three strike rule. Is that related to the house or the owner. I don't know. At the workshop, staff said the ordinance is audited, its' here. It's in use. Taxes are already being collected current codes just need just to be enforced and short term rentals language need to be added to city code. Thank you for hearing me.

Bob Thornton: Any questions of Ms. Hume?

Jan Rucinski: I do. Are you in favor of any of these options?

Lynn Hume: I thought it stated with the event homes is the problem. I don't run a rental properties

and I'm up and down Shore Drive. I am involved in all the civic leagues. I am in all of these. I've never heard of these problems. This is the first time I've heard of Baylake Pines. I'm up and down all of these roads all the time. So, it seems like there is an event home problem. Sandbridge, I guess Baylake Pines, but maybe the needs to be something done with those properties. I don't know. I would hate to take those people rights away when they were built during zoning. They got mortgages. So, how are we going to now put regulations on those people that built in a certain zoning code? I have a hard time with that. But it needs to be added to code to short term rentals are allowable then that needs to be done but all these restrictions. Staff ways they are not even going to be enforceable, so what are we doing here?

Jan Rucinski: So you're looking for something like a compromise.

Lynn Hume: Very limited compromise. Very limited. I really think that one rental in seven days is ridiculous. People come here for a memorial service. My husband went to Orlando and his whole family rented a house for his grandmother's funeral, and it was such a better way to be instead of a hotel rooms. The family was together. They grieved together. They had their meals together. So, there is more than just vacations. The military, and the family that is coming to see the new recruit. It is not just vacations.

Jan Rucinski: So you really don't have an answer to my question then?

Lynn Hume: I think it is very limited. Addressing the event homes and actually term rentals language that they are allowed in City code, that helps. But the event homes seem to be the issue. Taxes are already taken care of.

Jan Rucinski: Thank you.

Lynn Hume: Thank you.

Bob Thornton: Dave Redmond.

David Redmond: I have a question of the City Attorney. In the code, in terms and I want to be clear about this, based on Mr. Thornton's comments, code does not allow for short term rentals.

Kay Wilson: It is not mentioned in the code, therefore it is not allowed.

Dave Redmond: Okay. Is there a way to kind of allow but not have any regulation?

Kay Wilson: Yes, you can do that.

Dave Redmond: Okay. I do not want this assumption to be out there that in order to have something comply now with code, it has to come off this list. It does not. There are no three alternatives and that is not the case if people have to choose from three alternatives or any of these choices. If somebody is reporting, you can probably write a one paragraph amendment to the City's ordinance that would make short term rentals legal, I'm guessing. But in any event, it is not the case that this stuff came down from heaven and we have to do some assemblage of this and may it happen, it could be that. I don't have that assumption be taken off the table.

Jan Rucinski: Our next speaker is Joan Rose.

Joan Rose: I'm not going to read what I wrote because listening here today, there is a big difference if you live some place and you have problems in your neighborhood, which we do, and you own a rental home. That is pretty obvious from listening to everybody. But I have studied the three alternatives, and the one that I want to recommend to you is Alternative two. None of us think it goes far enough but it will give us a compromise between the rights to have weekly rentals, which I do support. We've had them for a long time. They didn't use to be a problem and the rights of the people who live beside them. Many have young children. A lot of people in Sandbridge are retired. It is your job to get some kind of balance, and I believe you will. But just to say let's just go on like we have when we all know there is problems. And we're looking to you for some suggestions. Please don't do that. It is our home. We live there. I raised my daughter there. We have problems and we're asking you to help us fix it. Thank you.

Jan Rucinski: Jeffrey Francis.

Voice from audience: Jeff had to leave.

Jan Rucinski: Okay. Doug Huston.

Doug Huston: Good afternoon. My name is Doug Huston. I moved to the Shore Drive area 39 years ago and have rented properties on a seasonal basis since then. In addition, I also managed long term rentals. When I first read the proposal from the AD HOC Committee, I was dumbfounded. Saw the ideas dealing with trash, parking, Conditional Use Permit, subject to limitation, marking emergency exits, appeared to be regulations looking for a problem. My perception is that these fixes are more appropriate for issues of event houses and that mixing them, as a solution for short term rentals is a mistake. In all of my years dealing with rentals, I've seen no distinction where tenant issues whether they are on a short term seasonable lease or a long term. I cannot imagine having an rudely tourist staying at an oceanfront hotel playing music loud disturbing the neighbors then AD HOC Committee proposed to live in a hotel contract to one per seven days as the fix. This is a solution that does not address the following. So, Mr. Redmond, I appreciate your comment about the three solutions. I proposed Solution 4, and solution number 4 would be to address the issue that brought this up in the first place, which appears to be from all of these comments the vast majority of Sandbridge. I think all speakers have said that, a vast majority of the issues are event houses. So, I would ask the Planning Commission to take a step back, focus on the event houses. I don't have a solution. I don't know enough about those in order to address. I don't live in Sandbridge but it seems like that is where the issues exist. For short term rentals, State and City laws are already in place to collect the appropriate lodging taxes. I don't know anybody who doesn't support that. Allow the laws that are on the books regarding noise, trash, parking to do their job. Please do not attempt to further regulate them. So, getting back and I know you ask what your proposal. If we need to have a propels, if we need to have a proposal on short term rentals, my suggestion is require a million dollar policy, liability policy and call it a day.

Bob Thornton: Thank you. Any questions of Mr. Huston? Thank you sir.

Jan Rucinski: Anders Hellstrom.

Anders Hellstrom: My name is Anders Hellstrom. I grew up in Sandbridge. My family lived or owned property in Sandbridge since 1970. As an adult, I had two homes. I've got one in Kempsville. I've got one

in Sandbridge. As we're sitting here today, I was doing the math in my head. I'm paying seven times the amount of tax in Sandbridge than I am in my home in Kempsville. Do I see the services for that? Some of them I agree and it is nice not to have your houses washing out in the ocean, which has been a problem. It has been solved, although I was there when that was going on. But my feeling for the regulations that is being imposed, when I look at the three choices and just for the record, I'm opposed to all of them. I appreciate your position Mr. Thornton about the fact that something needs to come out of this meeting. The question I would ask and please don't answer right now but the question I would ask myself is, I know I passed the real estate exam. I didn't get anything back then because I had too many real properties. I only have one now. My home is in Sandbridge. We visit there on weekends when we can get there. I rent it out to help pay expenses out there. We have limited during the down swing in 2008 & 2009. If we had the limitations that we are proposing today, less than two rentals in a week period of time, I probably would have loss my house. There are a lot of houses going back then but not mine. Anyway the question I would ask, please don't answer that right now. Are rentals as a person that owns property in Virginia Beach am I allowed to rent my property? I think the answer is yes. So, is it defined that it's a 30 day rental? A one day rental? Please answer that on your own. I think the main problem, and why we are here, and I guarantee half the people wouldn't even be sitting here today if we were to impose the restrictions that are already in the codes. Unfortunately about 10 years ago, we took the teeth out of the noise ordinance, now it is almost impossible to prove that somebody is making too much noise in the house next to you. Back then, you were able to file a class one misdemeanor and if they had a party one night and they came back the next night and did the party again, you got all of their names, they were taking people to jail. We don't do that anymore. We've taken the teeth out of our ordinances. We've got plenty of ordinances in place. We got taxes. I'm for everybody having insurance, although I don't think you should enforce it to them. People should to weed themselves out if they don't. Maybe include in the tax some type of thing like the builders have to pay a tax for that. Then we have a little insurance policy for somebody who has a big ability incident that happens and then we take care of that out of that fund. As far as the short term rentals, again, I'm not for none of the proposals. If we had to pick something as anything, two rentals per week, I think it is reasonable. I feel like the number of people in my house and the problems that we've been having with the amount of parking at these event homes, I don't really understand how that even took place. How do you issue a permit for a building a large home and don't have enough parking? I don't know.

Bob Thornton: Thank you.

Anders Hellstrom: Sure.

Bob Thornton: Any question for Mr. Hellstrom? Thank you sir.

Anders Hellstrom: Okay, thank you.

Jan Rucinski: Connie Carlock

Connie Carlock: My name is Connie Carlock. And I thank you all for volunteering your time to continue to make Virginia Beach a wonderful place to live. I'm a lifelong resident of this area and I live in Baylake Pines. Our neighborhood is not, as Mr. Reeve said, if you're going to Sandbridge a resort neighborhood, nor do we want to become one. That is why we asking for regulations to the short term rental business. This affects all Virginia Beach neighborhood even though it seems to be magnified in Sandbridge. Whatever is done it will affect the whole City for the future. So, that is my concern. I live in a beautiful Bayfront neighborhood with bayfront property and it is a nice place to be. My son and daughter-in-law

live in Charlottesville and they rent their house once or twice a year, through Air B&B. My daughter-in-law screens her clients and the neighbors have a way to contact them. They are vested in their neighborhood because it is their neighborhood and it just works there. However, it is quite a different thing to have a full time mini-hotel next door. There are two very different things. If you do vote to regulate this industry, please note for something close to alternative 2, which I believe would be in the best interest of all Virginia Beach residents. Please take your time to deliberate this. This very important issue and we need to protect all Virginia Beach neighborhoods, and just as a side note, my family goes camping a lot and whenever we go register for a camp site, there is always a two vehicle limit for parking. Thank you.

Bob Thornton: Are there any questions of Ms. Carlock? Thank you.

Connie Carlock: Thank you.

Jan Rucinski: Frank Driscoll.

Frank Driscoll: Chairman of the Planning Board, City Attorney. Thank you for hearing us out this afternoon. I just want to introduce myself. Frank Driscoll, I own a beach house at 2401 Sandpiper Road. Me and my wife and family has operated the house over the last 5 years and I just want to bring one of the issue up that have not been addressed today. We rented through vacation rentals by owner. We do it ourselves. That enables to make sure that we are very careful in ensuring that we have tenants from all over the northeast, and believe it or not, all over the world, that come to Virginia Beach that they enjoy their time there and also respect all of the other residents of Virginia Beach. Now, the one problem that I have and I just want to state my position. Number one, I really don't see the difference between Option 1, 2, & 3. They all contain the same capricious and arbitrary and unnecessary regulations. I think we need to in an event that some regulation needs to be worked out. I think we need to narrowly tailor them to address the issues. Now, the two issues I heard that we are talking about are the event homes and also, well that is actually the only issue that I heard today is the event homes. Now, we own about 2,600 square foot house with four bedrooms and we don't let more than 8 people stay at our house. But I don't see any reason why shouldn't be able to have 10 or 12. There have been some great speakers before me. Carl Eason did a great job. Option 4. Let's get an Option 4. Joan Davis did a great job and you know Jimmy Reeves. A lot of people are saying we don't want all of these regulations. It doesn't address the true problem. When Sandbridge was created, it has always been a residential resort area that has always had weekly rentals or three or four day rentals. So, I look at some of these regulations that we're talking about and the owner or the owner's agent must be identified and be able to be present on the site within 30 minutes. I live in Heritage park. I'm not far away but even then, depending on traffic, is difficult to get to your house in that amount of time. Now based on that I live in Heritage Park I don't want any short term rentals in Heritage Park. But there has to be a distinction made from traditional resort areas near the beach where people have been renting for years and years and years, and have benefited our City. Given some of us some of the best recreational centers in the country and so many other benefits that we have. The other thing that we skipped over and it just scares is that if there are violations of three applicable local state or federal laws or regulations may result in a revocation of said registration. Okay, you know, can anybody tell me what local, state or federal laws that if they are violated we could use our right to rent our home? And how many people if they cannot rent their home would either have to put it up for sale or if they can't sell it, they will go it foreclosure and lose their home. I addition, if I could have one more minute chairman. In addition, they are talking about one rental contact during ay consecutive seven days. My understanding the whole purpose of this okay, well one of the purposes is to promulgate the health safety and

regulations and to protect the neighborhood. How does that protect the neighborhood? How does restricting one rental within seven day period? How does that assist? I mean, if anything it has an adverse impact on the economy and the citizens of Virginia Beach. If we have good renters come from Pennsylvania, Ohio, and all over the country and all over the world that benefit and provide employment for all of these people, that are behind me, it seems that what we have here is you have certain residents that want to turn a traditionally resort residential neighborhood that's; always rented to people to enjoy the beach to just a residential neighborhood. And that's like moving next to an airport and trying to get the airport moved. I have been going to Sandbridge since the early 70s. It has been a residential resort short term rental and it already has. And haven't looked in the legal issues regarding whether just because it is not permitted in the zoning ordinance doesn't mean we can continue to do the short term rentals. I mean the City has been collecting taxes on those short term rental for 50 years. But anyway I think Mr. Redmond had a good point that is that has to be done, let's go ahead and say okay lets permit a short rental like they always had and then fi thee is an issue with big event houses, and I don't think we shouldn't have an RV parked out front. Thank you very much.

Jeff Hodgson: So you're for short term rentals is favorite?

Frank Driscoll: Oh yes. Well it is traditionally been. This is a Virginia Beach resort area but I understand and I forgot to one neighborhood they are talking about, but I would not be a big fan of short term rentals in Heritage Park. But like I said, I have a house in Sandbridge too. And we plan on living there too, and we stayed there for an extensive period of time, but Sandbridge has had short term rentals since the 60s & 70s and on, and if I lived there full time, and people continue to do short term rentals. I understand that is the way it was and that is what it should stay.

Bob Thornton: Thank you.

Jan Rucinski: Gale Buckner.

Voice from audience: She had to leave.

Jan Rucinski: She had to leave. Steve Ballard.

Voice from audience: He had to leave.

Jan Rucinski: Jill Broome.

Jill Broome: Good afternoon. I'm Jill Broome. And I am a resident of Aries on the Bay. We are a 240 unit neighborhood of townhouses and single family houses. And each one of those units has a deed restriction that limits rentals to no less than 30 days. And so I am the Treasurer of the Aries base Civic league and I'm been authorized by our board to make a brief comment to you. The Aries on the Bay Civic League supports existing deed restrictions on short term rentals and they should not be superseded or infringed upon by new City regulations. The Aries on the Bay Civic League believes that neighborhood with exiting deed restrictions governing rental periods should not be subject to proposed changes without approval and consent of their respective civic league or homeowners' association. And that's the end of my comments.

Bob Thornton: Thank you. I think and I probably would tell you that the deed restrictions are for people that live there and this should not in any way mitigate or effect or change your deed restrictions.

Jill Broome: That is great. That is what we would like.

Bob Thornton: If someone violated your deed restriction, you also can't go to the city and ask the city to enforce it. So that is a group of rules that is applying to the people that live in your condo. But anyway, thank you for coming today. Does anybody have any questions?

Dave Redmond: I was just going to say that she can go back and tell how effective you were today.

Jill Broome: Thank you.

Jan Rucinski: Our last speaker is Clair Yoder.

Clair Yoder: I will keep this very short. I'm Clair Yoder. Croatan finally. I am on the board. I'm not speaking officially for them because we did not come to any conclusions on this complicated piece of witnesses. I took the time to look up ordinances and many cities, and this is not a new issue and certainly not an issue with especially with Virginia Beach. Have you seen Myrtle Beach, Nashville, this is just for fun. I am a semi-retired lawyer so I enjoy that kind of thing. And I didn't see any of that had these types of restrictions and Conditional Use. Nor do I think you want to get involved with doing something that really that no one has really done. So, I would suggest you look at these models and generate something on your own with the entire period and kind of having to take these comment, which I think is wonderful, but then to put that forward, because I don't think this group is as much of a disagreement as thing come together. On a personal note, I am against event houses. I do not think they are residential. I think with the conference of mayors, who last year made the statement that short term rentals are non-commercial activity govern by the same or similar guidelines and also those governing long term residential rental properties including the absence of additional laws and ordinance for dealing with nuisance issues are already covered under exiting uses codes. They urge support of economic development opportunities for the visitors industry by encouraging regulations of short term rental industry that establishes the right-of-way for the municipality to identify the content. Make the tax collection and remittance clear to the short term rental owner and treat short term rentals the very same as long term. I think that has also been pretty well established nationwide what you can't take just Sandbridge or you just can take short term. You can't take one week or one day. They are renters in residential areas. I personally feel that when you do some draft resolution that you will look at that as an issue for both long and short term. Event houses that would be commercial activity. This is not recognized as a residential use. I don't know if a Conditional Use Permit might be pertinent to that in your vision but when you bring people together for the express purpose of raising money for an event, that is a commercial activity, and hosting such a thing generates a different type of revenue and a different kind of consequence then it would if you had someone in your home as a home share. That's all.

Bob Thornton: Any questions of Ms. Yoder? Thank you.

Jan Rucinski: That was our last speaker.

Bob Thornton: Okay, well with that we will close the public hearing and we will start discussing this amongst ourselves.

Jeff Hodgson: All the emails that we got did anybody remember getting any emails from Croatan? I mean we got a lot of letters, and I mean say a lot like Bob said this morning. I received in the seven years

total from any other application or anything coming through us. And I think our first speaker from Croatan. I don't remember any other emails. I'm also thinking is there anybody from Shadow lawn which is also not recall a beach community but still walking distance to the oceanfront. Yeah, I didn't have one person in my neighborhood contact me about this, send me an email. Croatan being more right on the ocean, I would have thought I would have heard more from there. And to me, it is this really that isolated to where it is just Sandbridge and just up along Shore drive and that area? Event houses. Right. So, I'm still torn that is that big of an issue.

Bob Thornton: Well David has his hand up.

Dave Redmond: Yeah, the first thing that I've been instructed this afternoon is it is clear to me that there is a big issue and very small. The big issue is the event houses in my view. And I think we have done a disservice by taking all of this and throwing it into one pot and put a big cover the whole thing and boiling it up as if it were one and it is not. I think there is a fundamental problem with these event houses, the number of people in them, how they are part. The noise they generate. Photographs I've seen today of these buses and tractor trailers that is all in front of them, all I bet that's a disturbance. And, I think that has to be dealt with by making aware this process got off course is it stopped on focusing and that it dumped all these other things about short term rentals. Virginia Beach has had short term rentals since there was a beach. We've had short term rentals longer than any of us have been alive. This is resort community. We've even seen photographs, there are woman in hoop skirts with carousels in the early 1900s. So we've been that type of beach for a very long time and that is not going to change. A vast majority of problems are associated with those big event houses, however it may be, and one of the issues even in the Shore Drive Corridor, was about an event house there. So I think we need to deal that arise in these places. And, deal with that and there's parking, there's noise, if its drunk people sitting in the street when Wally goes driving down, then those have to be dealt with but to suggest at the beginning of the process that you have to have these very, very restrictions anticipating that the end they already turn out like animal house and people spend ten years trying to fool the other egg on mortgage payments. 30 years paying off their mortgage, and then you get told that you going to have to limit the economic employment of something they spent their whole lives trying to acquire. And for them it might be close to all they got. I just think that's wrong. So, anyway, one thing there are some elements of the civil table. I think the method in which this was presented to us was just wrong. This was the wrong way to go about this, in my view. The three alternatives is the wrong way to go about this. And it got us a little bit wrap around the axle. I think what we need to do is to go through soul of these. There is not a scenario that I would support with a use Permit or related stuff. I'm just not going to do it. I think there are elements here that. I'd question the insurance. If someone want to take risks on their own, I don't know if you go around telling them that you're going to protect them from themselves but I can probably except that. The occupancy of parking, I think those are things we're going to have to practice on to make sure we got them right. I think this isn't exactly right. We haven't had it very long. I'll be in favor of deferring until at least February. Council chooses to take it up, let them take it up, and I think we get back to work to try and zero in on the issues where I think we can make a difference. The trash thing. It kind of looks like my house went through wind whips up or there are raccoons get into my can. It is not always the case that somebody has done something wrong or somebody leaves a broken bicycle out there or something like that. That is a different story but frequently that does happen. I think we have to focus on event houses beaus it sounds like that is where the most problems are but not violate the rights people have built up their whole lives and in any cases, it is their retirement. It is how they hand their home over to their family. I am just not going to get in the way of that. Thank you Mr. Chairman.

Bob Thornton: Dee.

Dee Oliver: I think after hearing everybody and I thank everybody for taking the time to come down here and sit here as long as it taken to hear everybody. The issue is that we live in a resort town, and that is what it is. If you compare it to other cities, and once you're actually comparing it to a city that borders on the ocean, and has a tourist industry that pretty much runs the entire city, and those things help put in new roads and all those things for us. It is hard to distinguish whether you should rent your house or not. I mean I grew up with my father telling us we had to leave Memorial Day so he could rent our house on a weekly basis and pay for the mortgage, and that's what it is. But we've got three issues and Sandbridge is a resort area. It is a resort neighborhood. And that's how it was semi-designed and that is what it is. So, just like when you go down to the oceanfront, you know what you're going to encounter and you have to deal with it. You got a couple of thing that is these event houses, which we didn't quite see coming and the impact they would have. The amount of people that things are in the trash all the things that go along with them. The other thing that came along that I think took us all by surprise a little bit was the Air B&B. They came in and they went into place that we weren't accustomed to where we would normally have a rental house. We're used to having them up in the north end on the shore Drive Corridor, definitely some in Croatan, all of Sandbridge. But you also got an Air B&B in Kempsville, wherever they are, they are not regulated. There is no contact person. You're not quite sure what's going on. They don't rent normally where other resort houses rent. They normally rent on a weekly basis during the summer and off shoulder they usually try to rent them twice a week just to cover it. Do schools basically have that sort of involved and the Air B&Bs just sort of came out of nowhere. And they are great. I mean my kids use them when they went to California and things like that but there has got to be a way that sort of rain in and figure out how they fit in to our resort area as a whole and I think that is the issue. You got event houses in the Air B&B but to lock them in into Sandbridge or Croatan or north end, where is accustomed to rent your house or own several houses that you rent, I think we have to somehow figure out to separate them and deal with them accordingly somehow.

Bob Thornton: Thank you. Anybody else? Jan.

Jan Rucinski: I heard several issues and I'm in agreement with what they've said. I think we need to determine a way to separate the two because even people who were very for short term rentals in Sandbridge, were not for short term rentals in the more traditional neighborhood. So, I'm wondering if we need to do something that can take a look at and maybe that requires two ordinances. Maybe that requires that handles just short term rentals in the resort areas, beach districts, and then one that handles short term rentals in the City overall, because we do have to address the whole city. We just can't address only Sandbridge or only the north end, only Baylake or only Shore Drive. What we got to come up with has got to be for the whole of Virginia Beach. I mean that is what we've been tasked with. I totally agree what Dave that the City Council sort of put us in a bind by saying you need to make a decision at your December meeting and get this back to us. I totally agree that is going to be really tough because I was taking sort of tie notes of what everybody that came forward was talking too. We only had one person like the overlay option. Most people like Option 2 but everybody wanted a compromise to Option 2. There were several people who like Option 3 but the people who like Option 3 wanted a compromise for Option 3. So, there wasn't any. There were maybe a couple of people that said this is what I like and that is what I like. Just about everybody else talked about you need some kind of compromise. I think we need to have time of that compromise.

Bob Thornton: Ron.

Ronald Ripley: I want to thank the citizens for coming down to whether your business related or a neighborhood citizen related. We appreciate that very much. It the focus and some of the major issues have mentioned. I'm not going to be redundant. But you mentioned property rights and that is what I heard, and not only today but people coming to see me or calling me or write me letters, sound to med that is a lot of people and agree with a lot of things. There are some things they don't agree on or there is some other positions they would like to see taken, and so I think if we move the ball right far is that way I see it. We have been doing this a long time, and you kind of see things sort of come together, and I think we can put together something that is not to overly restrictive but yet is effective in the neighborhood as well. Air B & B and the event homes, they are special anyway. Like the resort has been operating as a resort, but the resort resides in the neighborhood and you have to be very compliant about that. I think the real estate companies understand and I think somebody said it very well, I think it was Jim Reeve and he said they reside in that community. They are good citizens. They work with the neighborhoods to best extent that they can. I think that is very true to the case. So no matter what we do, it needs to be a balance solution and that is kind of what we're looking for.

Mike Inman: Mr. Chairman?

Bob Thornton: Mike

Mike Inman: I just want to emphasis the fact to the folks that came down and shared their thoughts with us today that we are well most of us are just dealing with this issue for the first time and a real serious focus matter. There are a lot of people out there, and others that are not here that have been dealing with this apparently for a couple of years. We have not well most of us have not been involved in that process. So, we're getting this ball handed to us here in the recent month or so, and we appreciate that. This is the first time we've had public hearing on this. We've had workshops, but very recently, so and obviously there is tremendous diversity in opinion on this topic. It is pretty obvious. Not only from you all here today but emails that we've gotten that have described by other Commission member. So it is pretty difficult to do a responsible job of making a recommendation to council where we are today in our progress. One other thing that I want to say, as far as what Dee was talking about we also have to recognize we've gotten this map where the City staff has determined and from our Commissioner of Revenue information and our registry. There are short term rentals all over this City. And people come here not just to recreate the oceanfront but they come here for south returns. They want a short term rental. They come here for a big convention that's going on at the convention center. They don't care about the oceanfront. They don't want to pay perhaps for a hotel or they just want to be in a group. But they want to be in a group situation as described by a couple of speakers. They want to be in a family group or they want to be in a business group, staying in the same place and so there are all kinds of different demands and desires for people who come to Virginia Beach as a tourist city and our state to either recreate or do business or play sports. We really got nothing about this more before we can make a decision. I support a deferral.

Bob Thornton: Jack.

Jack Wall: I hate not to make a decision today, especially since all of these individuals came here. Exceptional individuals came to speak, and maybe because of that. But, I think there are a lot of things to consider. I think maybe it should be delayed.

Bob Thornton: Jeff?

Jeff Hodgson: First I would like to thank everyone for coming down. I apologize for any attending it's the most its' ever been. But I got a lot of new information that came up here of ways of taking about some things and issues that I've necessary didn't think about, I'm hoping that we do defer this but just know your time down here wasn't wasted especially with me today because I did take away a lot from your input. So, thank you very much.

Jan Rucinski: Bob?

Bob Thornton: Jan?

Jan Rucinski: I was going to say that if nobody has a comment I am prepared to make a motion.

Bob Thornton: We have two more hands. Dr. Kwasny.

Karen Kwasny: I had to say that I've been trying to stay in the loop on this for the last couple of years and then I felt as though I knew this subject quite well. There are so many layers to it and some of them were just recently identified to me today, and I feel strongly that we would be irresponsible in trying to make a decision today on such a complicated complex issue that affects so many people. I also think there should be some opportunity for all of us and reach out and have more discussion and to make a more educated careful decision working together to do that. So, I'm in support of deferring it as well.

Bob Thornton: Don

Donald Horsley: For those who don't know me, I'm not a big regulation person. I'm not a big fan just put the regulations in a properly more enforcement. That is something we don't have. But sometimes wen problem arise thee has to be some regulations put in place. So, I'm proud the Commission that I saw yesterday. I didn't attend the first workshop but there was one yesterday and I saw the Commissioners that were there. We were struggling trying to get things figured out and that's not really characteristic of the way this Commission operates. Usually we can get thing figured out pretty quick, and today I'm seeing the evidence now that we're finally working in the manner that we should be working. We've heard from the public and now we got some good things that we can sit down and analyze and I think over the next month or two, whatever it takes, we can put something together that everybody will be satisfactory to everybody here. Because it definitely can meet a few regulations but I don't see where we need a big book of regulations and things for people. The main thing I don't want to hurt is people who have been in business for many, many years doing this short term rentals and we put them on regulations that affect the small individuals that have been doing this for many years. And have invested their retirement in a home in Sandbridge or wherever it is, but Sandbridge most of them are here today. So, I'm hoping we'll get a motion here shortly and ask for a deferral and maybe we can try this thing to put rest in next month or so.

Dave Redmond: Mr. Chairman.

Bob Thornton: Sir.

Dave Redmond: I was going to ask Ms. Wilson if she would give us a cheat sheet again on how to make a motion?

Bob Thornton: Jan has got it already. I would like to make one quick statement and then I'm going to ask for a motion. Normally when you come down here, many of you have probably seen us work. We have staff that does a fabulous job, and we have applicants that work with the staff through the whole process. So, when applications come before us, and the applicants are comfortable with the staff. The staff is comfortable with the applicant, we put it on the consent agenda, and you saw us do that at the beginning of this meeting. We rarely, rarely, rarely get into the weeds on any like we've one on this case and I want to thank you all for coming. I want to thank you for your input. I specially want to thank the staff. When we started this process last month, we were handled three alternatives ordinances but none of us are trained to read a 25 page ordinance with all the legal jumbo in it. And so this sheet that we've been working off of is sort of a condensed version of what other ordinances try to do. We didn't invent this Alternative 1, 2 or 3. These came from input as Karen said, over the last two years, so what we've done today is we hopefully have listened to you. We hear your concerns and we want to do a good job of making a good recommendation to City Council, So with that, do I have a motion on this matter? Jan?

Jan Rucinski: Chairman Thornton, I would like to make a motion to defer this item to our February 2018 Planning Commission Hearing and request that City Council provide an extension for this continuance to allow us more time to consider this item.

Bob Thornton: Do I have a second.

Dave Redmond: Second.

Kay Wilson: this item would items 10, 11, 12, 13, & 14.

Jan Rucinski: Thank you.

Bob Thornton: A second by Mr. Redmond. A motion by Jan Rucinski.  
(VERBAL VOTE)

	<b>AYE 11</b>	<b>NAY 0</b>	<b>ABS 0</b>	<b>ABSENT 0</b>
<b>HODGSON</b>	<b>AYE</b>			
<b>HORSLEY</b>	<b>AYE</b>			
<b>INMAN</b>	<b>AYE</b>			
<b>KWASNY</b>	<b>AYE</b>			
<b>OLIVER</b>	<b>AYE</b>			
<b>REDMOND</b>	<b>AYE</b>			
<b>RIPLEY</b>	<b>AYE</b>			
<b>RUCINSKI</b>	<b>AYE</b>			
<b>THORNTON</b>	<b>AYE</b>			
<b>WALL</b>	<b>AYE</b>			
<b>WEINER</b>	<b>AYE</b>			

Marchelle Coleman: By a vote of 11-0, the Commission has deferred items 10, 11, 12, 13 & 14 to the February Planning Commission hearing and will request an extension from City Council.

Bob Thornton: Thank you. On behalf of the Planning Commission, we want to thank you all for coming,

down, your time, your input, and if you are still want to participate in the process, we would love to see you in February. Thank you. Is there any other business? Meeting is adjourned.

Item #15

An Ordinance to Amend Section 901 of the City Zoning Ordinance to allow off-site parking facilities as a permitted use in the B-2 Zoning District with specified requirements  
December 13, 2017

**CONSENT**

An Ordinance to Amend Section 901 of the City Zoning Ordinance to allow off-site parking facilities as a permitted use in the B-2 Zoning District with specified requirements.

A motion was made by Commissioner Oliver and seconded by Commissioner Hodgson to approve item 15.

	<b>AYE 11</b>	<b>NAY 0</b>	<b>ABS 0</b>	<b>ABSENT 0</b>
<b>HODGSON</b>	<b>AYE</b>			
<b>HORSLEY</b>	<b>AYE</b>			
<b>INMAN</b>	<b>AYE</b>			
<b>KWASNY</b>	<b>AYE</b>			
<b>OLIVER</b>	<b>AYE</b>			
<b>REDMOND</b>	<b>AYE</b>			
<b>RIPLEY</b>	<b>AYE</b>			
<b>RUCINSKI</b>	<b>AYE</b>			
<b>THORNTON</b>	<b>AYE</b>			
<b>WALL</b>	<b>AYE</b>			
<b>WEINER</b>	<b>AYE</b>			

By a vote of 11-0, the Commission approved item 15 for consent.

Kevin Kemp presented this item.