



**TOWN OF BOWLING GREEN
PLANNING COMMISSION MEETING**

A G E N D A

**Thursday, June 20, 2024
6:00 PM**

PLEDGE OF ALLEGIANCE:

ROLL CALL AND DETERMINATION OF A QUORUM:

PUBLIC COMMENT:

COMMISSION COMMENTS AND REPORTS:

REPORT OF THE ZONING ADMINISTRATOR:

1. Referral from Town Council- Zoning Text Amendment for Short-term Rentals, India Adams-Jacobs, Town Manager & Zoning Administrator, J.C. LaRiviere, Director of Community Development & Partnerships

NEW BUSINESS:

2. Cancellation of July Meeting

INFORMATIONAL ITEMS:

3. Zoning Map GIS Update
4. Fence Ordinance

ADJOURNMENT:



Planning Commission Memorandum

TO: The Honorable Chair and Town of Bowling Green Planning Commission
FROM: India Adams-Jacobs, Town Manager & Zoning Administrator
J.C. LaRiviere, Director of Community Development & Partnerships
COPY: Jeff Gore, Town Attorney
SUBJECT: Referral from Town Council- Zoning Text Amendment for Short-term Rentals
DATE: June 20th, 2024

SUMMARY:

At their June 4th work session meeting, the Town Council for the Town of Bowling Green voted to refer the drafting of an ordinance to regulate short-term rentals to the Planning Commission for addition to their annual work plan. There is currently no mechanism available in the zoning ordinance through which the Town can regulate this type of business. The Code of Virginia § 15.2-983 defines a short-term rental business as “the provision of a room or space that is suitable or intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy.”

BACKGROUND:

The General Assembly adopted legislation granting localities additional authority to regulate short-term rentals beyond general land use and zoning regulatory authority. While the Code of Virginia does not provide any specific regulatory authority for performance standards for short-term rentals, it does provide localities with tools that help in understanding the numbers of these units in the locality and reducing negative impacts of the use through adoption of zoning regulations. Chiefly, localities may establish a short-term rental registry and require operators within the locality to register annually and charge a fee for that registration. The Town Council briefly researched short-term rental regulations in 2018 with the Town of Blacksburg serving as the model.

FISCAL IMPACT:

At this time, staff cannot project a fiscal impact. However, the introduction of short-term rentals into the local economy may produce additional revenue for the Town and its residents.

RECOMMENDATION:

Staff recommends that the Planning Commission vote to add this item to the Planning Commission’s annual workplan based on the official referral from Council and begin research of benchmarking peers for the creation of a draft ordinance.