



**TOWN OF BOWLING GREEN
PLANNING COMMISSION WORK SESSION**

A G E N D A

**Thursday, August 15, 2024
5:00 PM**

PLEDGE OF ALLEGIANCE:

ROLL CALL AND DETERMINATION OF A QUORUM:

NEW BUSINESS:

- [1.](#) Discussion of Proposed Zoning Text Amendment for Short-Term Rentals

ADJOURNMENT:



Planning Commission Memorandum

TO: The Honorable Chair and Town of Bowling Green Planning Commission
FROM: J.C. LaRiviere, Director of Community Development & Partnerships
COPY: India Adams-Jacobs, Town Manager & Zoning Administrator;
Jeff Gore, Town Attorney
SUBJECT: Discussion of Proposed Zoning Text Amendment for Short-Term Rentals
DATE: August 15th, 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. The Planning Commission voted to add this item to the Commission's annual work plan at the June 20th meeting. The Commission and Staff set a goal to finalize a draft ordinance and recommendation for Town Council at the Commission's October meeting after a duly noticed public hearing.

BACKGROUND:

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.” While the Code of Virginia does not provide any specific regulatory authority for performance standards for short-term rentals beyond regular land-use authority, it does provide localities with tools that assist in tracking the numbers of these units in the locality and reducing potential negative impacts of rental use on adjacent properties 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, but no further action was taken. The accompanying staff presentation will include: authority to regulate under state code, examples from comparable localities, terms which need to be defined in the ordinance, existing language in the zoning ordinance that may need to be modified, and proposed goals of the ordinance which is subject to change based on input from the Commission.

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 tax revenue for the Town.

RECOMMENDATION:

This is an informational briefing only. The goal of this discussion is to develop a general direction for the scope of the ordinance based on the Commission's input. Based on this input, staff will develop a draft ordinance for presentation at the September meeting.