

Town of Irvington, Virginia Planning Commission
Regular Meeting, April 4, 2023
53 King Carter Drive, Irvington, Virginia

Summary Minutes from the April 4th Regular Meeting

1. Call To Order – Tom Chapman, Chair 6:30

2. Roll Call to Determine Quorum

Fuller	Present
Chapman	Present
Taylor	Present
Capps	Absent
Pollard	Present - electronically
Clarke	Present
Fowle	Absent

Chair Determines Quorum Is Present

3. Approval of minutes. Minutes of 3/07/2023 Approved

4. Report From Chair. Deferred Enforcement provision to next meeting. Deferred discussion of 154.052-B. EPRP status – working on comprehensive plan and a street map will follow so that PC can plot houses and structures.

5. Public Comment.

Lynn Beasley – Crab Trap STR – oppose the CUP, to many STR's in one area. Question the purpose of the ordinance. Limit it to 10 percent.

Curt Fund- Crab Trap STR – Neighborhood was built for short term rental.

Artie Spencer- West Irvington sidewalks – There is no need sidewalks, will destroy property values and ruin landscapes.

Peta Pagano – The past is past and things have changed from 18 years ago.

John Grieco– Crab Trap STR – oppose the CUP – lifestyle change, Vineyard grove designed for second homes with the option for STRs. There are currently 7 STRs which is 30%. The addition of one would make it 42%. 8 STRs would represent 20% of all STRs in Irvington. Crab Trap was purchased after the ordinance. Knowing it would be subject to review. Wishes the PC postpone a vote until TC adopts density provision.

Mary J. Bradley – Vineyard Grove documents allow for STRs. Unfair for PC or TC to treat that area of Irvington any differently than any other area. Ordinance does not have neighborhood density restrictions.

Roxanne Thurston – Neighbor of Crab Trap – do not have a problem with STR renters.

Curt Lund – Prior use of Crab Trap was a STR.

6. Report from Zoning Administrator. Mr. Fisher's work continues. Sidewalk repair continues. Two interns have been hired to refile all zoning files by tax map. Next phase is to digitize them.

7. Old Business.

a. CUP Herndon – Motion to Approve

Chapman Approved
Clarke Approved
Taylor Approved
Fuller Approved
Pollard Abstained

b. CUP Crab Trap- Six in favor, five opposed.

Motion to Approve did not receive a second. Motion to Disapprove approved.

Chapman Approved
Clarke Approved
Taylor Disapproved
Fuller Disapproved
Pollard Approved

Motion Approved

c. Proposal for change in CUP requirement language.

Chapman Approved
Clarke Approved
Taylor Approved
Fuller Approved
Pollard Approved

Motion Approved

d. Capital Improvement Plan

After lengthy discussion Chairman Chapman will formalize the Plan for circulation.

8. New Business

None

9. Next Meetings

May 2, 2023, PC Regularly Scheduled Meeting at Irvington Town Hall, 6:30 p.m.

10. Adjournment

Upon motion, duly seconded and approved, the meeting was adjourned.

Motion passed by a vote of 5-1 at 1-3-23 PC Meeting

Language recommended by the Irvington Planning Commission to be included in an Amendment of Ordinance Amendment of #2022-10

(This language mirrors the language in the subject amendment applying to grandfathered STRs)

STR CUPs expire upon the earlier to occur of the following:

- a. The STR ceases active operation for more than ten months. "Active operation" during that period shall include a minimum of two rentals to unrelated guests, payment of STR transient occupancy taxes, and compliance with the safety and insurance regulations of Section 154.184 above.
- b. The property on which the STR operates changes title ownership, beneficial interest, or effective control.
- c. The STR ceases to be validly registered with the Town, or if exempted, the STR Operator fails to have a valid business license permit with the Town.
- d. Town Council adopts an ordinance to revoke the CUP of any Short Term Rental due to a change in circumstances, including but not limited to violations of this ordinance or other applicable state or local laws.

(Following recent discussion at TC meeting the PC recommends adding the following language to incorporate consideration of STR density and/or neighbor objections)

When deliberating on STR CUP recommendations by the Planning Commission or approval by the Town Council both bodies may consider the effects of STR density and/or neighbors' substantial objections. (Neighbors are defined as those whose properties are within 300 feet of the property applying for the CUP).

Respectfully submitted,
Tom Chapman PC Chairmen