

**TOWN OF WEST POINT  
PLANNING COMMISSION  
AUGUST 7, 2019**

**I. Call to Order**

The West Point Planning Commission held its regularly scheduled meeting on Wednesday, June 5, 2019. Chairman Brockwell called the meeting to order.

Members Present: James Brockwell, Chairman  
James Hudson, III  
Britney Ball  
James Vadas

Members Absent: Stuart Daniel, Vice-Chairman  
Mary Montague Sikes  
Don Perry

Also Present: Holly N. McGowan, Director of Community Development  
Shari Carnell, Recording Aide.

**II. Review of Agenda**

Chairman Brockwell asked if there were any changes to the agenda. There were no changes.

**III. Citizens Address The Commission**

Chairman Brockwell opened the floor to any citizen to address the Commission about matters not listed on the agenda. There being none, the citizens address portion of the meeting was closed.

**IV. Public Hearing**

A. Public Hearing on Text Amendment- Ordinance No. 01-2019, More than one main dwelling on a lot.

The Planning Commission was asked to review this proposed language once more and to report to Town Council with a recommendation.

The new proposed language states: Any lot zoned for single-family residential, all applicable of the zoning district must be met. No additional single-family dwelling shall be permitted on a lot where a single-family dwelling already exists on the lot. Additions to the single-family dwelling are permitted, but no addition shall be constructed so as to have the effect of permitting more than one single-family dwelling on a lot. Attaching or combining two single-family dwellings on a single lot by any means is not permitted.

Chairman Brockwell opened the public hearing. Chairman Brockwell asked if there was anyone who would like to stand and speak for or against this drafted language for the ordinance.

Mr. Charles T. Redd, 690 River Rd., came forward stating that he supports Ordinance No. 01-2019.

Mr. Robert Geron, 1815 Lee St., came forward stating that he supports Ordinance No. 01-2019.

Chairman Brockwell asked if there was anyone else who would like to speak for or against this text amendment. No one responded. Chairman Brockwell closed the public hearing.

Mr. Hudson made a motion to recommend approval of Ordinance No. 01-2019 to Town Council. Ms. Ball seconded the motion. Upon roll call Mr. Vadas, Mr. Brockwell, Mr. Hudson, and Ms. Ball all responded "Aye." No one opposed. Motion carried.

## **V. Old Business**

### **A. Homestay Ordinance**

The Community Development Committee has asked that the Planning Commission review Air BnBs and Vacation Rental By Owners (VBRO) and report back with a recommendation.

A Homestay Ordinance has been drafted as a separate article of the Zoning Ordinance, to remove Bed and Breakfast, Air BnBs and VBRO's and to replace with Homestay as a permitted use that requires a Special Use Permit in R-1, R-2, R-3, R-4 and MU-1 Zoning Districts. Included with the draft of the potential ordinance is a definition for Homestay.

Homestay: accessory or secondary use of a residential dwelling unit or a portion thereof by a host to provide room or space that is intended for short term transient rental purposes in exchange for a charge for the occupancy. The primary use of the homestay unit shall remain residential. For each booking transaction, all applicable taxes must be collected and remitted to the town as required by chapter \_\_\_ by either the host or the associated hosting platform. Such accessory or secondary use shall not create a landlord/tenant relationship.

Andrea Erard the Town Attorney prepared some standard Homestay regulations as requested at the June 5, 2019 Planning Commission meeting. Mr. Vadas, and Mr. Brockwell stated that they would like to review and ask questions with Ms. Erard at the September 4, 2019 Planning Commission meeting about the Homestay Ordinance.

## **VI. New Business**

There was no new business to be discussed.

## **VII. Committee Reports**

Mr. Hudson stated that Town Council met on July 30, 2019. Bobbie Tassinari the King William County Administrator was present and stated that there were some deficiencies in the in the operation of the King William Fire and Rescue department and Andy Aigner was

released from his position. Station one is currently under the interim leadership of Rick Nunnally and Laura Nunnally. The King William EDA has two openings on the committee that West Point could occupy. Town Council held three Public Hearings. Damon Horsley, Special Use Permit Case# SUP2019-01 to operate a Bed and Breakfast was passed. Baylands Family Credit Union, Special Use Permit Case# SUP2019-02, electronic display sign was passed. Mark and Debbie Davis, Special Use Permit Case# RZ2019-02 rezoning was passed. Mr. Hudson stated a new Parking Ordinance is currently being discussed, and that the Pride in Your Property project is doing well.

**VIII. Adoption of Minutes**


Mr. Vadas made a motion to adopt the minutes from the June 5, 2019 Planning Commission meeting. Ms. Ball seconded the motion. All in favor responded "Aye." No one opposed. Motion carried.

**IX. Next Meeting Date**

The next meeting date is set for September 4, 2019.

**X. Motion to Adjourn**

Chairman Brockwell adjourned the meeting.

  
Chairman James Brockwell  
West Point Planning Commission

**Commissioner's Terms**

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