

**Town of Elkton
Elkton Town Council
Elkton Planning Commission
Joint Public Hearing
February 21, 2023
6:00 p.m.**

A joint public hearing was held on Tuesday, February 21, 2023, at 6:00 p.m. at the Elkton Area Community Center, located at 20593 Blue and Gold Drive, Elkton, Virginia, to receive comments on a request by Sean Gorman to allow short-term rentals at 252 Kensington Drive, Elkton, Virginia.

Present: Mayor Joshua J. Gooden, Vice-Mayor Rick Workman, Council Member Virginia Fulginiti, Council Member Jan Hensley, Council Member Rachel Michael, and Council Member Aaron Napotnik.

Absent: Council Member Steve America.

Present: Chairman Dan Talbot, Commissioner Donna Mowbray, Commissioner Wesley Walls, Commissioner Gene Kite, and Commissioner Jennifer McDonald (6:30 p.m.).

Absent: Commissioner Roy Davis, and Commissioner Dorenda Flick.

Also Present: Town Manager Greg Lunsford, Town Attorney Nathan Miller, Chief of Police Dave Harris, Public Works Director Gaither Hurt, Treasurer Donna Curry, Economic & Community Development Director Delores Hammer, and Deputy Clerk of Council Kim Shifflett.

JOINT PUBLIC HEARING

Citizen Comments

Mr. Talbot read a letter from Charles Davis, 217 Kensington Drive, Elkton, Virginia, who opposed the permit. He stated it was a nice community and hoped it would stay that way.

Wayne Shifflett, 70 Cosby Mill Lane, Grottoes, Virginia, spoke against the special exception permit. He lived in Texas and was only in the area only six months out of the year. He owned a lot in Woodbridge and was concerned that someone would put a bed and breakfast or some kind of rental beside his lot where he planned to build a retirement home. He felt that it would not only depreciate his property but interfere with his long-term future in Elkton.

Carolyn J. Helsley, 256 Kensington Drive, Virginia, stated short term rental occupants do not have a connection to the community or to the community values. She noted they often brought in people that were disrespectful to community members, destroyed property, and decreased property values. She noted that it would open up others to use their properties as short-term rentals. She urged the Town Council to deny the request.

Don Cude, 242 Kensington Drive, Elkton, Virginia, was opposed to the special exception permit. He noted that the developer had foresight and knowledge to help protect potential buyers and prepared a set of covenants, codes and restrictions. He noted a legal document had been incorporated into the deeds of all Woodbridge Subdivision residents and recorded in the County. He provided Council with copies of a section within the covenants for Woodbridge and referred to the definition of "Residence: The fact of living or staying regularly at or in the same place for discharge of living for a period of time." He encouraged Council to respect the covenants, codes, and restrictions of Woodbridge Subdivision.

Louis Heidel, 219 Kensington Drive, Elkton, Virginia, spoke in favor of the permit. He noted that the short-term rental would not bother him and it would be better than a long term rental, which was harder to get people out of. He was sure that Mr. Gorman had researched the issues closely. He noted that a special use permit could be challenged or revoked at any time. He did not want to close the door on citizens trying to get a business started.

Carla Powell, 202 Woodbridge Drive, Elkton, Virginia, stated she was a lifelong resident of Elkton. She was concerned due to the short-term rentals at Massanutten and Bryce Resort

having loud music, talking, partying, drinking, etc... They were known to be destructive in private communities. She was provided a copy of the covenants by her realtor when she purchased her property and it was recorded in the County Clerk's office. She noted that Article 3.1 stated, "No lot shall be used except for residential purposes for only one single family dwelling" and Article 3.17 stated, "Nor shall any resident of a temporary character be permitted." She noted the covenants continued in force until December 31, 2024 at which time they are automatically renewed for another ten year period. She noted that short-term rental properties were not the type of neighborhood she wanted to call home nor was it the intent of their neighborhood.

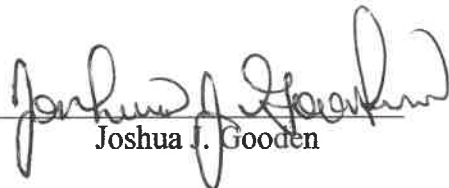
Wayne Printz, 336 W. Washington Street, Elkton, Virginia, strongly opposed the short-term rentals in Woodbridge. He noted there were certain places where it was acceptable, but Woodbridge was not one of them. The citizens of Woodbridge like the beautiful, clean, unaltered environment to raise their families. He commended the standard set forth by the residents in maintaining their homes and the development. He stated his concern to the Planning Commission six months ago about the direction the Town was going with rentals. He spoke about Virginia Beach where their citizens were second to parking problems, drinking, crime, and other issues that would become the culture of Elkton.

Sean Gorman, Colorado, owner of the property requesting the permit for 252 Kensington Drive, spoke regarding his request. He noted that the home belonged to his father, who passed away last year. He was trying to keep the home and not lose it, but it cost a lot of money to maintain two residences. He did not make a living at listing short-term rental properties. He was trying to be smart and list an Airbnb so he could keep his father's home. He had no intention of opening a bed and breakfast, hotel, or flophouse. The house was located in one of the best places in Town for a short-term rental since there were two empty lots beside the residence and no houses at the rear of the property. He had done long term rentals before when traveling for his job, but noted it was quite hard to remove people from of a home after you realize there was a problem; they could end up staying another year. He did not want people to damage the house and the advantage of a short-term rental was it allowed him to reviews potential renters.

Commissioner Kite mentioned that he had received a call earlier from a citizen that was concerned with parking. Mr. Gorman responded that the driveway was very long and you could park two full size pickups and two normal size cars there. There was no parking allowed on the street.

Sharon Lampe, 243 Kensington Drive, Elkton, Virginia, stated the parking in the driveway was not big enough for two vehicles. People parked off-street all the time and she felt it would get worse with more traffic and kids playing everywhere.

With no additional business, the meeting was adjourned.

Mayor: 
Joshua J. Gooden

Recorder: 
Denise R. Monger, Clerk