

**Excerpt from Draft Minutes
Planning & Zoning Commission
Meeting of March 6, 2025**

7. Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Establish A Special Use Permit To Allow A Short-Term Rental** On An Approximately 0.17-Acre Lot Zoned (SF-7/14) Single-Family Residential District And Located At 2925 Rolling Hills Boulevard; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2025-018 2925 Rolling Hills Drive Short-Term Rental.** Case Coordinator: Emily Offer.

Emily Offer presented this item. She advised this is a special use permit request for a short term rental. She advised the home was built in 2010 and recently purchased in June of 2024. She provided a location/zoning map and a floor plan. It was noted there are no code enforcement or police reports for the property. She advised that there are two other short term rentals in the area, one being adjacent to this property. Staff is recommending approval.

Commissioner Foster inquired who the owner is for the STR property adjacent to this property. Ms. Offer responded that she does not have that information.

Commissioner Martin inquired whether the property adjacent to this property has already gone through the STR process. Brian Passwaters, Community Services Manager, advised that the properties listed on the map are identified as STR as it was known for the past few years. He is not aware of the status of the adjacent property, however, can get that information for the Commission at a later date.

Chair Windrow asked if the applicant is present and would like to speak.

Applicant Vinh Le, 2925 Rolling Hills Dr., spoke. He advised this is his mother's home and she lives there only during the warm months of the year. They would like to rent the home during the months when she is out of the country. He noted that he will be self-managing and maintaining the property and will allow no parties. He stated he has spoken with the neighbors regarding their concerns.

Commissioner Kramer asked the applicant if the home is currently rented. The applicant replied that it was beginning in October 2024 however when he learned of the permit requirements, he removed it from the booking sites.

Commissioner Foster asked the applicant if he is the owner of the STR property adjacent to his home. He responded that he is not.

Discussion followed as the amount of time the applicant's mother would be living at the property. The applicant stated that she stays in Vietnam during the cold months and when it is warm here, she will stay in the home.

Chair Windrow advised that nine cards in opposition were received. Bettie Cozart, 1207 Rooney Ln. did not wish to speak but was in opposition.

Chair Windrow opened the public hearing. There were no speakers.

The applicant offered closing remarks saying he will maintain the home so his mother can live there and will provide upkeep.

- * ***Commissioner Kramer moved to close the public hearing and approve Case No. PLSUP 2025-018 2925 Rolling Hills Drive Short-Term Rental with stipulations; second by Commissioner Martin. The motion was approved with a vote of 7-1, (Martin opposed, Yarbrough absent).***