

**Excerpt from Draft Minutes  
Planning & Zoning Commission  
Meeting of September 5, 2024**

Hold A Public Hearing To Consider An Ordinance Amending The Zoning **Establish A Special Use Permit To Allow Short-Term Rental** On An Approximately 0.23-Acre Lot Zoned (SF-10/18) Single-Family Residential District And Located At 2510 Canterbury Drive; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2024-097 2510 Canterbury Drive Short-Term Rental.** Case Coordinator: Michael McCauley.

Michael McCauley, Senior Planner, presented this item. He stated the property is a four-bedroom, 2,300 square-foot, single-family residence, and reviewed the location of the property. He said there is direct alley access in the rear. No code violations have occurred. Staff is recommending approval with stipulations. He requested that the stipulated limitation of five (5) adult occupants be changed to six (6) adult occupants. A floor plan of the home was provided.

Chair Windrow asked if the applicant would like to speak.

Applicant Chris Choi, 460 N. Kings Rd., Los Angeles, California, presented his request for approval. He stated he is the property manager for 100 properties in five (5) states; this property is the first in Carrollton.

Commissioner Overholt asked the applicant whether he managed the property on June 21<sup>st</sup>, adding that there was a complaint regarding noise/music and drug use on that date. Mr. Choi stated that after that incident a noise detector and cameras were installed.

Commissioner Kramer asked whether the home is already being rented. Mr. Choi advised that the home is currently rented with a 30-day minimum. Commissioner Foster asked what the average stay is. Mr. Choi responded that most stays are for people who are undergoing emergency-type repairs on their own homes, so typically 2-3 months. This request would allow for short-term rentals of 1-2 weeks. Mr. Choi added that he does not allow 1-2-night stays, particularly on weekends. Commissioner Overholt asked whether he would object to including that as a stipulation on the approval. Mr. Choi responded that is acceptable.

Chair Windrow asked how the noise detectors are used to control noise. Mr. Choi responded that the devices monitor the number of different voices in the property and if excessive, the local manager comes to the home to remedy. If any issues occur, then police are called.

Chair Windrow opened the public hearing. He advised that five (5) public comment cards were received in opposition. There being no speakers he asked if the Commissioners had any questions or motions.

Chair Windrow commented that he has read the public comment cards and will vote against this item. He said that due to the children in the neighborhood the location is not appropriate.

- \* Commissioner Martin moved to close the public hearing and approve Case No. PLSUP 2024-097 2510 Canterbury Drive Short-Term Rental with stipulations and amending the stipulation limiting the number of adult occupants from 5 to 6, second by Commissioner Hermon. The motion failed with a 1-6 vote. Commissioner Martin voted in favor; Commissioner Windrow, Commissioner Powell, Commissioner Kramer, Commissioner Overholt, Commissioner Foster and Commissioner Hermon opposed this item. (Yarbrough and Doyle absent).*

Chair Windrow advised that since this item was not approved by the Planning and Zoning Commission, the applicant has 10 days from today to file a written appeal to the City Council.