

PUBLIC HEARING NOTICE

The Clarke County Planning Commission will hold a Public Hearing on **Friday, November 5, 2021, at 9:00 a.m** or as soon thereafter as the matter may be heard, in the Main meeting room, second floor, Berryville-Clarke County Government Center, 101 Chalmers Ct., Berryville, Va., to consider the following matter:

TA-21-03, Short-Term Residential Rental, Home Occupation Bed and Breakfast, and Country Inn. Proposed text amendment to amend Section 5.2B (Residential Uses) and Section 5.2C (Business Uses) of the Zoning Ordinance (Code of Clarke County Chapter 200, Article I). The purpose is to establish a new “short-term residential rental” use in the Agricultural-Open Space-Conservation (AOC) and Forestal-Open Space Conservation (FOC) Districts, and to amend the use regulations for home occupation bed and breakfast uses and country inns.

The short-term residential rental use would create new regulations for the rental of a room or rooms within a single-family dwelling by the owner of the dwelling to one or more transient renters for lodging purposes for a period of fewer than 30 consecutive days in exchange for a charge. Maximum occupancy for all structures on a lot housing a short-term residential rental use would be 10 transient renters and residents of the lot subject to compliance with building code requirements and confirmation that onsite sewage disposal systems can support the proposed maximum occupancy. Additional proposed changes include but are not limited to:

- Increasing the maximum occupancy for home occupation bed and breakfast operations to five bedrooms and ten transient guests and residents of the lot during rental periods.
- Establishing the maximum occupancy period for a short-term residential rental, home occupation bed and breakfast, and country inn as fewer than 30 consecutive days.
- Amending the use regulations for home occupation bed and breakfast operations and country inns to require compliance with building code requirements and confirmation that onsite sewage disposal systems can support proposed maximum occupancies.

Any person desiring to speak on the above matter should appear at the Public Hearing on November 5. Written copies of statements are requested but not required. Clarke County does not discriminate on the basis of handicapped status in admission to its programs and activities. Accommodations will be made for handicapped persons upon prior request. For more information, contact the Department of Planning (second floor, Berryville-Clarke County Government Center) weekdays from 8:30 a.m. to 5 p.m. at (540) 955-5132.

Brandon Stidham
Director of Planning