

**City of Red Bud  
Planning Commission  
October 18, 2022**

**Advisory Report**

Re: Said application for a Special Use Permit has been filed by Missy Stines to allow a Short-Term Rental to operate within a R-2 Zoned District located at 17 Amy Court.

A motion to recommend the application for approval with the following restrictions:

- No signage,
- Occupancy is based only upon the number of bedrooms available with a limit of 2 people per bedroom,
- No pets, parking shall not be allowed on the street, maximum of 1 vehicle per bedroom will be allowed,
- the property may not be used as a venue for weddings, conferences, parties, or other events either inside or outside, regardless the number of attendees,
- the special use permit is non-transferable,
- short term rental may not be rented for less than 24 consecutive hours and no more than 30 days and
- the characteristics of the home shall be maintained

was first given by Larry Mehring and second by Jeff Hicks. Motion passed with four voting yes, one voting no and one abstained.

**Factors Considered:**

In making their decision, the Planning Commission shall consider the following factors:

1. Whether the proposed design, location and manner of operation of the proposed special use is protective of the public health, safety and welfare of all interested parties:
  - a. If you go through the AirBnB and VRBO website, they do a background check, vehicles are restricted to one per bedroom, two people per bedroom allowed, no pets are allowed, excessive noise is up to the officer on duty to enforce as excessive noise will not be tolerated and will result in an immediate fine as defined in the Nuisance section of the City Ordinance Book and the property may not be used as a venue for weddings, conferences, parties, or other events either inside or outside, regardless the number of attendees.
2. The effect the proposal would have on the value of the neighboring property.
  - a. Spoke to Doug Sachtleben and he had not heard about it affecting, but he did not

go into research about it. He does not know for sure.

3. The effect the proposal would have on this municipality's overall tax base:
  - a. VRBO and AirBnB collect hotel/motel taxes - collected through their website and they distribute to county/city - bringing in almost as much as the hotel in the city - unsure what the percentage is that VRBO and AirBnB charges
4. The effect the proposal would have on public utilities and on traffic circulation on nearby streets.
  - a. limiting the number of cars to one per bedroom and with short term, parking shall not be allowed on the street, it is a short term rental with a minimum of 24 hours and a maximum of 30 days, no effect on public utilities
5. Whether there are any facilities nearby that require special protection.
  - a. Not applicable

The Planning Commission shall submit their advisory report/finding of fact in writing to the City Council no later than ten (10) days after the public hearing. The Planning Commission may include conditions on the Special Use and shall determine that it meets the following conditions:

1. Protective of the public health, safety, and welfare:
  - a. Yes
2. In keeping with the general purposes of the Ordinance and the Red Bud Comprehensive Plan;
  - a. Yes
3. Consistent with the characteristics of the general nature of the area in which the special use is to be located.
  - a. Yes

The recommendation does meet the above conditions.

#### **Decision by City Council:**

The City Council shall act on every proposed amendment at their next regularly scheduled meeting (or at a special meeting if one is held before the regular meeting) following submission of the Planning Commission's advisory report.