



November 3, 2020

The Virginia Beach Planning Department
2875 Sabre St,
Suite 500,
Virginia Beach, VA 23452

Subject: The Croatan Civic League Position on Short Term Rentals

Members of the Virginia Beach Planning Commission:

The Croatan Civic League (CCL) has previously expressed great concern to the City Council regarding Short-Term Rentals (STR) in the Croatan neighborhood. We are grateful for the opportunity to address the Planning Commission.

Croatan is a residential community located between Rudee Inlet and Camp Pendleton. Save for a handful of lots zoned R-15, Croatan is zoned R-10 throughout. We have a single means of access (Croatan Road), narrow streets - most without sidewalks, and no commercial venues. It is in the true sense of the word, a neighborhood.

Where some may consider STRs as a boon, most Croatan residents see them as a bane. Increased trash, illegally parked vehicles (some blocking streets, driveways, and mailbox access), and a revolving door of tenants detracts from the neighborhood ambiance that our residents seek to enjoy. A recent poll we conducted regarding the possibility of a Croatan Overlay District was overwhelmingly rejected at 85%. While not specifically addressing individual STRs, the overall response, including written remarks, was clear. Croatan residents do not want STRs in the neighborhood.

This letter to the Planning Commission is specifically requesting disapproval of Conditional Use Permits (CUP) for the properties located at 557 South Atlantic Avenue and at 600 South Atlantic Avenue. All the concerns that you have previously heard regarding STRs apply to Croatan - parking, noise, late-night parties, lack of concern for the property, as well as the adjacent properties, safety, regulation enforcement, etc.

Added concern with the property at 600 South Atlantic Avenue is that it is located on a particularly sensitive part of the Croatan Public Beach. This beach has had a significant erosion problem for the last seven years or so. With tides slightly above normal, waves are crashing against the dunes which are very narrow. The beach at this property has had periodic damage and erosion to the dune structure that rests against the back wall of the property. (Please see

the picture below.) The north property boundary is adjacent to the Twilight Avenue beach access. Given that there is no walkway over the dune to the beach we are very concerned that the number of visitors allowed to use this property will overly stress the dune resulting in unacceptable damage. Despite the regulations forbidding it, people regularly sit and walk on the dunes, especially at higher tides.

(Note: The city has not yet successfully contracted for restoration and upkeep of the beach.)

Please do not approve these properties for STRs.

The CCL point of contact is our STR Committee Chairperson, Mr. Ron Swan, 757.450.7708, ron@adschem.com

Sincerely,



Michael Kelly, President, Croatan Civic League

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Pictures of 600 South Atlantic Ave. taken on April 6, 2018.

