

RESOLUTION

CASE NO. SUP-18-0029. 7206 MERRIMAC TRAIL RENTAL OF ROOMS RENEWAL

WHEREAS, the Board of Supervisors of James City County, Virginia has adopted, by Ordinance, specific land uses that shall be subjected to a Special Use Permit (SUP) process; and

WHEREAS, Mr. and Mrs. Patrick and Shelby Dillon have applied to amend SUP-0009-2016 to allow for the continued rental of up to three bedrooms in their home located on property consisting of approximately 1.4 acres zoned R-2, General Residential, located at 7206 Merrimac Trail, and further identified as James City County Real Estate Tax Map Parcel No. 4140200073; and

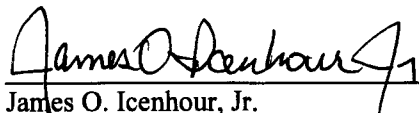
WHEREAS, a public hearing was advertised, adjoining property owners notified and a hearing conducted on Case No. SUP-18-0029; and

WHEREAS, the Planning Commission, following its public hearing on December 5, 2018, recommended approval of Case No. SUP-18-0029 by a vote of 7-0.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, after consideration of the factors in Section 24-9 of the James City County Code, does hereby approve the issuance of SUP-18-0029 as described herein with the following conditions:


1. *Master Plan.* This SUP shall permit the rental of rooms on property located at 7206 Merrimac Trail and further identified as James City County Real Estate Tax Map Parcel No. 4140200073 (the "Property"). The use and layout of the Property shall be generally as shown on the document entitled "JCC SUP-18-0029: 7206 Merrimac Trail Rental of Rooms" and date stamped November 15, 2018 (the "Master Plan"), with any deviations considered per Section 24-23(a)(2) of the Zoning Ordinance, as amended. This condition does not restrict improvements typical of a residential property as determined by the Director of Planning.
2. *Commencement.* If evidence of a current business license for the rental of rooms is not provided to the Director of Planning within 12 months from the issuance of the SUP, the SUP shall become void.
3. *Water Conservation.* Water conservation standards shall be enforced on the Property. Water conservation standards shall be submitted to and approved by the James City Service Authority within six months from the issuance of the SUP.
4. *Number of Rental Rooms Occupants.* There shall be no more than three bedrooms available for rent to visitors and no more than six rental occupants total at any one time.
5. *Signage.* No signage shall be permitted which relates to the use of rental of rooms on the Property.
6. *Lighting.* No additional exterior lighting shall be permitted on the Property, other than lighting typically used at a single-family residence.

- 7. *Parking.* No more than four vehicles belonging to rental occupants shall be allowed on the Property at one time. No on-street parking shall be allowed for this use. No on-site parking shall be permitted within 100 feet of the driveway entrance to Merrimac Trail. No oversized commercial vehicles belonging to rental occupants, such as, but not limited to, buses, commercial trucks and trailers shall be allowed to park on-site.
- 8. *Contracts per Rental Period.* There shall be no simultaneous rentals of the Property under separate contracts.
- 9. *Access.* No access, including curb-cuts or driveways, shall be granted from the Property to Adams Road.
- 10. *Severance Clause.* This SUP is not severable. Invalidation of any word, phrase, clause, sentence or paragraph shall invalidate the remainder.



 James O. Icenhour, Jr.
 Chairman, Board of Supervisors

ATTEST:



 Teresa J. Fellows
 Deputy Clerk to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
MCGLENNON	✓	—	—
LARSON	✓	—	—
SADLER	✓	—	—
HIPPLE	✓	—	—
ICENHOUR	✓	—	—

Adopted by the Board of Supervisors of James City County, Virginia, this 22nd day of January, 2019.

SUP-MrmcTrIRmRnw-res