

## **RESOLUTION**

### **CASE NO. SUP-0011-2017. 3001 IRONBOUND ROAD TOURIST HOME**

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. Telmo Armando Contreras, of Armando Holdings, LLC has applied for an SUP to allow for the operation of a tourist home located on property consisting of approximately 0.5 acres zoned R-8, Rural Residential, located at 3001 Ironbound Road and further identified as James City County Real Estate Tax Map Parcel No. 4710100068 (the "Property"); and

WHEREAS, a public hearing was advertised, adjoining property owners notified and a hearing conducted on Case No. SUP-0011-2017; and

WHEREAS, the Planning Commission, following its public hearing on December 6, 2017, voted 6-0 to recommend approval of this application; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds this use to be consistent with the 2035 Comprehensive Plan Land Use Map designation for the Property.

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 County Code, hereby approves the issuance of SUP-0011-2017 as described herein with the following conditions:

1. **Master Plan:** This SUP shall permit a tourist home on property located at 3001 Ironbound Road and further identified as James City County Real Estate Tax Map Parcel No. 4710100068 (the "Property"). The use and layout of the Property shall be generally as shown on the document entitled "JCC SUP-0011-2017: 3001 Ironbound Road Tourist Home" and date-stamped October 15, 2017 (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:** Prior to operating the Property as a tourist home, the owner shall obtain a business license, a Virginia Department of Transportation (VDOT) Land Use Permit and an approved building permit license. If the owner has not provided evidence of compliance with this condition to the Director of Planning within 12 months from the issuance of the SUP, the SUP shall become void.
3. **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.
4. **Signage:** No signage related to the use of tourist home shall be permitted on the Property.

- 5. Parking: Parking shall be limited to areas shown on the Master Plan. No oversized commercial vehicles, such as but not limited to buses, commercial trucks and trailers, associated with rental occupants of the tourist home shall be allowed to park on the Property.
- 6. Contracts per Rental Period: The owner shall not conduct simultaneous rentals of the Property under separate contracts.
- 7. Severance Clause: This SUP is not severable. Invalidation of any word, phrase, clause, sentence or paragraph shall invalidate the remainder.

*Ruth M. Larson*

Ruth M. Larson  
Chairman, Board of Supervisors

ATTEST:

*Teresa J. Fellows*  
Teresa J. Fellows  
Deputy Clerk to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
MCGLENNON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ICENHOUR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SADLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HIPPLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LARSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Adopted by the Board of Supervisors of James City County, Virginia, this 9th day of January, 2017.

SUP11-17-3001IrbndRd-res