

RESOLUTION

CASE NO. SUP-0002-2018. 234 PEACH STREET 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, Ms. Jennifer Campbell has applied for an SUP to allow for the operation of a Tourist Home located on property consisting of approximately 2.76 acres zoned A-1, General Agricultural, located at 234 Peach Street and further identified as James City County Real Estate Tax Map Parcel No. 2320100024B; and

WHEREAS, a public hearing was advertised, adjoining property owners notified and a hearing conducted on Case No. SUP-0002-2018; and

WHEREAS, the Planning Commission, following its Public Hearing on April 4, 2018, voted 7-0 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 recommendations of the adopted Comprehensive Plan, "*Toward 2035: Leading the Way*".

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-0002-2018 as described herein with the following conditions:

1. Master Plan: This SUP shall permit a tourist home on property located at 234 Peach Street and further identified as James City County Real Estate Tax Map Parcel No. 2320100024B (the "Property"). The use and layout of the Property shall be generally as shown on the document entitled, "JCC SUP-0002-2018: 234 Peach Street Tourist Home" and date stamped March 19, 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 a business license and updated Certificate of Occupancy for operation of the Tourist Home is not obtained within 12 months from the issuance of the SUP, this SUP shall become void. Evidence of that license and certificate shall be provided to the Director of Planning within 12 months.
3. Number of Rental Rooms Occupants: There shall be no more than four bedrooms available for rent to visitors and no more than eight rental occupants total at any one time.
4. Signage: No signage related to the Tourist Home use shall be permitted on the Property.

- 5. Parking: Off-site parking for this use shall be prohibited. No oversized commercial vehicles associated with rental occupants of the Tourist Home shall be allowed to park on the Property. Oversized commercial vehicles shall include, but not be limited to, buses, commercial trucks and trailers.
- 6. Contracts per Rental Period: Simultaneous rentals of the Property under separate contracts shall not be permitted.
- 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"/>	___	___
ICENHOUR	<input checked="" type="checkbox"/>	___	___
SADLER	<input checked="" type="checkbox"/>	___	___
HIPPLE	<input checked="" type="checkbox"/>	___	___
LARSON	<input checked="" type="checkbox"/>	___	___

Adopted by the Board of Supervisors of James City County, Virginia, this 8th day of May, 2018.

SUP02-18-234PeachSt-res