

RESOLUTION

CASE NO. SUP-19-0011. 5026 RIVER DRIVE 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, Cypress Point, LLC has applied for an SUP to allow for the operation of a tourist home located on property consisting of approximately 0.51 acres zoned A-1, General Agricultural, located at 5026 River Drive, further identified as James City County Real Estate Tax Map Parcel No. 0930300004 (the "Property"); and

WHEREAS, the Planning Commission, following its public hearing on July 3, 2019, recommended approval of Case No. SUP-19-0011 by a vote of 5-1; and

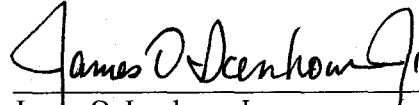
WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. SUP-19-0011; and

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 James City County Code, does hereby approve the issuance of Case No. SUP-19-0011 as described herein with the following conditions:

1. Master Plan: This SUP shall permit a tourist home on property located at 5026 River Drive, further identified as James City County Real Estate Tax Map Parcel No. 0930300004 (the "Property"). The use and layout of the Property shall be generally consistent with the document titled "JCC SUP-19-0011: 5026 River Drive Tourist Home" and date stamped April 8, 2019 (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: An updated Certificate of Occupancy and evidence of a business license shall be provided to the Director of Planning within 12 months from the issuance of this SUP, or this SUP shall automatically become void.
3. Number of Rental Rooms and 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. Contracts per Rental Period: There shall not be simultaneous rentals of the Property under separate contracts.
5. Signage: No signage related to the tourist home shall be permitted on the Property.

- 6. Parking: Off-site parking for the tourist home shall be prohibited. No oversized commercial vehicles such as, but not limited to, buses, and commercial trucks and trailers associated with rental occupants of the tourist home shall be allowed to park on the Property.
- 7. 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>
HIPPLE	✓	—	—
LARSON	—	Absent	
SADLER	✓	—	—
MCGLENNON	✓	—	—
ICENHOUR	✓	—	—

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of August, 2019.

SUP19-01-5026RvrDr-res