

RESOLUTION

CASE NO. SUP-19-0025. 5403 RIVERVIEW 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, Ms. Elaine Henk has applied for an SUP to allow for the operation of a tourist home on property located at 5403 Riverview Road and further identified as James City County Real Estate Tax Map Parcel No. 1530100030 (the "Property"); and

WHEREAS, the tourist home use will be limited to an approximately 0.8-acre portion of the Property with a current street address of 5395 Riverview Road; and

WHEREAS, the Planning Commission, following its public hearing on February 5, 2020, recommended approval of Case No. SUP-19-0025 by a vote of 5-1; and

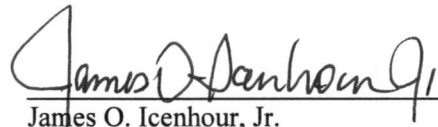
WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. SUP-19-0025; and

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-19-0025 as described herein with the following conditions:


1. Master Plan - This SUP shall permit one tourist home on property located at 5403 Riverview Road and further identified as James City County Real Estate Tax Map Parcel No. 1530100030 (the "Property"). The use and layout of the Property shall be generally as shown on the document entitled "SUP-19-0025, 5403 Riverview Road Tourist Home" and date stamped December 16, 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 - Copies of a business license and updated Certificate of Occupancy shall be provided to the Director of Planning within 12 months from the issuance of the SUP, or this SUP shall automatically become void.
3. Number of Rental Room Occupants - The tourist home shall have no more than four (4) bedrooms available for rent to visitors and no more than eight rental occupants total at any one time.
4. Contracts per Rental Period - There shall not be simultaneous rentals of the tourist home under separate contracts.

- 5. Signage - No signage related to the use of the tourist home shall be permitted on the Property.
- 6. Parking - Off-site parking for this use shall be prohibited. 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.
- 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>
SADLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MCGLENNON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LARSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HIPPLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ICENHOUR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Adopted by the Board of Supervisors of James City County, Virginia, this 10th day of March, 2020.

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