

RESOLUTION

CASE NO. SUP-20-0009. 3303 ROCHAMBEAU 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, Ms. Ivy Brothers owns property consisting of approximately 2.25 acres zoned A-1, General Agriculture, located at 3303 Rochambeau Drive, further identified as James City County Real Estate Tax Map Parcel No. 1220100015 (the "Property"); and

WHEREAS, the owner has applied for an SUP to allow for the short-term rental of a four-bedroom home as a tourist home on the Property; and

WHEREAS, the Planning Commission, following its public hearing on July 1, 2020, recommended approval of the application by a vote of 4-3; and

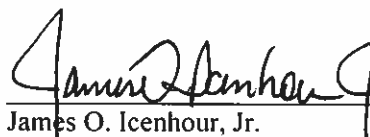
WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. SUP-20-0009; and

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-20-0009 as described herein with the following conditions:

1. Master Plan. This SUP shall permit a tourist home use on property located at 3303 Rochambeau Drive further identified as James City County Real Estate Tax Map Parcel No. 1220100015 (the "Property"). The use and layout of the Property shall be generally as shown on the document entitled "SUP-20-0009, 3303 Rochambeau Drive Tourist Home" (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 be void.
3. Number of rental rooms and occupants. There shall be no more than four bedrooms available for rent to visitors, and no more than seven 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 this tourist home shall be prohibited. No oversized commercial vehicles associated with occupants of the tourist home, such as, but not limited to, buses and commercial trucks and trailers, shall be allowed to park on the Property.
7. Lighting. No exterior lighting shall be permitted on the Property, other than lighting typically used at a single-family residence, as determined by the Director of Planning.
8. 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 8th day of September, 2020.

SUP20-09-3303RochmbDr-res