

RESOLUTION


CASE NO. SUP-21-0013. 2631 LAKE POWELL 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. Brandon Lapetina has applied for an SUP on behalf of the owners, Troy and Helen Lapetina, Trustees of the Troy H. Lapetina and Helen W. Lapetina Living Trust to allow for the operation of a tourist home on property located at 2631 Lake Powell Road, further identified as James City County Real Estate Tax Map Parcel No. 4830100028 (the "Property"); and
- WHEREAS, the Planning Commission, following its public hearing on August 4, 2021, recommended approval of Case No. SUP-21-0013 by a vote of 6-0; and
- WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. SUP-21-0013; and
- WHEREAS, the Board of Supervisors of James City County, Virginia, finds this use to be consistent with good zoning practices and 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-21-0013 as described herein with the following conditions:

1. Master Plan: This Special Use Permit (SUP) shall permit a tourist home on property located at 2631 Lake Powell Road and further identified as James City County Real Estate Tax Map Parcel No. 4830100028 (the "Property"). The use and layout of the Property shall be generally as shown on the document entitled "JCC SUP-21-0013, 2631 Lake Powell Road, Tourist Home" and date stamped July 12, 2021 (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 of Construction: Evidence of a business license and updated Certificate of Occupancy shall be provided to the Director of Planning within twelve (12) months from the issuance of the SUP, or this SUP shall automatically be void.
3. Number of Rental Rooms and Occupants: There shall be no more than three (3) bedrooms available for rent to visitors and no more than eight (8) 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 associated with rental 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. Severability: This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.


 Michael J. Hipple
 Chairman, Board of Supervisors

ATTEST:


 Teresa J. Fellows
 Deputy Clerk to the Board

SADLER
 ICENHOUR
 LARSON
 MCGLENNON
 HIPPLE

VOTES			
<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
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Adopted by the Board of Supervisors of James City County, Virginia, this 14th day of September, 2021.

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