
SPECIAL USE PERMIT-20-0005. 230 Peach Street Tourist Home**Staff Report for the June 9, 2020, Board of Supervisors Public Hearing**

SUMMARY FACTS

Applicant: Mr. Gary Campbell

Land Owner: Mr. Armond Campbell

Proposal: To allow for the short-term rental of an entire four-bedroom residential home as a tourist home. The owner will live off-site during the time of the rentals.

Location: 230 Peach Street

Tax Map/Parcel No.: 2320100024A

Project Acreage: ± 2.76

Zoning: A-1, General Agricultural

Comprehensive Plan: Economic Opportunity

Primary Service Area: Outside

Staff Contact: Tom Leininger, Planner

PUBLIC HEARING DATES

Planning Commission: May 6, 2020, 6:00 p.m.

Board of Supervisors: June 9, 2020, 5:00 p.m.

FACTORS FAVORABLE

1. With the proposed conditions, staff finds the proposal compatible with surrounding zoning and development.
2. With the proposed conditions, the proposal is consistent with the recommendations of the Comprehensive Plan adopted in 2015, “*Toward 2035: Leading the Way*.”
3. The site provides adequate parking, exceeding the required minimum of three parking spaces.
4. Lot sizes in the A-1, General Agricultural District are larger than in other more densely populated residential areas. The size of the lot and the existing vegetation provide screening and buffering to most adjacent properties.
5. The applicant has acknowledged that, should this application be granted, he will obtain the proper licensing and inspections through the County and will be subject to the appropriate use-based taxes.
6. The applicant has stated that it is his intent to provide caretaking and management services for rentals when he cannot remain on-site or nearby.
7. Impacts: See Impact Analysis on Pages 4-5.

FACTORS UNFAVORABLE

1. Impacts: See Impact Analysis on Pages 4-5.

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SUMMARY STAFF RECOMMENDATION

Recommend the Board of Supervisors approve this application subject to the attached conditions.

PLANNING COMMISSION RECOMMENDATION

At its May 6, 2020 meeting, the Planning Commission voted 4-3 to recommend approval of the Special Use Permit (SUP) request to the Board of Supervisors.

PROPOSED CHANGES MADE SINCE THE PLANNING COMMISSION MEETING

None.

PROJECT DESCRIPTION

- The proposal would allow for the short-term rental of an existing four-bedroom house as a tourist home. The house is, and will remain, the applicant's primary residence. The applicant has stated that he may not be present during the time of rentals; however, the applicant has also stated that it is his intent to provide guests with contact information for caretakers in their absence (please see Attachment No. 4 for applicant narrative). The proposal includes no changes to the size or footprint of the house.
- The Zoning Ordinance defines a tourist home as "a dwelling where lodging or lodging and meals are provided for compensation for up to five rooms which are open to transients." The proposed conditions limit the number of bedrooms available for rental to three of the four bedrooms. After a review by the Virginia Department of Health (VDH), the current sewage system

is approved for no more than three bedrooms. VDH recommends having an on-site soil evaluator or professional engineer evaluate the current site conditions. An SUP condition states that once the VDH has approved the sewage system for the fourth bedroom, the home may then be rented out for all four rooms. Any future expansion to include a fifth bedroom would require an SUP amendment.

- The property has an existing driveway and an existing parking area sufficient to accommodate guests.

SURROUNDING ZONING AND DEVELOPMENT

The property is not located within any major or minor subdivision. The properties surrounding this parcel to the north, south, and east are all zoned A-1, General Agriculture. Properties to the west are all zoned B-1, General Business. Development located on Peach Street includes a horse farm, Tidewater Equine Clinic, and a contractor's office. The latter two uses were also permitted through the SUP process.

COMPREHENSIVE PLAN

The site is designated Economic Opportunity (EO) on the adopted Comprehensive Plan Land Use Map. Principal uses for new development recommended by the Comprehensive Plan are ones that "... maximize the economic development potential of the area and encourage development types that have certain attributes that have a positive fiscal contribution, provide quality jobs, enhance community values, are environmentally friendly, and support location economic stability."

In 2013, the Board approved an SUP for the Tidewater Equine Clinic, which is also located on Peach Street and located in an area designated

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EO. In the consideration of that case, the Board found that permitting the re-use of an existing structure did not prohibit the parcel from being incorporated into any future EO planning process. Likewise, given the size of the proposed operation, the applicant's desire to reuse an existing structure, and the fact that the home will remain the applicant's primary residence, staff does not find that this application would hinder the development of the EO vision in the future. Staff finds the proposal would not have a negative impact on adjacent residential properties.

- In 2018, the Board approved an SUP for a tourist home at 234 Peach Street, which is an adjacent parcel. The application was approved to allow for a four-bedroom tourist home. The previous application and this application use the same shared gravel driveway. The proposed SUP conditions match the neighboring property.

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IMPACT ANALYSIS

Impacts/Potentially Unfavorable Conditions	Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	Considerations/Proposed Mitigation of Potentially Unfavorable Conditions
<u>Public Transportation: Vehicular</u>	<u>No Mitigation Required</u>	-The proposal is not anticipated to generate traffic exceeding a typical residential use. -The subject property is located on a local road. No changes anticipated to Level of Service on Peach Street.
<u>Public Transportation: Pedestrian/Bicycle</u>	<u>No Mitigation Required</u>	-Pedestrian/bicycle accommodations are not shown on the adopted Pedestrian/Bicycle Accommodations Master Plan.
<u>Public Safety</u>	<u>No Mitigation Required</u>	-Subject property is located within a six-minute radius of Fire Station 1. -The proposal does not generate impacts that require mitigation to the County's emergency services or facilities.
<u>Public Schools</u>	<u>No Mitigation Required</u>	-The proposal will not generate school children.
<u>Public Parks and Recreation</u>	<u>No Mitigation Required</u>	-The proposal does not generate impacts that require mitigation to the County's parks and recreation services or facilities.
<u>Public Libraries and Cultural Centers</u>	<u>No Mitigation Required</u>	-The proposal does not generate impacts that require mitigation to public libraries or cultural centers.
<u>Groundwater and Drinking Water Resources</u>	<u>No Mitigation Required</u>	-The proposal does not generate impacts that require mitigation to groundwater or drinking water resources.
<u>Watersheds, Streams, and Reservoirs</u>	<u>No Mitigation Required</u>	-The Stormwater and Resource Protection Division has reviewed this application and had no objections. No new impervious surface is proposed as part of this SUP request. Should exterior site improvements be made in the future, those improvements would be subject to additional environmental review at that time.

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<u>Cultural/Historic</u>	<u>No Mitigation Required</u>	-The subject property has been previously disturbed and has no known cultural resources on-site.
<u>Nearby and Surrounding Properties</u>	<u>Mitigated</u>	-Traffic is anticipated to be typical of a residential home, the subject property must adhere to the County's Noise Ordinance, and the proposed SUP conditions will restrict commercial signage and exterior lighting. Future expansions of the use would require an SUP amendment.
<u>Community Character</u>	<u>No Mitigation Required</u>	-This segment of Peach Street is not designated in a Community Character Corridor and is within the Norge Community Character Area. -Existing façade and landscaping maintain the property's residential character, and parking is not located directly on the road.

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PROPOSED SUP CONDITIONS

Proposed conditions are provided as Attachment No. 1.

STAFF RECOMMENDATION

Staff finds the proposal to be compatible with surrounding development and consistent with the recommendations of the adopted Comprehensive Plan and Zoning Ordinance. Staff recommends that the Board of Supervisors approve this application subject to the attached conditions.

TL/md

SUP20-5PeachStTH

Attachments:

1. Resolution
2. Location Map
3. Master Plan
4. Applicant Narrative
5. Unapproved Minutes of the May 6, 2020, Planning Commission Meeting