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**SPECIAL USE PERMIT-20-0007. 805 Arlington Island Road Tourist Home****Staff Report for the June 9, 2020, Board of Supervisors Public Hearing**

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**SUMMARY FACTS**

Applicant: Mr. Michael Hipple

Land Owner: Mr. Michael Hipple

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

Location: 805 Arlington Island Road

Tax Map/Parcel No.: 0940100001

Project Acreage:  $\pm 2.7$

Zoning: A-1, General Agricultural

Comprehensive Plan: Rural Lands

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 two 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. Impacts: See Impact Analysis on Pages 3-4.

**FACTORS UNFAVORABLE**

1. Impacts: See Impact Analysis on Pages 3-4.

**SUMMARY STAFF RECOMMENDATION**

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

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**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 proposed SUP would allow for the short-term rental of an existing two-bedroom house as a tourist home. The house is located on a neighboring property to the applicant's primary residence. The original application was for a three-bedroom tourist home. After a review by the Virginia Department of Health (VDH), the current sewage system is approved for no more than two 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 third bedroom, the home may then be rented out for all three rooms. 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 since there are three bedrooms in the existing home. Any future expansion to include a fourth 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 are all zoned A-1, General Agriculture and designated Rural Lands on the 2035 Comprehensive Plan Land Use Map.

**COMPREHENSIVE PLAN**

- The site is designated Rural Lands on the adopted Comprehensive Plan Land Use Map. Appropriate primary uses include traditional agricultural and forestal activities, but also uses such as agri-tourism, rural support business, and rural-based public or commercial recreation. Staff finds this use to generally fit within these categories as nearby lodging options could support agri-tourism or eco-tourism uses in the Rural Lands.
- The development standards state that non-agricultural/non-forestal uses should be sited to minimize impacts or disturbance to agricultural and forestal uses, open fields, and important agricultural/forestal soils and resources. Staff finds the use to be consistent given that the proposal will take place within existing structures and there are no forested and/or agricultural resources on the property or which would be otherwise impacted.

**IMPACT ANALYSIS**

<b>Impacts/Potentially Unfavorable Conditions</b>	<b>Status</b> <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	<b>Considerations/Proposed Mitigation of Potentially Unfavorable Conditions</b>
<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 Arlington Island Road.
<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 Arlington Island Road is not designated in a Community Character Corridor nor within a 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  
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Attachments:

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