

SPECIAL USE PERMIT-18-0032. 3020 Ironbound Road Rental of Rooms

Staff Report for the February 6, 2019, Planning Commission Public Hearing

SUMMARY FACTS

Applicant: Mr. Ryan Newsom

Land Owner: Mr. Ryan Newsom

Proposal: To allow for the short-term rental of up to two bedrooms in an owner-occupied single-family home.

Location: 3020 Ironbound Road

Tax Map/Parcel No.: 4710100073

Project Acreage: +/-1.86 acres

Zoning: R-8, Rural Residential

Comprehensive Plan: Low Density Residential

Primary Service Area: Inside

Staff Contact: Tori Haynes, Planner

PUBLIC HEARING DATES

Planning Commission: February 6, 2019, 6:00 p.m.

Board of Supervisors: March 12, 2019, 5:00 p.m. (Tentative)

FACTORS FAVORABLE

1. The homeowner and his family will continue to reside in the home and will be present during the time of rentals.

2. The subject property is located on a major collector road and no traffic impacts are expected.
3. With the proposed conditions, staff finds the proposal compatible with surrounding development and consistent with the adopted Comprehensive Plan.

FACTORS UNFAVORABLE

1. With the proposed conditions, staff finds no unfavorable factors.

SUMMARY STAFF RECOMMENDATION

Approval, subject to the proposed conditions.

PROJECT DESCRIPTION

This proposal is to allow for the short-term rental of up to two bedrooms in an owner-occupied single-family dwelling. The rental area would also include a bathroom, living space and partial kitchen (i.e., some limited appliances but no full range and not designed to be a separate dwelling unit). The owner and his family will continue to reside in the home and will be present at the time of rentals. Short-term rental tenants will use an existing parking area located on the southern end of the property. No changes to the home's footprint are proposed.

Unlike the "Tourist Home" use, the "Rental of Rooms" limits rentals to a maximum of three bedrooms and requires the homeowner(s) to continue residing at the property during the time of rental.

SURROUNDING ZONING AND DEVELOPMENT

The zoning of all surrounding properties is R-8, Rural Residential. The subject parcel is adjacent to Coleman Nursery and Farmer's Market (3000 Ironbound Road) and across the street from

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Williamsburg Unitarian Universalist Church (3051 Ironbound Road). Slightly southeast are two tourist homes approved by the Board of Supervisors in 2018.

COMPREHENSIVE PLAN

The property is designated Low Density Residential on the 2035 Comprehensive Plan Land Use Map, as are all of the surrounding parcels. Appropriate primary uses recommended by the Comprehensive Plan include single-family homes, multifamily units, accessory units and cluster housing. Limited commercial uses may also be considered appropriate should the proposal meet the following standards:

- Complements the residential character of the area. Staff finds that this proposed use would remain consistent with the residential character of the area, as this use does not propose any exterior changes.
- Have traffic, noise, lighting and other impacts similar to surrounding residential uses. Traffic is anticipated to be typical of a residential home, the subject property must adhere to the County's noise ordinance, there will be no additional outdoor lighting and the proposed conditions will limit future expansion of the use. Staff finds that impacts will be similar to nearby residential uses.
- Generally be located on collector or arterial roads at intersections. This property is located on, and takes access from, Ironbound Road, which is classified by the Virginia Department of Transportation as a major collector road.
- Provide adequate screening and buffering to protect the character of nearby residential areas. The subject parcel contains mature vegetation on much of the property to provide screening from adjacent residences and Ironbound Road.

PUBLIC IMPACTS

- Anticipated impact on public facilities and services: None.
- Nearby and surrounding properties: No impacts anticipated.

PROPOSED SPECIAL USE PERMIT (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 adopted Comprehensive Plan and Zoning Ordinance. Staff recommends that the Planning Commission recommend approval of this application to the Board of Supervisors, subject to the attached conditions.

TH/md

SUP18-32-3020IrnbdRd

Attachments:

1. Proposed SUP conditions
2. Location Map
3. Master Plan
4. Applicant Letter

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.