

RESOLUTION

CASE NO. SUP-18-0032. 3020 IRONBOUND ROAD

RENTAL OF ROOMS

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. Ryan G. Newsom has applied for an SUP to allow for the rental of up to two bedrooms in his home located at 3020 Ironbound Road, consisting of approximately 1.86 acres, and further identified as James City County Real Estate Tax Map Parcel No. 4710100073; and

WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. SUP-18-0032; and

WHEREAS, the Planning Commission, following its public hearing on February 6, 2019, recommended approval of the application by a vote of 7-0.

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-18-0032 as described herein with the following conditions:

1. *Master Plan*: This SUP shall permit the rental of rooms on property located at 3020 Ironbound Road and further identified as James City County Real Estate Tax Map Parcel No. 4710100073 (the "Property"). The use and layout of the Property shall be generally as shown on the document entitled "SUP-18-0032, 3020 Ironbound Road Rental of Rooms" and date stamped December 21, 2018 (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 become void.
3. *Number of Rental Rooms Occupants*: There shall be no more than two bedrooms available for rent to visitors and no more than four 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 rental of rooms shall be permitted on the Property.

6. *Parking*: Parking shall be limited to the areas shown on the Master Plan. No oversized commercial vehicles, such as but not limited to buses, commercial trucks, and trailers associated with rental occupants shall be allowed to park on the Property.
7. *Lighting*: No additional exterior lighting shall be permitted on the Property, other than lighting typically used at a single-family residence.
8. *Severability*: The 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>
HIPPLE	_____	_____	_____
LARSON	_____	_____	_____
SADLER	_____	_____	_____
MCGLENNON	_____	_____	_____
ICENHOUR	_____	_____	_____

Adopted by the Board of Supervisors of James City County, Virginia, this 12th day of March, 2019.

SUP18-32-3020IrbndRd-res