



**Meeting Date:** July 18, 2023

**Department:** Planning & Zoning

**Topic:** **Special Exception 2023-234 Verna & Preston Sellers**

**Board Action:** The Board of Supervisors are conducting a public hearing for a special exception in the R-2, General Residential district.

**Attachment:**

1. Sellers application
2. 1648 septic system health information
3. Sellers plat
4. Sellers Adjoining Notice
5. June 2023 Public Notice - PC
6. Staff report

**Summary:** Request by Verna and Preston Sellers for a special exception in the R-2, General Residential District. The purpose of the special exception is to allow a short-term tourist rental of a dwelling. The property is located at 1648 S. Coolwell Road and is further identified as tax map number 138-A-164B.

**Recommended Motion:** I move that the Board of Supervisors approves Special Exception 2023-234 to the Board of Supervisors with the Planning Commission's recommended conditions.

Planning Commission's Recommended Conditions

1. Lighting: All outdoor lighting will be glare-shielded and directed so as to prevent illumination across the property line.
2. Sewerage Facilities: The applicant shall follow all regulations prescribed by the Virginia Department of Health.
3. Parking: Guests shall be required to park on the property and not park on neighboring lots or on any right-of-way outside of their property unless they have written permission.
4. Transportation: The applicant shall work with the Virginia Department of Transportation for an entrance permit, if applicable.
5. Public Safety: The owner shall meet all requirements set forth by the Director of Public Safety as it has to do with access to the property.
6. Short-Term Tourist Rental: The applicant shall meet all requirements of Section 916 which regulates short-term tourist rental of dwellings.

**Comprehensive Plan Impact:** This topic is not addressed in the Comprehensive Plan.