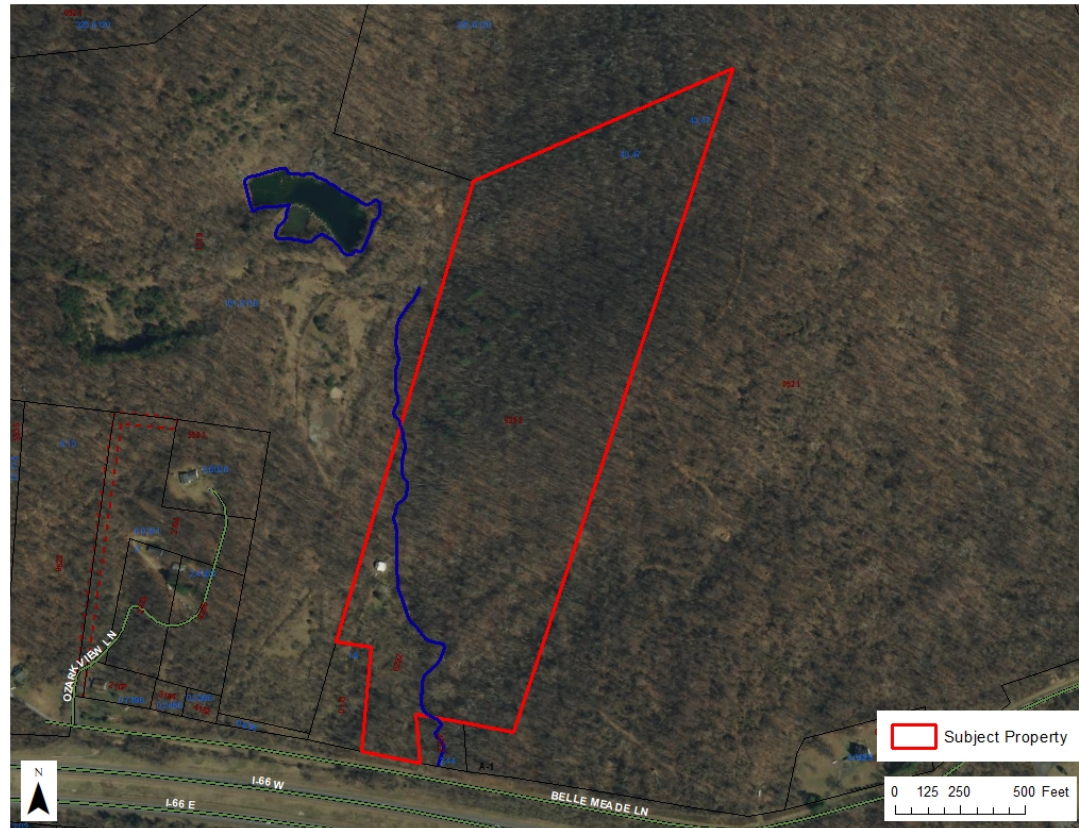


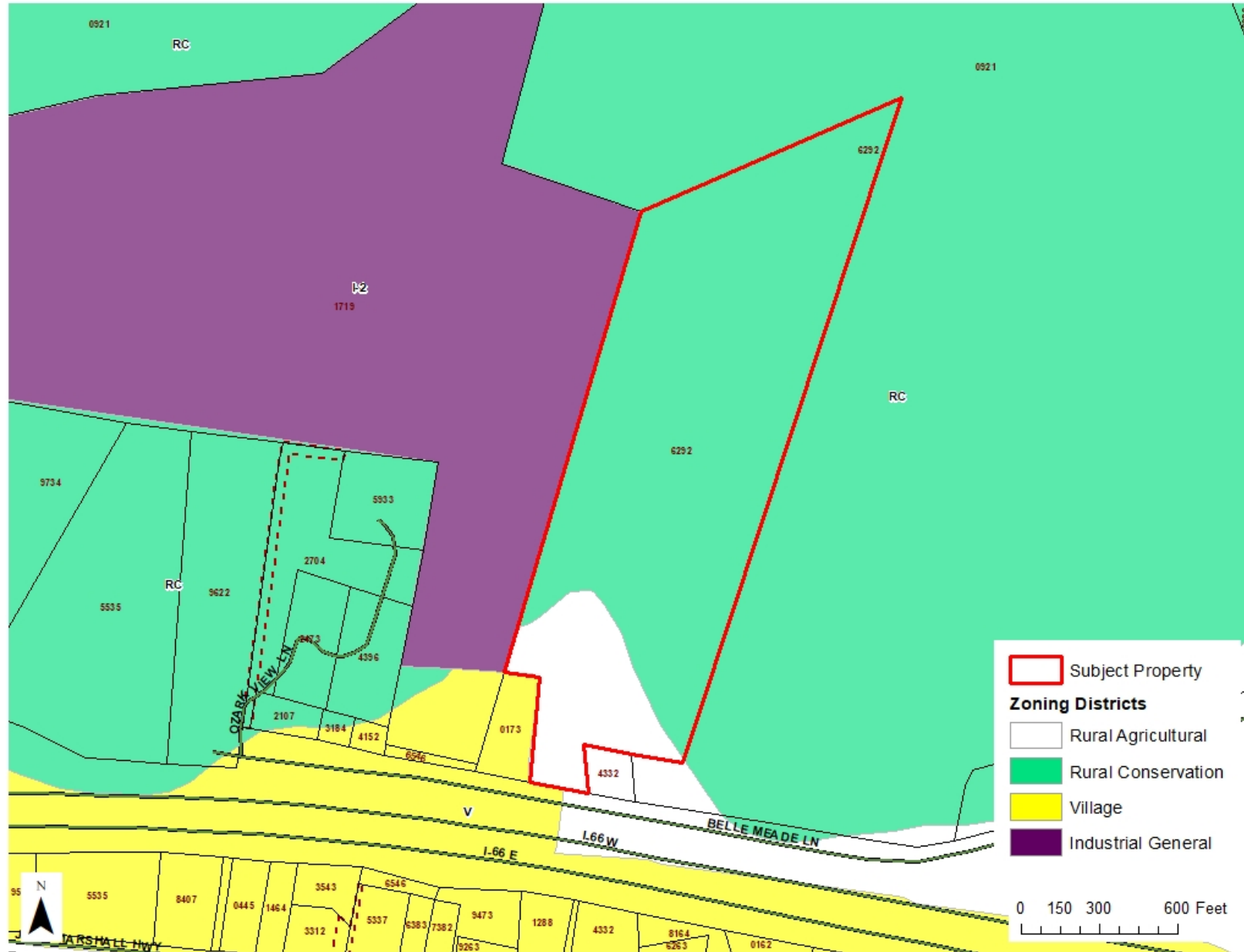
Three Penny Acres

Category 3 Special Permit



SPPT-19-012187

ZONING MAP



Subject Property

- 12590 Belle Meade Lane
- 43.47 acres

Request

- Category 3 Special Permit for a Tourist Home

Property Information:

- Zoning District: Rural Agriculture (RA) and Rural Conservation (RC)
- Surrounding Properties: Rural Agriculture (RA), Rural Conservation (RC), Village (V), Industrial General (I-2)
 - Rural Residential, Vacant, Linden Rock Quarry, Forestry Uses

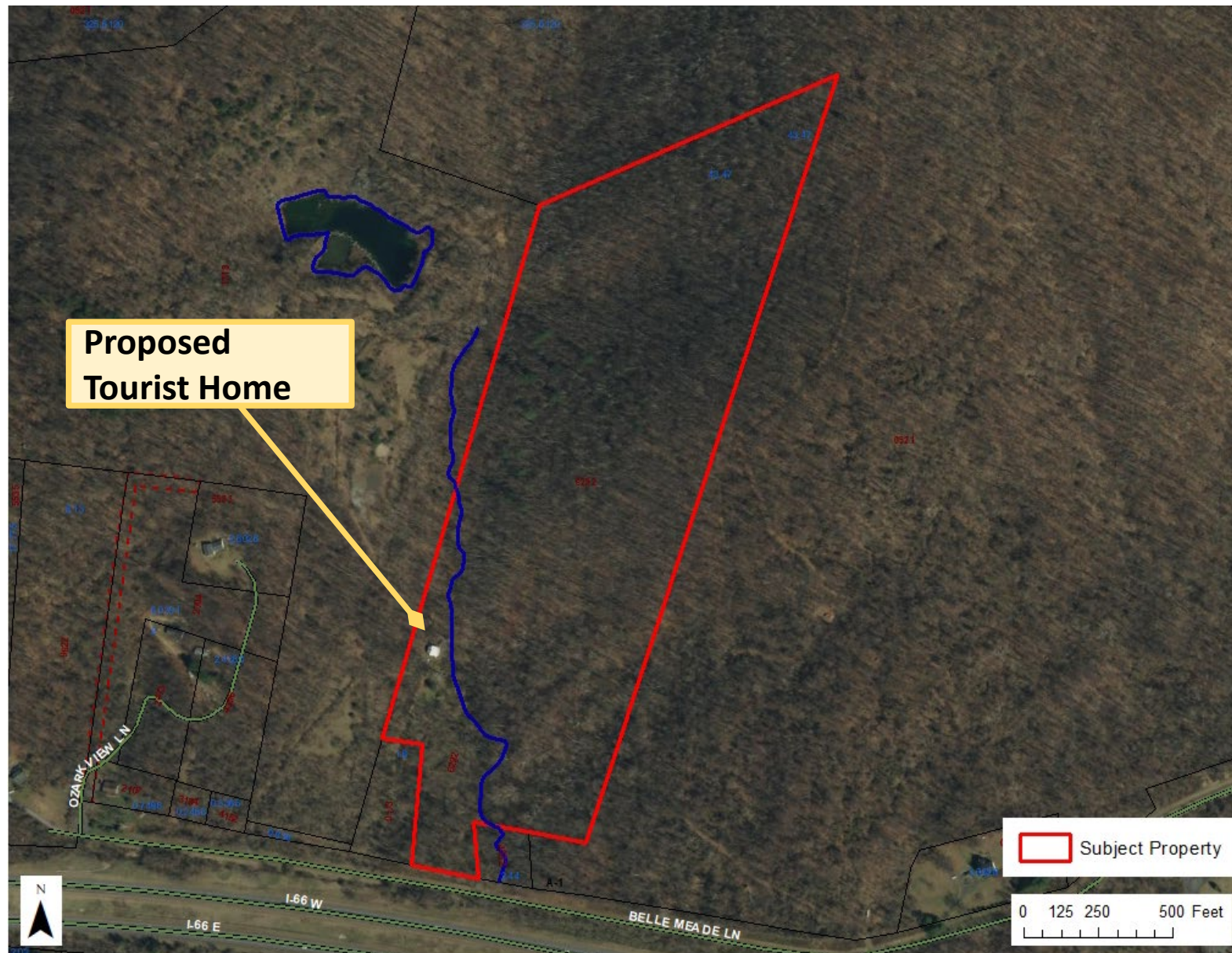
Comprehensive Plan:

- Land Use: Rural

Special Permit Request:

- Three Bedroom Tourist Home
- Maximum occupancy of 8 guests
- Rented to couples and families

SITE AERIAL MAP

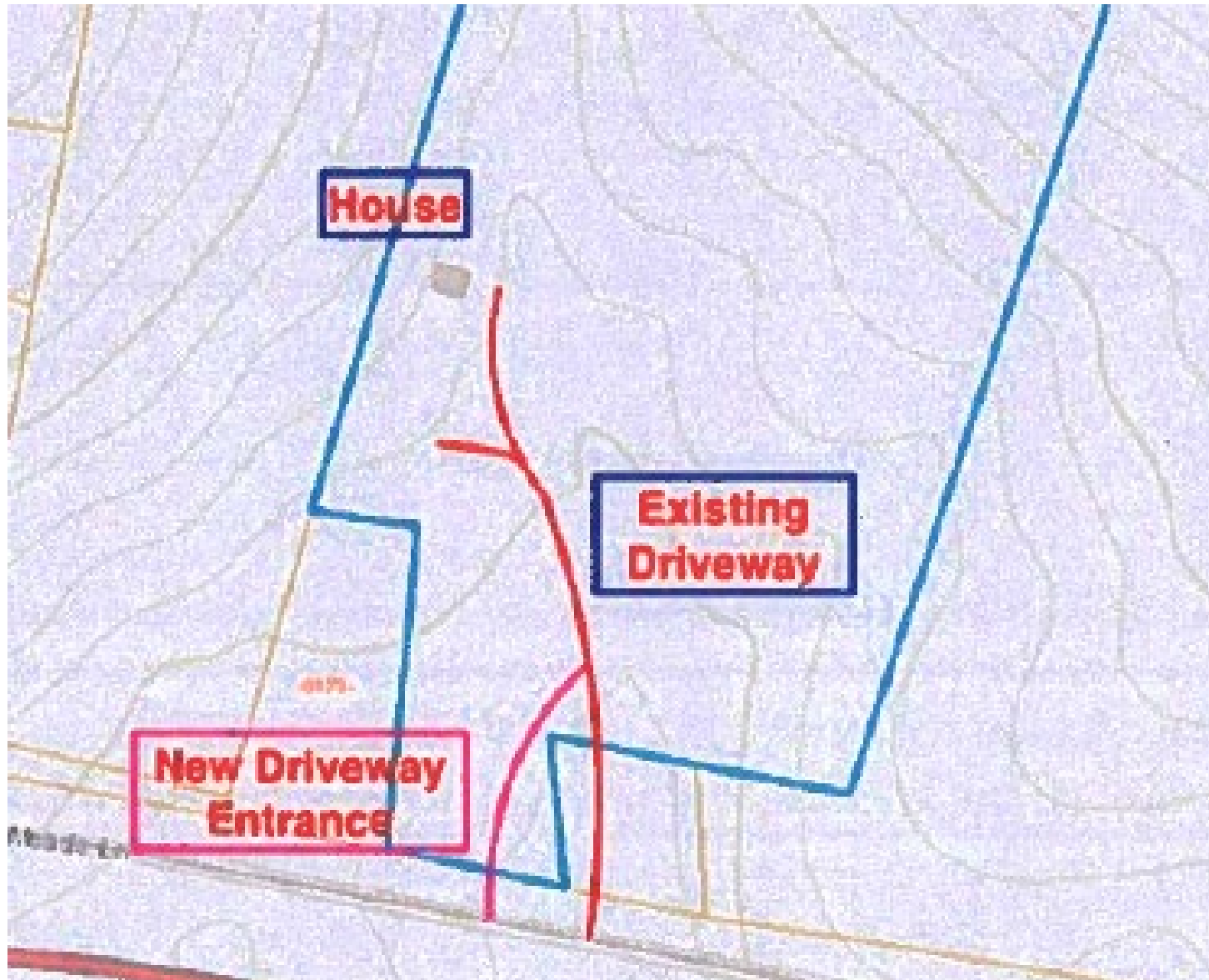
**BZA Required Finding:**

- The type and amount of traffic generated by the use, being on the property which does not have direct access to a road designated as a major collector or higher, will not cause undue impact on neighbors or adversely affect the safety of road usage.

Access to Property:

- Double striped, paved road
- Minimal traffic, dead ends not long after the driveway

TOPIC UPDATE



Update:

- February 6, 2020 – BZA reviewed this item and held a public hearing
 - Two speakers – one neighbor in opposition and one neighbor that revealed the driveway was not entirely on the subject property
- Applicant requested an indefinite postponement to come up with a solution for the driveway
- The public hearing was left open
- The Applicant has since decided to construct a new driveway west of the existing driveway entrance that will connect to the existing driveway north of the adjoining parcel connection
- VDOT has no concerns with the proposed access

SITE AERIAL

**Potential Conditions:**

- Maximum occupancy of 8 guests
- There shall be no additional guests permitted for weddings, rehearsal dinners or other events without approval of a Special Exception for Class C Events
- The property shall be rented to one party at a time, no single rentals or occupancy by multiple parties shall be allowed
- All applicable Health, Building and Zoning permits shall be obtained
- No on-site food service shall be provided
- Outdoor lighting and signage shall be in conformance with the Zoning Ordinance
- An approved Site Plan shall be required prior to the establishment of the use

SITE AERIAL

**Additional Conditions:**

- An owner or caretaker shall reside on the property or be generally present on a nearby property, within 2 miles, any time the tourist home is open to guests
- A new entrance to Belle Meade Lane, which meets all VDOT standards and is permitted, shall be constructed prior to establishment of the use
- The existing driveway shall be abandoned and signed so as to prevent guests from entering the property