

BOARD OF SUPERVISORS  
COUNTY OF YORK  
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Board of Supervisors held in York Hall, Yorktown, Virginia, on the \_\_\_\_ day of \_\_\_\_\_, 2019:

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Present

Vote

Thomas G. Shepperd, Jr., Chairman  
W. Chad Green, Vice Chairman  
Walter C. Zaremba  
Sheila S. Noll  
Jeffrey D. Wassmer

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On motion of \_\_\_\_\_, which carried \_\_\_\_, the following resolution was adopted:

A RESOLUTION TO APPROVE A MAJOR AMENDMENT OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT TO AUTHORIZE AN INCREASE IN THE NUMBER OF RESIDENT CLIENTS FROM SIXTEEN (16) TO FORTY (40) PERSONS IN AN EXISTING TRANSITIONAL HOME LOCATED AT 124 GOODWIN NECK ROAD

WHEREAS, Faith for Living Deloris Borum Ministries, Inc., submitted Application No. UP 621-03, pursuant to Section 24.1-306 (Category 1, No. 8) of the York County Zoning Ordinance, which requested a Special Use Permit to establish a transitional home on property located at 124 Goodwin Neck Road (Route 173); and

WHEREAS, on October 21, 2003, the York County Board of Supervisors approved said application through the adoption of Resolution No. R03-168(R); and

WHEREAS, NATASHA House, Inc. has submitted Application No. UP-936-19, which requests that the above-referenced Special Use Permit be amended, pursuant to Section 24.1-115(d)(3) of the York County Zoning Ordinance, to authorize an increase in the number of resident clients in the transitional home located at 124 Goodwin Neck Road (Route 173) and further identified as Assessor's Parcel No. 24-171 (GPIN# R07b-3925-2892) from sixteen (16) to forty (40) persons; and

WHEREAS, said application has been transmitted to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission recommends approval of this application;  
and

WHEREAS, the York County Board of Supervisors has conducted a duly advertised public hearing on this application; and

WHEREAS, the Board has carefully considered the public comments and Planning Commission recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Board of Supervisors this the \_\_\_ day of \_\_\_\_\_, 2019, that Application No. UP-936-19 be, and it is hereby, approved to amend a previously approved Special Use Permit to increase in the number of resident clients in the existing transitional home located at 124 Goodwin Neck Road (Route 173) and further identified as Assessor's Parcel No. 24-171 (GPIN# R07b-3925-2892) from sixteen (16) to forty (40) persons, subject to the following conditions:

1. This use permit shall authorize a major amendment of a previously approved Special Use Permit (UP-621-03), pursuant to Section 24.1-115(d)(3) of the York County Zoning Ordinance, to authorize an increase in the number of resident clients in the existing transitional home located at 124 Goodwin Neck Road (Route 173) and further identified as Assessor's Parcel No. 24-171 (GPIN# R07b-3925-2892) from sixteen (16) persons to forty (40) persons.
2. Except as modified herein, all approval conditions set forth in Resolution No. R03-168(R) shall remain in full force and effect.
3. Renovation of the existing transitional home to accommodate the increase in the number of resident clients shall be in conformance with floor plans submitted by the applicant titled "Natasha House, Floor Plan and Notes, Sheet No. A101 and Level 2 (Phase 2), Sheet No. A102, and architectural elevations titled "Natasha House, Building Elevations," Sheet Nos. A103 and A104, prepared by ARCI Architects, dated August 29, 2019, and received by the Planning Division on September 20, 2019, copies of which shall remain on file in the Planning Division.
4. Operation of the facility shall be in compliance with Zoning Ordinance Section 24.1-408, *Standards for group homes and transitional homes*.
5. Residential capacity shall be as permitted by the Virginia Uniform Statewide Building Code, but in no case shall the number of persons residing in the facility at any one time, exclusive of staff, exceed forty (40).
6. The facility shall be operated in accordance with correspondence signed by Karen M. Brown and referenced as "Request to change NATASHA House Use Group," and the accompanying Program Description, received by the Planning

Division on September 11, 2019, copies of which shall remain on file in the office of the Planning Division.

7. The minimum required number of parking spaces shall be calculated based on a minimum of one space per bedroom unit, four spaces for visitors, and one space for each employee on-site during the largest shift change.
8. Prior to approval of building permits for renovations to the existing transitional home referenced in Condition No. 3 above, the applicant shall submit to the Department of Planning and Development Services an executed covenant or agreement, which has been reviewed and approved by the County Attorney as to form, demonstrating the right to use adjacent property for vehicular parking. Said covenant or agreement shall comply with requirements of Section 24.1-602(a) of the York County Zoning Ordinance. The combined number of parking spaces serving the transitional home on the subject property and on the adjacent property shall be equal to or greater than the minimum number of spaces required pursuant to Condition No. 7 above. The applicant shall be responsible for recordation of said covenant or agreement in the office of the Clerk of the Circuit Court prior to approval of building permits for renovations to the existing transitional home as shown on plans and elevations referenced in Condition No. 3 above.
9. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this Special Use Permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court prior to approval of building permits for renovations to the existing transitional home as shown on plans and elevations referenced in Condition No. 3 above.

BE IT FURTHER RESOLVED that these conditions of approval are not severable and invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.