

**RESOLUTION TO APPROVE
SE2022-00040 LOFT AT ST. GEORGE HOMESTAY**

WHEREAS, upon consideration of the Memorandum prepared in conjunction with the SE2022-00040 Loft at St. George Homestay application and the attachments thereto, including staff's supporting analysis, any comments received, and all of the factors relevant to the special exceptions in Albemarle County Code §§ 18-5.1.48 and 18-33.9, the Albemarle County Board of Supervisors hereby finds that modified regulations would satisfy the purposes of the Zoning Ordinance to at least an equivalent degree as the specified requirements and that the proposed special exceptions:

- (i) would not cause adverse impacts to the surrounding neighborhood;
- (ii) would not cause adverse impacts to the public health, safety, or welfare;
- (iii) would be consistent with the Comprehensive Plan and any applicable master or small-area plan(s); and
- (iv) would be consistent in size and scale with the surrounding neighborhood

NOW, THEREFORE, BE IT RESOLVED, that in association with the Loft at St. George Homestay, the Albemarle County Board of Supervisors hereby approves the special exceptions to permit both (a) the use of an accessory structure for a homestay and (b) a homestay use within a primary structure setback, both subject to the condition attached hereto.

* * *

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of _____ to _____, as recorded below, at a regular meeting held on _____.

Clerk, Board of County Supervisors

| | <u>Aye</u> | <u>Nay</u> |
|---------------------|------------|------------|
| Mr. Andrews | _____ | _____ |
| Mr. Gallaway | _____ | _____ |
| Ms. LaPisto-Kirtley | _____ | _____ |
| Ms. Mallek | _____ | _____ |
| Ms. McKeel | _____ | _____ |
| Ms. Price | _____ | _____ |

SE2022-00040 Loft at St. George Homestay Special Exception Condition

1. Homestay use is limited to (i) the existing accessory structure as currently configured and depicted on the Parking and Structures Location Exhibit dated September 15, 2022 or (ii) a primary dwelling meeting all homestay setbacks.