



County of Albemarle

COMMUNITY DEVELOPMENT

LEA BRUMFIELD
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To: Albemarle County Board of Supervisors
From: Lea Brumfield, Senior Planner II
Date: March 2, 2022
Re: SE202200006 Green Hill Cottage Homestay
TMP: 054A0-00-00-00100
Magisterial District: White Hall
School Districts: Brownsville E.S., Henley M.S., Western Albemarle H.S.
Zoning District: RA Rural Areas

Summary of Special Exception:

The applicant is requesting one special exception for a homestay at 8270 Green Hill Lane.

Reduce Required Minimum Yards. Pursuant to County Code § 18-5.1.48(i)(1)(ii), the applicant is requesting to modify County Code 18-5.1.48(j)(2)(v) to reduce the required 125-foot setbacks to 122 feet +/- from the front southern property line, 55 feet +/- from the western side property line, and 65 feet +/- from the eastern side property line for a homestay and its accompanying parking.

Please see Attachment A for full details of staff's analysis and recommendations.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment F) to approve the special exception, subject to the conditions attached thereto.

Attachments:

- A. Staff Analysis
- B. Applicant's Proposed Homestay
- C. County Code § 18-5.1.48 Homestay Zoning Regulations
- D. Location Map
- E. Parking and House Location Exhibit
- F. Resolution