



County of Albemarle
COMMUNITY DEVELOPMENT

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To: Albemarle County Board of Supervisors
From: Lea Brumfield, Senior Planner II
Date: May 4, 2022
Re: SE202200013 Ivy Rose Teahouse Homestay
TMP: 05700-00-00-05500
Magisterial District: Samuel Miller
School Districts: Murray E.S., Henley M.S., Western Albemarle H.S.
Zoning District: RA Rural Areas

Summary of Special Exception:

The applicant is requesting a special exception for a homestay at 5715 Ivy Road.

Use of Accessory Structure. Pursuant to County Code § 18-5.1.48(d), the applicant is requesting to modify County Code 18-5.1.48(b)(2) to permit a resident manager to fulfil the residency requirements for a homestay use.

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. Adopted County Code § 18-5.1.48 Homestay Zoning Regulations
- D. Location Map
- E. Parking and Structures Location Exhibit
- F. Resolution