



COUNTY OF ALBEMARLE
Department of Community Development
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To: Albemarle County Board of Supervisors
From: Lea Brumfield, Senior Planner II
Date: July 7, 2021
Re: SE202100014 Homestay Special Exception Stony Point
TMP: 06200-00-00-049D1
Magisterial District: Rivanna
School Districts: Stony Point E.S., Burley M.S., Monticello H.S.
Zoning District: RA Rural Areas

Summary of Special Exception:

The applicant requests a special exception pursuant to County Code § 18-5.1.48(i) for a homestay at 2022 Stony Point Road to modify County Code 18-5.1.48(j)(1)(v) to reduce the required 125-foot setbacks to 75 feet +/- from the front property line, 75 feet +/- from the eastern property line, and 69 feet +/- from the western property line for a homestay use in the existing primary dwelling.

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 G) to approve the special exception with the conditions contained therein.

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. Buffer Exhibit
- G. Resolution