

**RESOLUTION TO APPROVE SPECIAL EXCEPTION
FOR SE2021-00019 TRANQUIL COTTAGE HOMESTAY**

BE IT RESOLVED that, upon consideration of the Memorandum prepared in conjunction with the SE2021-00019 Tranquil Cottage Homestay application and the attachments thereto, including staff's supporting analysis, any comments received, and all of the factors relevant to the special exception in Albemarle County Code §§ 18-5.1.48 and 18-33.5, the Albemarle County Board of Supervisors hereby finds that the requested special exception would cause (i) no detriment to any abutting lot and (ii) no harm to the public health, safety, or welfare.

NOW, THEREFORE, BE IT RESOLVED, that in association with the Tranquil Cottage Homestay, the Albemarle County Board of Supervisors hereby approves the special exception to modify the minimum 125-foot southwestern yard required for a homestay in the Rural Areas zoning district, subject to the conditions 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. Gallaway	_____	_____
Ms. LaPisto-Kirtley	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Ms. Price	_____	_____

SE 2021-00019 Tranquil Cottage Homestay Special Exception Conditions

1. Parking for homestay guests is limited to the existing parking areas, as depicted on the House and Parking Location Exhibit dated July 29, 2021.
2. Homestay use is limited to the existing structures, as currently configured and depicted on the House and Parking Location Exhibit dated July 29, 2021.
3. Screening must be established and maintained southwest of the homestay and homestay parking area, as shown on the House and Parking Location Exhibit dated July 29, 2021, in a way that meets the minimum requirements of County Code § 18-32.7.9.7(b)-(e).