



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 1, 2023
Re: SE202200065 Greenfield Short Term Rental
Parcel ID: 090D0-00-00-19100
Magisterial District: Scottsville
School Districts: Mountain View E.S., Walton M.S., Monticello H.S.
Zoning District: R-4 Residential

Summary of Special Exception:

The applicant is requesting a special exception for a homestay at 225 Starcrest Road.

Increase Number of Guest Bedrooms. Pursuant to County Code § 18-5.1.48(d), the applicant is requesting to modify County Code 18-5.1.48(c)(1)(iii) to increase the maximum number of guest rooms for sleeping permitted with this homestay use from two to four.

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.

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