

## **Attachment A - Staff Analysis**

**STAFF PERSON:** Lea Brumfield, Senior Planner II  
**BOARD OF SUPERVISORS:** May 4, 2022  
**PROJECT:** SE202200009 1317 McCauley Street Homestay  
**PROPERTY OWNER:** Christopher and Whitney Saxon  
**LOCATION:** 1317 McCauley Street  
**TAX MAP PARCEL:** 056A2-01-00-073A0  
**MAGISTERIAL DISTRICT:** White Hall

### **APPLICANTS'S PROPOSAL:**

The applicant is seeking a zoning clearance special exception to permit a homestay use within an existing accessory structure. (Attachment B).

County Code § 18-5.1.48(c)(1)(ii) requires homestay uses on parcels in the Residential zoning districts to be located in a detached single-family dwelling or within its accessory apartments. The applicants are requesting a special exception to waive that requirement, to operate a homestay within the existing accessory structure on the parcel. The existing structure was built as a garage, and meets all the required setbacks for homestay uses on Residential parcels.

### **CHARACTER OF THE PROPERTY AND AREA:**

The 0.36-acre property is located at 1317 McCauley Street, Crozet, VA, and is located on a residential cul-de-sac of similar dwellings. To the rear of the property is an empty lot. The accessory structure proposed for use as a homestay meets the primary structure setbacks for the R-2 Residential District. It is located to the rear of the dwelling on the lot, and is approximately 25 feet from the nearest abutting dwelling (Attachment D).

### **PLANNING AND ZONING HISTORY:**

The property is currently in compliance with zoning and taxation/licensing regulations.

### **ABUTTING PROPERTY OWNER COMMENTS**

The notice to abutting property owners was mailed on March 25, 2022. Staff has received no comments or concerns about the proposed homestay.

### **COMPREHENSIVE PLAN:**

The property is designated as Crozet Neighborhood Density Residential in the Comprehensive Plan. This designation includes Low-density residential development patterns with neighborhood-scale commercial, retail, and institutional uses. The Crozet Small Area Plan of the Comprehensive Plan highlights expanded heritage and cultural tourism as a vital part of Crozet's future land use. Staff believes that this use supports both the existing residential use and the goals of the Crozet Small Area Plan, as the homestay is proposed within an existing accessory structure on a residential parcel located close to downtown Crozet.

### **ANALYSIS OF THE SPECIAL EXCEPTION REQUEST:**

Special exceptions are subject to County Code § 18-33.5, under which the Board may either approve or deny an application, defer action to allow for changes prior to final action, or refer the application to the Planning Commission.

Though the Board is not required to make specific findings in support of its action, County Code §18-5.1.48(d)(3) identifies the following factors for consideration, as to whether:

- (i) *There would be any adverse impact(s) to the surrounding neighborhood;*
- (ii) *There would be any adverse impact(s) to the public health, safety, or welfare;*
- (iii) *The proposed special exception would be consistent with the Comprehensive Plan and any applicable master or small-area plan(s); and*
- (iv) *The proposed special exception would be consistent in size and scale with the surrounding neighborhood.*

Staff's opinion is that permitting a homestay use within the existing accessory structure would not cause adverse impacts to the surrounding neighborhood or to the public health, safety, or welfare. As an accessory use to a residential dwelling, and supportive of tourism in Crozet, the proposed use would be consistent with the Comprehensive Plan. Additionally, as the homestay is proposed for an existing, small accessory structure, and the special exception would not increase the number of guest rooms permitted by-right, it would be consistent in size and scale with the surrounding neighborhood.

The applicants will be required to meet all other homestay requirements of the County Code, including parking, safety inspections/building code, neighbor notification of emergency contact, and addressing. These requirements, along with conditions of approval, are verified through the zoning clearance process, which would follow special exception approval.

#### **RECOMMENDATION:**

Staff recommends that the Board adopt the attached resolution (Attachment F) to approve a Homestay special exception, subject to the following conditions:

1. Parking for homestay guests must meet the requirements for homestays as outlined in County Code § 18-5.1.48(b) (Attachment C).
2. Homestay use is limited to (i) the existing accessory structure as currently configured or (ii) a primary dwelling meeting all homestay setbacks as depicted on the Parking and Structures Location Exhibit dated April 13, 2022.

#### **ATTACHMENTS**

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