



County of Albemarle  
COMMUNITY DEVELOPMENT

**LISA GREEN**  
Manager of Code Compliance, Zoning  
[lgreen@albemarle.org](mailto:lgreen@albemarle.org)  
tel: 434-296-5832 ext. 3013

**To:** Albemarle County Board of Supervisors  
**From:** Lisa Green, Manager of Code Compliance  
**Date:** December 10, 2025  
**Re:** SE202500025 2895 Rolling Road Homestay  
**Parcel ID:** 10300-00-00-06800  
**Magisterial District:** Scottsville  
**School Districts:** Stone-Robinson E.S., Walton M.S., Monticello H.S.  
**Zoning District:** RA – Rural Areas

**Summary of Special Exception:**

The applicants are requesting a special exception for a homestay at 2895 Rolling Road.

**Accessory Structure.** Pursuant to County Code § 18-5.1.48(d), the applicants are requesting authorization under County Code § 18-5.1.48(c)(2)(ii) to use an accessory structure built after August 7, 2019 for a homestay use on a parcel of five acres or more in the Rural Areas zoning district.

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 to authorize use of an accessory structure built after August 7, 2019 for a homestay use at 2895 Rolling Road.

**Attachments:**

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