## RESOLUTION TO APPROVE SE2025-00030 315 WANDERING BEAR ROAD HOMESTAY

WHEREAS, upon consideration of the Memorandum prepared in conjunction with the SE2025-00030 315 Wandering Bear Road Homestay application and the attachments thereto, including staff's supporting analysis, any comments received, and all of the relevant factors in *Albemarle County Code* §§ 18-5.1.48 and 18-33.9, the Albemarle County Board of Supervisors hereby finds that a modified regulation would satisfy the purposes of the Zoning Ordinance to at least an equivalent degree as the specified requirement, and that the requested special exception:

- (i) would not cause adverse impacts to the surrounding neighborhood;
- (ii) would not cause adverse impacts to the public health, safety, or welfare;
- (iii) would be consistent with the Comprehensive Plan and any applicable master or small-area plan(s); and
- (iv) would be consistent in size and scale with the surrounding neighborhood.

**NOW, THEREFORE, BE IT RESOLVED,** that in association with SE2025-00030 315 Wandering Bear Road Homestay, the Albemarle County Board of Supervisors hereby grants a special exception to authorize the use of an accessory structure built after August 7, 2019 for a homestay use on Parcel 07300-00-00-007B0.

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	oard of S	Supervisors of	that the foregoing writing is a true, correct copy of a Resolution f Albemarle County, Virginia, by a vote of, as an December 3, 2025.
			Clerk, Board of County Supervisors
	<u>Aye</u>	<u>Nay</u>	
Mr. Andrews			
Mr. Gallaway			
Ms. LaPisto-Kirtley			
Ms. Mallek			
Ms. McKeel Mr. Pruitt			