



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832

Fax (434) 972-4126

To: Albemarle County Board of Supervisors
From: Lea Brumfield, Senior Planner II
Date: January 20, 2021
Re: SE202000017 Plainfields Cottage
TMP: 05700-00-00-053F0
Magisterial District: Samuel Miller
School Districts: Murray E.S., Henley M.S., Western Albemarle H.S.
Zoning District: RA Rural Areas

Summary of Special Exception:

Pursuant to County Code § 18-5.1.48(i), the applicant is requesting a special exception to modify County Code 18-5.1.48(j)(1)(v) to reduce the required 125-foot setbacks for an existing Homestay at 705 Mechums West Drive to 80 feet +/- from the eastern property line on Gillums Ridge Road (for the structure) and to 65 feet +/- from the southern property line on Mechums West Drive (for parking).

Please see Attachment A for staff's full analysis and recommendations.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment F) to approve the special exception with the conditions contained therein.

Attachments:

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