

**RESOLUTION TO APPROVE SPECIAL EXCEPTION  
FOR SE2021-00039 3232 HORSESHOE BEND ROAD HOMESTAY**

**WHEREAS**, upon consideration of the Memorandum prepared in conjunction with the SE202100039 3232 Horseshoe Bend Road Homestay application and the attachments thereto, including staff's supporting analysis, any comments received, and all of the factors relevant to the special exceptions in Albemarle County Code §§ 18-5.1.48 and 18-33.5, the Albemarle County Board of Supervisors hereby finds that the requested special exception would cause (i) no detriment to any abutting lot and (ii) no harm to the public health, safety, or welfare.

**NOW, THEREFORE, BE IT RESOLVED**, that in association with the 3232 Horseshoe Bend Road Homestay, the Albemarle County Board of Supervisors hereby approves the special exception to modify the minimum 125-foot southeastern yard required for a homestay in the Rural Areas zoning district, subject to the conditions attached hereto.

\* \* \*

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of \_\_\_\_\_ to \_\_\_\_\_, as recorded below, at a regular meeting held on \_\_\_\_\_.

---

Clerk, Board of County Supervisors

|                     | <u>Aye</u> | <u>Nay</u> |
|---------------------|------------|------------|
| Mr. Gallaway        | _____      | _____      |
| Ms. LaPisto-Kirtley | _____      | _____      |
| Ms. Mallek          | _____      | _____      |
| Ms. McKeel          | _____      | _____      |
| Ms. Palmer          | _____      | _____      |
| Ms. Price           | _____      | _____      |

**SE 2021-00039 3232 Horseshoe Bend Road Homestay Special Exception Conditions**

1. Parking for homestay guests must continue to meet the approved setbacks required for homestays.
2. Homestay use is limited to (a) the existing structures as currently configured and depicted on the House and Parking Location Exhibit dated November 12, 2021, and/or (b) additional structures or additions meeting the approved setbacks required for homestays.
3. The existing screening, as depicted on the House and Parking Location Exhibit dated November 12, 2021, must be maintained, or equivalent screening that meets the minimum requirements of County Code § 18-32.7.9.7(b)-(e) must be established and maintained.