



COUNTY OF ALBEMARLE
Department of Community Development
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To: Albemarle County Board of Supervisors
From: Bart Svoboda, Zoning Administrator/Rebecca Ragsdale, Principal Planner
Date: November 4, 2020 (*deferred from September 16, 2020*)
Re: HS201900026-2405 Northfield (Darrick Harris c/o Terry Bentley)
Special exception request for a Homestay
TMP: 062A1-00-0G-001B0
Magisterial District: Rio
School Districts: Woodbrook E.S., Jouett M.S., Albemarle H.S.
Zoning District: R2 Residential

Summary of Special Exception:

The applicant requests one special exception pursuant to County Code § 18-5.1.48(i) for a proposed homestay at 2405 Northfield Road:

1. To increase the number of guest rooms permitted in a homestay pursuant to County Code § 18-5.1.48(j)(1)(iii) from two (2) to five (5).

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 G) to deny the special exception application. If the Board chooses to approve the special exception, staff recommends that certain conditions be imposed.

Attachments:

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