



County of Albemarle
COMMUNITY DEVELOPMENT

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To: Albemarle County Board of Supervisors
From: Lea Brumfield, Senior Planner II
Date: October 2, 2024
Re: SE202400001 1234 Carter Street Homestay
Parcel ID: 056A1-01-00-041A0
Magisterial District: White Hall
School Districts: Crozet E.S., Henley M.S., Western Albemarle H.S.
Zoning District: R-2 Residential

Summary of Special Exception:

The applicant is requesting two special exceptions for a homestay at 1234 Carter Street.

Resident Manager. Pursuant to County Code § 18-5.1.48(d), the applicant is requesting to modify County Code 18-5.1.48(b)(2) to authorize the residency of property-managing agent(s) to meet the residency requirements for a homestay use.

Increase Number of Guest Rooms. Pursuant to County Code § 18-5.1.48(d), the applicant is also requesting to modify County Code 18-5.1.48(c)(1)(iii) to increase the maximum number of guest rooms used for sleeping with this homestay use.

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 approve the special exceptions.

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. Homestay Floor Plan
- G. Resolution