



County of Albemarle
COMMUNITY DEVELOPMENT

LEA BRUMFIELD
Senior Planner II, Zoning
lbrumfield@albemarle.org
tel: 434-296-5832 ext. 3023

To: Albemarle County Board of Supervisors
From: Lea Brumfield, Senior Planner II
Date: October 5, 2022
Re: SE202200040 Loft at St. George Homestay
TMP: 056A1-01-00-114A3
Magisterial District: White Hall
School Districts: Crozet E.S., Henley M.S., Western Albemarle H.S.
Zoning District: RA Rural Areas

Summary of Special Exception:

The applicants are requesting two special exceptions for a homestay at 5741 St. George Avenue.

Use of Accessory Structure. Pursuant to County Code § 18-5.1.48(d), the applicant is requesting to modify County Code § 18-5.1.48(c)(1)(ii) to permit a homestay use in an existing accessory structure.

Homestay within Primary Structure Setback. The applicants also wish to modify the requirements of County Code § 18-5.1.48(b)(3) to permit the homestay use within a primary structure setback.

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 F) to approve the special exceptions, subject to the condition attached thereto.

Attachments:

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