

## **Attachment A - Staff Analysis**

**STAFF PERSON:** Lisa Green, Manager of Code Compliance  
**BOARD OF SUPERVISORS:** December 10, 2025  
**PROJECT:** SE202500025 2895 Rolling Road Homestay  
**PROPERTY OWNER:** Monticello Inn and Cottage LLC  
**LOCATION:** 2895 Rolling Road  
**PARCEL ID:** 10300-00-00-06800  
**MAGISTERIAL DISTRICT:** Scottsville

### **APPLICANTS'S PROPOSAL:**

The applicants/property owners are requesting authorization to use accessory structures built after August 7, 2019 for a homestay use on a parcel greater than five acres in the Rural Areas zoning district. (Attachment B).

County Code § 18-5.1.48(c)(2)(ii) requires that on parcels of five acres or more in the Rural Areas zoning district, homestays must be conducted in a detached single-family dwelling, within its accessory apartment, or within an accessory structure built on or before August 7, 2019, provided that by special exception, the Board of Supervisors may authorize the homestay use of accessory structures built after August 7, 2019. This application is to request a special exception to permit the property owners of the Monticello Inn and Cottage LLC to operate a homestay use in three accessory structures built after August 7, 2019, on the parcel.

### **CHARACTER OF THE PROPERTY AND AREA:**

The 10.8-acre property is located in the Simeon area, directly across James Monroe Parkway from the Morven property owned by the University of Virginia Foundation. The site previously contained the Slate Hill Baptist Church, and the existing 3,146-square-foot structure on the parcel was formerly used for religious assembly. That structure is currently being converted into a residence with multiple bedrooms for use as a homestay.

The University of Virginia Foundation also owns the 146.13-acre parcel that surrounds 2895 Rolling Road to the west, north, and east. The Foundation property is entirely forested and undeveloped. Three parcels adjoin 2895 Rolling Road along its southern boundary, one of which contains a residence. The structure at 2941 Rolling Road, located to the south, was recently declared blighted by ordinance and subsequently demolished under an abatement plan.

The applicants, who are also the property owners, propose to construct a second residence on the parcel in which they will reside. This new structure includes two bedrooms, and the plan also includes three detached accessory sleeping units intended for use as homestay accommodations. The subject of this special exception request is the proposed use of the three newly constructed accessory sleeping units at 2895 Rolling Road as homestay units built after August 7, 2019.

### **PLANNING AND ZONING HISTORY:**

The property is currently in compliance with zoning and taxation/licensing regulations.

### **ABUTTING PROPERTY OWNER COMMENTS**

Staff have received no comments or concerns about the proposed homestay special exception as of November 17, 2025.

**COMPREHENSIVE PLAN:**

The property is designated as Rural Area in the Comprehensive Plan. This designation includes preservation and protection of agricultural, forestal, open space, and natural, historic, and scenic resources. The Rural Area chapter of the Comprehensive Plan recognizes tourism as a vital part of the County's economy but urges that care be taken with tourist activities so that they do not overwhelm or negatively affect the very resources that make rural Albemarle attractive to residents and tourists. Staff does not believe that the proposed special exception would conflict with these overall goals of the Comprehensive Plan.

**ANALYSIS OF THE SPECIAL EXCEPTION REQUEST:**

Special exceptions are subject to County Code § 18-33.5, under which the Board may either approve or deny an application, or defer action to allow for changes prior to final action, or refer the application to the Planning Commission.

County Code §18-5.1.48(d)(3) provides that among other relevant factors, in granting homestay special exceptions, the Board may consider whether:

- (i) *There would be any adverse impact(s) to the surrounding neighborhood;*
- (ii) *There would be any adverse impact(s) to the public health, safety, or welfare;*
- (iii) *The proposed special exception would be consistent with the Comprehensive Plan and any applicable master or small-area plan(s); and*
- (iv) *The proposed special exception would be consistent in size and scale with the surrounding neighborhood.*

Staff finds that authorizing use of the three accessory structures built after August 7, 2019 for a homestay use would not cause adverse impacts to the surrounding neighborhood or to the public health, safety, or welfare. As an accessory use to a residential dwelling, the proposed use would be consistent with the Comprehensive Plan, and as the structure is already in existence, it is consistent in size and scale with the surrounding neighborhood.

The applicants would be required to meet all homestay requirements of the County Code prior to operating a homestay. The homestay regulations to be met at that time include parking requirements, safety inspections and meeting building code, neighbor notification of emergency contact, and visible addressing for Fire Rescue. These requirements, along with residency of the residential managers, are verified through the zoning clearance process, which would follow special exception approval.

**RECOMMENDATION:**

Staff recommends that the Board adopt the attached resolution (Attachment F) to approve the request for a special exception to use the three accessory structures built after August 7, 2019, for the homestay use at 2895 Rolling Road.

**ATTACHMENTS**

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