



County of Albemarle  
COMMUNITY DEVELOPMENT

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**To:** Albemarle County Board of Supervisors  
**From:** Lea Brumfield, Senior Planner II  
**Date:** December 15, 2021  
**Re:** SE202100039 3232 Horseshoe Bend Homestay  
**TMP:** 02900-00-00-07400  
**Magisterial District:** Jack Jouett  
**School Districts:** Meriwether Lewis E.S., Henley M.S., Western Albemarle H.S.  
**Zoning District:** RA Rural Areas

**Summary of Special Exception:**

The applicants are requesting one special exception for a homestay at 3232 Horseshoe Bend Road.

**Reduce Required Minimum Yards.** Pursuant to County Code § 18-5.1.48(i)(1)(ii), the applicants are requesting to modify County Code 18-5.1.48(j)(2)(v) to reduce the required 125-foot setbacks to 52 feet +/- from the southeastern property line for a homestay and its accompanying parking.

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 exception with the conditions contained therein.

**Attachments:**

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