



County of Albemarle  
COMMUNITY DEVELOPMENT

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**To:** Albemarle County Board of Supervisors  
**From:** Lea Brumfield, Senior Planner II  
**Date:** April 16, 2025  
**Re:** SE-202500005 3130 Sugar Hill Lane Homestay  
**Parcel ID:** 04100-00-00-041A2  
**Magisterial District:** White Hall  
**School Districts:** Ivy E.S., Henley M.S., Western Albemarle H.S.  
**Zoning District:** RA Rural Areas

**Summary of Special Exception:**

The applicants are requesting a special exception for a homestay at 3130 Sugar Hill Lane, in Crozet.

**Accessory Structure.** Pursuant to County Code § 18-5.1.48(d), the applicants are requesting authorization under County Code § 18-5.1.48(c)(2)(ii) to use an accessory structure built after August 7, 2019 for a homestay use on a parcel of five acres or more in the Rural Areas zoning district.

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.

**Attachments:**

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