



County of Albemarle
COMMUNITY DEVELOPMENT

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To: Albemarle County Board of Supervisors
From: Lisa Green, Manager of Code Compliance
Date: October 28, 2024
Re: SE202400022 3065 Gables Run Homestay
Parcel ID: 09300-00-00-06500
Magisterial District: Scottsville
School Districts: Stone-Robinson E.S., Burley M.S., Monticello H.S.
Zoning District: RA Rural Areas

Summary of Special Exception:

The applicants are requesting a special exception for a homestay at 3065 Gables Run Road.

Accessory Structure. Pursuant to County Code § 18-5.1.48(d), the applicants are requesting to modify County Code 18-5.1.48(c)(1)(ii) to authorize the use of an accessory structure for a homestay use on a Rural Areas parcel of less than five acres.

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 proposed special exception to authorize the use of an accessory structure for a homestay use at 3065 Gables Run.

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. Resolution