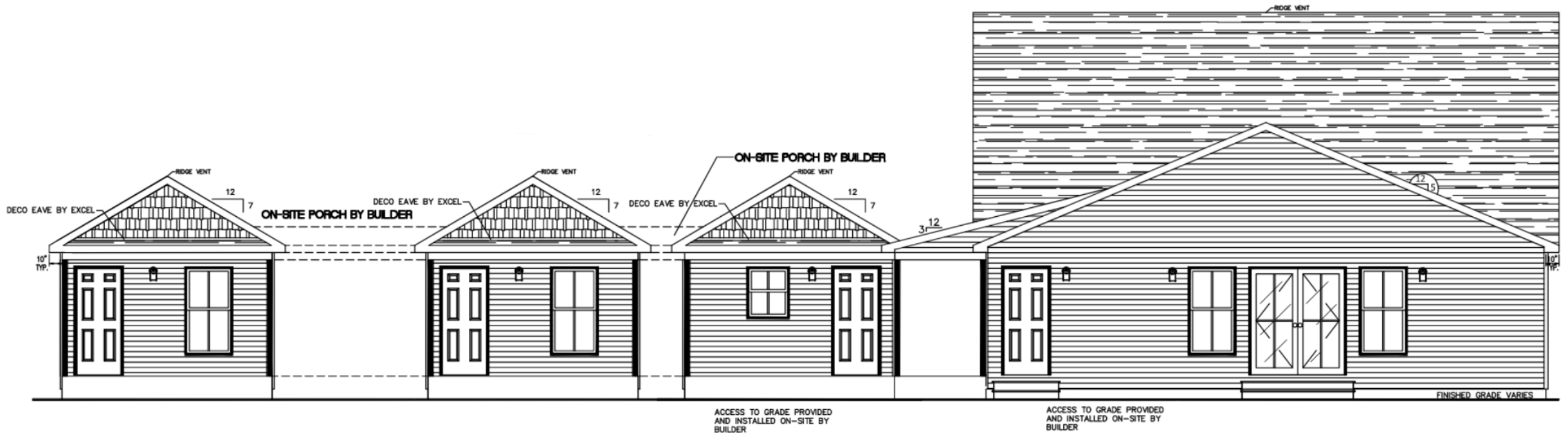


SE 2025-25 2895 Rolling Road Homestay

APPLICANT: MONTICELLO INN AND COTTAGE LLC

STAFF: LISA GREEN,
MANAGER OF CODE COMPLIANCE

BOARD OF SUPERVISORS | DECEMBER 10, 2025



RIGHT ELEVATION

Parking and Structures Location Property Layout Overview

- ★ Proposed accessory sleeping unit locations
(subject of this special exception)
- ★ New owner's residence with two homestay rooms
- P On-site parking areas identified for each use
- ★ Existing Church – currently being converted to a
residence with homestay rooms
- P Parking designated for church/residence

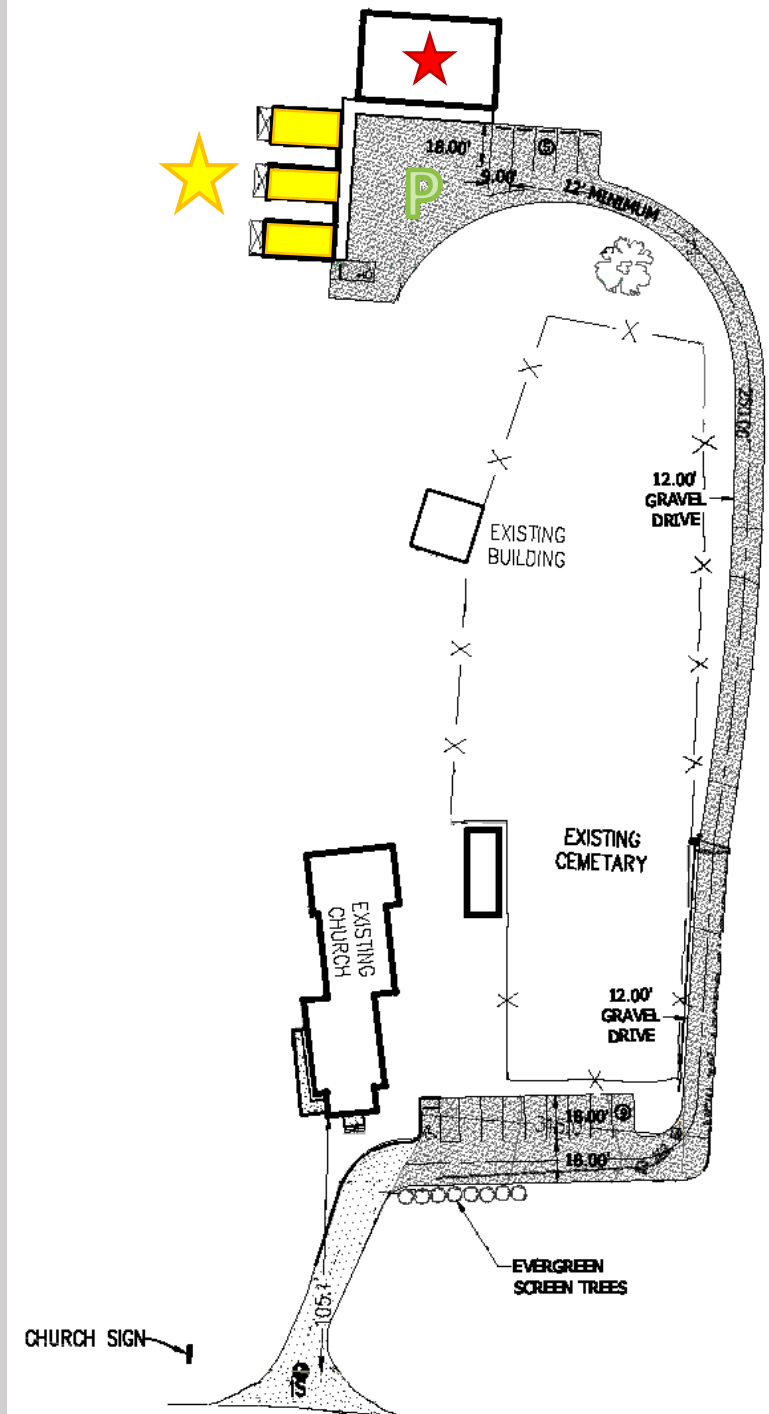


Proposed Accessory Structures

★ Three units proposed for homestay use
The subject of this Special Exception for a homestay use due to post-2019 construction

★ New owner's residence

P On-site parking adjacent to structures



Section 5.1.48 Homestay Regulations

Key Requirements for Rural Area parcels of 5 or more acres:

- Up to **two homestay uses** with two single-family dwellings
- Up to **five guest rooms** per homestay
- Allowed in dwellings and **pre-August 7, 2019**, accessory structures (unless excepted)
- Must meet primary structure setbacks (unless excepted)
- Unhosted stays: **7 days/month** (no more than 45 days/year)

All homestay requirements:

- Owner occupancy (unless excepted)
- Zoning Clearance
- On-site Parking
- Neighbor notification
- Annual safety inspections

Special Exception Factors to Consider

- 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.*

Summary

Parcel

10.8-acre parcel

Parcel will contain two single-family dwellings,
with three detached accessory sleeping units

The parcel is allowed to have two homestay
uses per ordinance by right

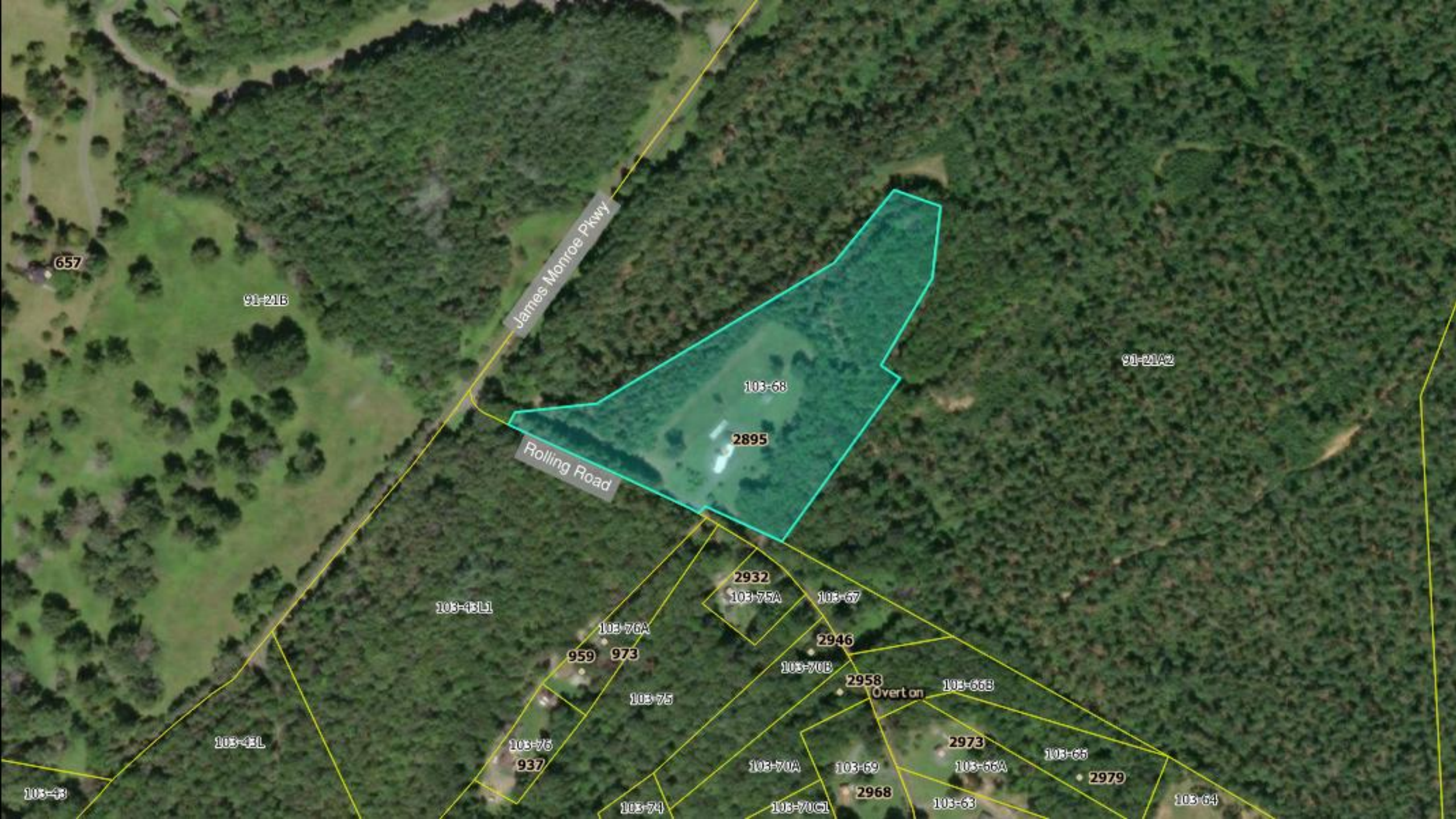
The owners will reside on parcel

Request

Approval to use three
new accessory
sleeping units built
after August 7, 2019,
for a homestay use.

SE 2025-25 2895 Rolling Road Homestay Recommended Action

I move that the Board adopt the resolution for SE 2025-25 2895 Rolling Road Homestay, attached to the staff report as Attachment F.



657

91-21B

James Monroe Pkwy

Rolling Road

91-21A2

103-68

2895

103-43L1

2932

103-75A

103-67

103-76A

959

973

2946

103-70B

2958

Overton

103-66B

103-43L

103-76

937

103-75

103-70A

103-69

2973

103-66A

103-65

2979

103-43

103-74

103-70C1

2968

103-63

103-64