



COUNTY OF ALBEMARLE
Department of Community Development
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To: Albemarle County Board of Supervisors
From: Rebecca Ragsdale, Principal Planner
Date: November 3, 2021
Re: SE202100032 The Square LLC Homestay
TMP: 056A1-01-00-041A0
Magisterial District: White Hall
School Districts: Crozet E.S., Henley M.S., Western Albemarle H.S.
Zoning District: R2 Residential

Summary of Special Exceptions:

The applicant has requested two (2) special exceptions in association with the proposed homestay at 1234 Carter Street:

1. **Increase the Number of Guest Rooms** - Pursuant to County Code §18-5.1.48(i)(1)(i), the applicant is requesting a special exception to permit up to three (3) guest rooms, instead of the two (2) guest rooms otherwise permitted by County Code §18-5.1.48(j)(1)(iii).
2. **Waive Owner-Occupancy** – Pursuant to County Code § 18-5.1.48(i)(1)(iv), the applicant is requesting a special exception to waive the owner occupancy requirement of County Code § 18-5.1.48(j)(1)(iv), to allow a tenant resident manager for the homestay.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment F) to approve both special exceptions with the conditions contained therein and listed below:

1. Parking for homestay guests is limited to the existing parking areas, as depicted on the Parking and House Location Exhibit dated October 5, 2021.
2. Homestay use is limited to a total of three (3) guest rooms, all of which must be within the existing dwelling, as depicted on the Parking and House Location Exhibit dated October 5, 2021.
3. The existing buffer and screening located along the northern property line, as depicted on the Parking and House Location Exhibit dated October 5, 2021, must be maintained, or equivalent screening that meets the minimum requirements of County Code § 18-32.7.9.7(b)-(e) must be established and maintained.

Attachments:

- A. Staff Analysis
- B. Applicant's Request
- C. County Code § 18-5.1.48 Homestay Zoning Regulations
- D. Location Map
- E. Parking and House Location Exhibit, dated October 5, 2021
- F. Resolution