

## **Attachment A - Staff Analysis**

**STAFF PERSON:** Lea Brumfield, Senior Planner II  
**BOARD OF SUPERVISORS:** April 17, 2024  
**PROJECT:** SE202300048 2895 Rolling Road Homestay  
**PROPERTY OWNER:** Monticello Inn and Cottage LLC  
**LOCATION:** 2895 Rolling Road  
**PARCEL ID:** 10300-00-00-06800  
**MAGISTERIAL DISTRICT:** Scottsville

### **APPLICANTS'S PROPOSAL:**

The applicant is requesting authorization of a resident manager to fulfill the residency requirements for a homestay use (Attachment B).

County Code § 18-5.1.48(b)(2) requires at least one individual owner of the homestay parcel to reside on the subject parcel for a minimum of 180 days in a calendar year. The property is owned by Monticello Inn and Cottage LLC, in turn owned solely by Ms. Mary Krumbein. This application is requesting a special exception to authorize a resident agent for Monticello Inn and Cottage LLC.

### **CHARACTER OF THE PROPERTY AND AREA:**

The 10.8-acre property is located in Simeon, across James Monroe Parkway from the Morven property held by the University of Virginia Foundation. The property was previously the location of the Slate Hill Baptist Church and contains a 3,146 square foot structure previously used for the religious assembly use. Ms. Krumbein intends to convert this structure to a residence with multiple bedrooms for a homestay use.

The University of Virginia Foundation owns a 146.13-acre parcel surrounding the 2895 Rolling Road parcel to the west, north, and east. The University of Virginia Foundation parcel is wholly forested and undeveloped. Three parcels abut the 2895 Rolling Road parcel on the southern side, one of which is occupied. The structure at 2941 Rolling Road was recently declared by ordinance to be a blighted property and will be removed under an abatement plan.

### **PLANNING AND ZONING HISTORY:**

The property is currently in compliance with zoning and taxation/licensing regulations.

### **ABUTTING PROPERTY OWNER COMMENTS**

Staff had received no comments or concerns about the proposed homestay special exception as of March 29, 2024.

### **COMPREHENSIVE PLAN:**

The property is designated as Rural Area in the Comprehensive Plan. This designation includes preservation and protection of agricultural, forestal, open space, and natural, historic, and scenic resources. The Rural Area chapter of the Comprehensive Plan recognizes tourism as a vital part of the County's economy but urges that care be taken with tourist activities so that they do not overwhelm or negatively affect the very resources that make rural Albemarle attractive to residents and tourists. Staff does not believe that the proposed special exception would conflict with these overall goals of the Comprehensive Plan.

### **ANALYSIS OF THE SPECIAL EXCEPTION REQUEST:**

Special exceptions are subject to County Code § 18-33.5, under which the Board may either approve or deny an application, defer action to allow for changes prior to final action, or refer the application to the Planning Commission.

County Code §18-5.1.48(d)(3) provides that among other relevant factors, in granting homestay special exceptions, the Board may consider whether:

- (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.*

Staff's opinion is that permitting a resident manager for Monticello Inn and Cottage LLC would not cause adverse impacts to the surrounding neighborhood or to the public health, safety, or welfare. As an accessory use to a residential dwelling, the proposed use would be consistent with the Comprehensive Plan. The existing structure is consistent in size and scale with the surrounding neighborhood. Additionally, this use would provide a useful adaptation for an existing structure, which may otherwise remain vacant and fall into disrepair, or be demolished.

Strategy 3a of the Rural Area chapter of the Albemarle County Comprehensive Plan reads: "Promote reuse of historic structures that support agricultural and forestal uses in the Rural Area." Under this strategy, the 3,146 square foot structure, built before 1900, is encouraged to be reused in lieu of demolition.

Ms. Krumbein has included in this application her business plan for the parcel (Attachment C), which includes converting the existing structure to a residence for intended use as a homestay. She describes this use as an inn, and includes her plan to later subdivide the parcel and create a second homestay with an additional resident agent on the abutting parcel. However, the second parcel resident agent would also require a second homestay special exception, which is not included in this application. This application solely addresses the authorization of a homestay resident agent on the parcel at 2895 Rolling Road.

The applicant will be required to meet all homestay requirements of the County Code, despite describing the use as an inn. The homestay regulations to be met at that time include parking, safety inspections/building code, neighbor notification of emergency contact, and addressing. These requirements, along with conditions of approval, are verified through the zoning clearance process, which would follow special exception approval.

### **RECOMMENDATION:**

Staff recommends that the Board adopt the attached resolution (Attachment G) to approve a Homestay special exception to authorize a resident manager to fulfill the residency requirements for a homestay use at 2895 Rolling Road.

### **ATTACHMENTS**

- A. Staff Analysis
- B. Applicant's Request
- C. Owner's Correspondence

- D. County Code § 18-5.1.48 Homestay Zoning Regulations
- E. Location Map
- F. Parking and Structures Location Exhibit
- G. Resolution