

## **Attachment A - Staff Analysis**

**STAFF PERSON:** Lea Brumfield, Senior Planner II  
**BOARD OF SUPERVISORS:** May 1, 2024  
**PROJECT:** SE202300037 6712 Jarmans Gap Road Homestay  
**PROPERTY OWNER:** Blairbrook Farm LLC  
**LOCATION:** 6712 Jarmans Gap Road  
**PARCEL ID:** 05500-00-00-02400  
**MAGISTERIAL DISTRICT:** White Hall

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

The applicant is requesting authorization to permit 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 Blairbrook Farm LLC, which in turn is owned by Ms. Laurie Ballenger. Mr. Dan Miller and Ms. Rya Turner will be occupying the second residence on the parcel and would serve as the resident agents for the homestay. This application proposes a special exception to permit Mr. Miller and Ms. Turner to serve as resident agents for Blairbrook Farm LLC.

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

The 22.86-acre property is located west of Crozet, surrounded by forested and agricultural parcels. The property contains two dwellings, a 2,736 sf dwelling built in 1910 at 6712 Jarmans Gap Road and a 1,754 sf dwelling built before 1850 at 6710 Jarmans Gap Road. The 1,754 sf dwelling, referred to as a "Resident Manager Cottage" in the application documents, will be occupied by Mr. Miller and Ms. Turner, and the 2,736 sf dwelling, referred to as a "farmhouse" in the application documents, is proposed for use as a homestay.

The 2,736 sf dwelling at 6712 Jarmans Gap Road is approximately 600 feet from the closest neighboring dwelling to the south and approximately 780 feet from the next closest dwelling to the east. A railway line borders the parcel to the north.

### **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 April 6, 2024.

### **COMPREHENSIVE PLAN:**

The property is designated as Rural Area in the Comprehensive Plan. This designation includes preserving and protecting 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 the 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 authorizing a resident manager for Blairbrook Farm LLC would not cause adverse impacts on the surrounding neighborhood or the public health, safety, or welfare. As an accessory use to a residential dwelling, the proposed use would be consistent with the Comprehensive Plan. This existing structure is also consistent in size and scale with the surrounding neighborhood, and the use of the 1,754 sf "Resident Manager's Cottage" as a rental property maintains residential use of the parcel.

The applicant would be required to meet all other homestay requirements of the County Code, including parking, safety inspections/building code, neighbor notification of emergency contact, and addressing. These requirements, along with conditions of approval, would be verified through the zoning clearance process, which would follow special exception approval.

**RECOMMENDATION:**

Staff recommends that the Board adopt the attached resolution (Attachment F) to approve the proposed special exception for a homestay use at 6712 Jarmans Gap Road to authorize a resident manager to fulfill the residency requirements.

**ATTACHMENTS**

- A. Staff Analysis
- B. Applicant's Proposed Homestay
- C. County Code § 18-5.1.48 Homestay Zoning Regulations
- D. Surrounding Location Map
- E. Parking and Structures Location Exhibit
- F. Proposed Resolution