



County of Albemarle
COMMUNITY DEVELOPMENT

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To: Albemarle County Board of Supervisors
From: Lea Brumfield, Senior Planner II
Date: February 2, 2022
Re: SE202100049 598 Merrie Mill Farm Homestay
TMP: 06500-00-00-084B1
Magisterial District: Rivanna
School Districts: Stone-Robinson E.S., Burley M.S., Monticello H.S.
Zoning District: RA Rural Areas

Summary of Special Exception:

The applicant is requesting one special exception for a homestay at 598 Merrie Mill Farm.

Reduce Required Minimum Yards. Pursuant to County Code § 18-5.1.48(i)(1)(ii), the applicant is requesting to modify County Code 18-5.1.48(j)(2)(v) to reduce the required 125-foot setbacks to 28 feet +/- from the northeastern property line and 36 feet +/- from the southeastern property line for a homestay and its accompanying parking.

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 special exception, subject to the conditions contained therein.

Attachments:

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