



County of Albemarle  
COMMUNITY DEVELOPMENT

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**To:** Albemarle County Board of Supervisors  
**From:** Lea Brumfield, Senior Planner II  
**Date:** May 1, 2024  
**Re:** SE202400002 1030 Woodlands Road Homestay  
**Parcel ID:** 04400-00-00-004B1  
**Magisterial District:** Jack Jouett  
**School Districts:** Ivy E.S., Henley M.S., Western Albemarle H.S.  
**Zoning District:** RA – Rural Areas

**Summary of Special Exception:**

The applicant is requesting a special exception for a homestay at 1030 Woodlands Road.

**Accessory Structure.** Pursuant to County Code § 18-5.1.48(d), the applicant is requesting authorization under County Code § 18-5.1.48(c)(2)(ii) to use an accessory structure built after August 7, 2019 for a homestay use on a parcel of five acres or more in the Rural Areas zoning district.

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 proposed special exception to authorize use of an accessory structure built after August 7, 2019 for a homestay use at 1030 Woodlands Road.

**Attachments:**

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