



County of Albemarle  
COMMUNITY DEVELOPMENT

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**To:** Albemarle County Board of Supervisors  
**From:** Lea Brumfield, Senior Planner II  
**Date:** February 15, 2023 (action deferred from January 18, 2023)  
**Re:** SE202200062 Edgefield LLC Homestay  
**Parcel ID:** 04100-00-00-022H0  
**Magisterial District:** White Hall  
**School Districts:** Meriwether Lewis E.S., Henley M.S., Western Albemarle H.S.  
**Zoning District:** Rural Areas (RA)

**Summary of Special Exceptions:**

The applicant is requesting two special exceptions for a homestay use at 2860 Pea Ridge Road.

**Resident Manager.** Pursuant to County Code § 18-5.1.48(d), the applicant is requesting to modify County Code 18-5.1.48(b)(2) to permit a resident manager to fulfil the residency requirements for a homestay use.

**Use of Accessory Structure.** Pursuant to County Code § 18-5.1.48(d), the applicant is requesting to modify County Code 18-5.1.48(c)(1)(ii) to permit a homestay use within up to three new accessory structures totaling no more than 2,500 sf combined.

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 G) to approve the special exceptions.

**Attachments:**

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