



COUNTY OF ALBEMARLE
Department of Community Development
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To: Albemarle County Board of Supervisors
From: Lea Brumfield, Senior Planner
Date: June 17, 2020
Re: HS202000035 Homestay Special Exception Minor Mill
TMP: 06300-00-00-046C0
Magisterial District: Rivanna
School Districts: Stony Point E.S., Burley M.S., Monticello H.S.
Zoning District: RA Rural Areas

Summary of Special Exception:

The applicant requests one special exception pursuant to County Code § 18-5.1.48(i) for an existing Homestay at 2420 Minor Mill Road to modify County Code 18-5.1.48(j)(1)(v) to reduce the required 125-foot setback from the southwestern front property line to 60 feet for the structure and to 40 feet for the parking for a Homestay use.

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 with 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