



County of Albemarle  
COMMUNITY DEVELOPMENT

**LEA BRUMFIELD**  
Senior Planner II, Zoning  
[lbrumfield@albemarle.org](mailto:lbrumfield@albemarle.org)  
tel: 434-296-5832 ext. 3023

**To:** Albemarle County Board of Supervisors  
**From:** Lea Brumfield, Senior Planner II  
**Date:** April 17, 2024  
**Re:** SE202300048 2895 Rolling Road Homestay  
**Parcel ID:** 10300-00-00-06800  
**Magisterial District:** Scottsville  
**School Districts:** Stone-Robinson E.S., Walton M.S., Monticello H.S.  
**Zoning District:** RA Rural Areas

**Summary of Special Exception:**

The applicant is requesting a special exception for a homestay at 2895 Rolling Road.

**Resident Manager.** Pursuant to County Code § 18-5.1.48(d), the applicant is requesting authorization under County Code § 18-5.1.48(b)(2) to permit a resident manager to fulfill the residency requirements 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 G) to approve the special exception to authorize a resident manager to fulfill the residency requirements for a homestay use at 2895 Rolling Road.

**Attachments:**

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