

Attachment A - Staff Analysis

STAFF PERSON: Lisa Green, Manager of Code Compliance
BOARD OF SUPERVISORS: October 10, 2025
PROJECT: SE202500026 2163A Scottsville Road Homestay
PROPERTY OWNER: Brookhill Estate LLC
LOCATION: 2163A Scottsville Road
PARCEL ID: 09000-00-00-017B0
MAGISTERIAL DISTRICT: Scottsville

APPLICANT'S PROPOSAL:

The applicant is requesting authorization to permit resident property-managers to fulfill the residency requirements for a homestay use (Attachment B).

County Code § 18-5.1.48(b)(2) requires at least one individual owner of the homestay parcel to reside on the subject parcel for a minimum of 180 days in a calendar year. The property is owned by Brookhill Estate LLC, held solely by Mr. Justin Green. This applicant is requesting a special exception to allow Mr. Justin Green and Dr. Sara Green to serve as resident property-managers for Brookhill Estate LLC.

CHARACTER OF THE PROPERTY AND AREA:

The 13.57-acre property is located just south of Avon Park, along Scottsville Road and directly across from Biscuit Run State Park. It is primarily agricultural, featuring an apiary, sheep pastures, and multiple farm buildings. The property includes two dwellings: a 3,116-square-foot historic home built in 1803 at 2163 Scottsville Road, situated in the southern middle portion of the property, and a 2,376-square-foot home built in 1930 at 2159 Scottsville Road, located near the center of the property.

The applicants reside at 2163 Scottsville Road and intend to rent 2163A Scottsville Road as a homestay; a carriage house built in the 1920s that includes staff quarters on the second floor.

Brookhill Estate LLC also owns a 13.82-acre parcel directly east of the subject property, which consists of vacant pasture and forested land.

The nearest dwelling to the proposed homestay is the Green residence, located approximately 124 feet away. The next closest dwelling not owned by Brookhill Estate LLC is approximately 654 feet from the proposed homestay. At its closest point, the homestay use including parking is approximately 230 feet to nearest property line. The surrounding parcels consist of forested state park land or pastoral farmland, with dwellings and farm buildings.

PLANNING AND ZONING HISTORY:

The property is currently in compliance with zoning and taxation/licensing regulations.

ABUTTING PROPERTY OWNER COMMENTS

Staff have received no comments or concerns about the proposed homestay special exception as of October 10, 2025.

COMPREHENSIVE PLAN:

The property is designated as Rural Area in the Comprehensive Plan. This designation includes preservation and protection of agricultural, forestal, open space, and natural, historic, and scenic resources. The Rural Area chapter of the Comprehensive Plan recognizes tourism as a vital part of the County's economy but urges that care be taken with tourist activities so that they do not overwhelm or negatively affect the very resources that make rural Albemarle attractive to residents and tourists. Staff does not believe that the proposed special exception would conflict with these overall goals of the Comprehensive Plan.

ANALYSIS OF THE SPECIAL EXCEPTION REQUEST:

Special exceptions are subject to County Code § 18-33.5, under which the Board may either approve or deny an application, defer action to allow for changes prior to final action, or refer the application to the Planning Commission.

County Code §18-5.1.48(d)(3) provides that among other relevant factors, in granting homestay special exceptions, the Board may consider whether:

- (i) *There would be any adverse impact(s) to the surrounding neighborhood;*
- (ii) *There would be any adverse impact(s) to the public health, safety, or welfare;*
- (iii) *The proposed special exception would be consistent with the Comprehensive Plan and any applicable master or small-area plan(s); and*
- (iv) *The proposed special exception would be consistent in size and scale with the surrounding neighborhood.*

Staff's opinion is that permitting Mr. Justin Green and Dr. Sara Green to act as resident managers for Brookhill Estate LLC would not cause adverse impacts to the surrounding neighborhood or to the public health, safety, or welfare. As an accessory use to a residential dwelling, the proposed use would be consistent with the Comprehensive Plan, and as the structure is already in existence, it is consistent in size and scale with the surrounding neighborhood.

The applicants would be required to meet all homestay requirements of the County Code prior to operating a homestay. The homestay regulations to be met at that time include parking requirements, safety inspections and meeting building code, neighbor notification of emergency contact, and visible addressing for Fire Rescue. These requirements, along with residency of the residential managers, are verified through the zoning clearance process, which would follow special exception approval.

RECOMMENDATION:

Staff recommends that the Board adopt the attached resolution (Attachments F) to approve a Homestay special exception to permit resident property-managers to fulfill the residency requirements for a homestay use at 2163A Scottsville Road.

ATTACHMENTS

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