



County of Albemarle
COMMUNITY DEVELOPMENT

LEA BRUMFIELD
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To: Albemarle County Board of Supervisors
From: Lea Brumfield, Senior Planner II
Date: October 2, 2024
Re: SE202400017 4975 Blue Fox Farm Homestay
Parcel ID: 01400-00-00-01700
Magisterial District: White Hall
School Districts: Crozet 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 4975 Blue Fox Farm.

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 authorize the residency of property-managing agent(s) to meet 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 F) to approve the special exception.

Attachments:

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