



County of Albemarle
COMMUNITY DEVELOPMENT

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To: Albemarle County Board of Supervisors
From: Lisa Green, Manager of Code Compliance
Date: December 3, 2025
Re: SE202500030 315 Wandering Bear Road Homestay
Parcel ID: 07300-00-00-007B0
Magisterial District: Samuel Miller
School Districts: Murray E.S., Henley M.S., Western Albemarle H.S.
Zoning District: RA – Rural Areas

Summary of Special Exception:

The applicants are requesting a special exception for a homestay at 315 Wandering Bear Road.

Accessory Structure. Pursuant to County Code § 18-5.1.48(d), the applicants are requesting authorization under County Code § 18-5.1.48(c)(2)(ii) to use an accessory structure built after August 7, 2019 for a homestay use on a parcel of five acres or more in the Rural Areas zoning district.

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 to authorize use of an accessory structure built after August 7, 2019 for a homestay use at 315 Wandering Bear Road.

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. Proposed Resolution