



County of Albemarle  
COMMUNITY DEVELOPMENT

**LEA BRUMFIELD**  
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**To:** Albemarle County Board of Supervisors  
**From:** Lea Brumfield, Senior Planner II  
**Date:** January 11, 2023  
**Re:** SE202200060 7S Farm/Henriksen Homestay  
**Parcel ID:** 04800-00-00-06200  
**Magisterial District:** Rivanna  
**School Districts:** Stony Point E.S., Lakeside M.S., Albemarle H.S.  
**Zoning District:** RA Rural Areas

**Summary of Special Exception:**

The applicant is requesting a special exception for a homestay on property located at 4504 Turkey Sag Road.

**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 permit a resident manager to fulfil 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 Proposed Homestay
- C. Adopted County Code § 18-5.1.48 Homestay Zoning Regulations
- D. Location Map
- E. Parking and Structures Location Exhibit
- F. Resolution