



County of Albemarle  
COMMUNITY DEVELOPMENT

**LEA BRUMFIELD**  
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**To:** Albemarle County Board of Supervisors  
**From:** Lea Brumfield, Senior Planner II  
**Date:** March 1, 2023  
**Re:** SE202200065 Greenfield Short Term Rental  
**Parcel ID:** 090D0-00-00-19100  
**Magisterial District:** Scottsville  
**School Districts:** Mountain View E.S., Walton M.S., Monticello H.S.  
**Zoning District:** R-4 Residential

**Summary of Special Exception:**

The applicant is requesting a special exception for a homestay at 225 Starcrest Road.

**Increase Number of Guest Bedrooms.** Pursuant to County Code § 18-5.1.48(d), the applicant is requesting to modify County Code 18-5.1.48(c)(1)(iii) to increase the maximum number of guest rooms for sleeping permitted with this homestay use from two to four.

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