

Attachment A - Staff Analysis

STAFF PERSON: Lea Brumfield, Senior Planner II
BOARD OF SUPERVISORS: March 1, 2023
PROJECT: SE202200065 Greenfield Short Term Rental
PROPERTY OWNER: Sara Greenfield
LOCATION: 225 Starcrest Road
PARCEL ID: 090D0-00-00-000F0
MAGISTERIAL DISTRICT: Scottsville

APPLICANTS'S PROPOSAL:

The applicant is seeking a zoning clearance special exception to increase the maximum number of guest rooms for sleeping permitted with this homestay use from two to four. (Attachment B).

County Code § 18-5.1.48(c)(1)(iii) permits a total of two guest rooms for sleeping with homestays in Residential zoning districts. The applicant is currently approved for a homestay with two guest rooms for sleeping, and is requesting to increase the maximum number of guest rooms for sleeping to four.

CHARACTER OF THE PROPERTY AND AREA:

The 0.4-acre property is located at the end of a cul-de-sac in the neighborhood of Lake Reynovia, west of Avon Street Extended. The parcel is surrounded on three sides by preserved green space owned by the Lake Reynovia Owners Association. The south side of the parcel borders another residential dwelling. The parcel is zoned R-4 Residential, and contains one residential structure.

The house located at 225 Starcrest Road contains four bedrooms in the upper levels of the house, and an additional bedroom in the basement, which the owner is proposing to use as her private space when the upper levels are rented as a homestay.

PLANNING AND ZONING HISTORY:

The property was issued a by-right homestay permit for two bedrooms in 2022, and is currently in compliance with zoning and taxation/licensing regulations. Following licensure of the homestay, there have been no complaints or violations found against the homestay.

ABUTTING PROPERTY OWNER COMMENTS

Notice of the requested special exception was sent to abutting property owners on January 9, 2023. Staff had received no comments or concerns about the proposed homestay special exception as of February 7, 2023.

COMPREHENSIVE PLAN:

The property is primarily designated Neighborhood Density Residential in the Comprehensive Plan. This designation includes low-density residential development patterns with neighborhood-scale commercial, retail, and institutional uses. The rear of the property is designated for Parks and Green Systems, which is not impacted by the applicant's proposal of using the existing dwelling on the parcel without expansion. 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) identifies the following factors for consideration, as to 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 a homestay use within the existing dwelling 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. As the dwelling is already in existence, it is consistent in size and scale with the surrounding neighborhood. The applicant has been operating a by-right homestay on the site without complaint.

If approved, the expanded homestay would be required to meet all other homestay regulations, including parking and safety inspections/building code of the new guest bedrooms. Staff has confirmed that the driveway and parking areas on the site would meet the required number of spaces for the expanded homestay parking requirements.

RECOMMENDATION:

Staff recommends that the Board adopt the attached resolution (Attachment F) to approve a Homestay special exception to increase the maximum number of guest rooms for sleeping permitted with the homestay use at 225 Starcrest Road from two to four.

ATTACHMENTS

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