



COUNTY OF ALBEMARLE
Department of Community Development
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To: Albemarle County Board of Supervisors
From: Rebecca Ragsdale, Principal Planner
Date: January 8, 2020
Re: HS201900013 Crozet Restorations
Special exception requests for a Homestay
TMP: 056A2-01-00-07300
District: White Hall Magisterial District
School Districts: Crozet E.S., Henley M.S., Albemarle H.S.
Zoning District: R2 Residential

Summary of Special Exceptions:

The applicant requests the following two special exceptions pursuant to County Code § 18-5.1.48(i)(1)(i) for a proposed Homestay at 1301 McCauley Street in Crozet:

1. To modify increase the number of guest rooms permitted in a homestay pursuant to County Code § 18-5.1.48(j)(1)(iii) from two (2) to four (4); and
2. To waive County Code § 18-5.1.48(j)(1)(ii), which otherwise requires a homestay use to be conducted in a detached single-family dwelling, to allow the use of an accessory structure for one guest room.

Please see Attachment A for full details of staff's analysis and recommendations.

This is the first homestay special exception that has been scheduled for the Board to consider. As such, it has been scheduled as a regular item. These special exception requests do not require a public hearing. However, staff recommends that the Board consider applicant and other public comment during review of the item and not under Other Matters from the Public.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment F) to approve the two special exceptions with the conditions contained therein.

Attachments:

- A. Staff Analysis
- B. Applicant's Proposed Homestay and Neighbor Support
- C. County Code § 18-5.1.48 Homestay Zoning Regulations
- D. Location Map
- E. Crozet Master Plan Recommendations for Downtown Crozet
- F. Resolution