



COUNTY OF ALBEMARLE
Department of Community Development
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To: Albemarle County Board of Supervisors
From: Rebecca Ragsdale, Principal Planner
Date: March 4, 2020
Re: HS201900009 (Daniels)
Special exception request for a Homestay
TMP: 04800-00-00-080A0
Magisterial District: Rivanna
School Districts: Stony Point E.S., Sutherland M.S., Albemarle H.S.
Zoning District: RA Rural Areas

Summary of Special Exceptions:

The applicants request special exceptions pursuant to County Code § 18-5.1.48(i)(1)(i) for a homestay at 4411 Stony Point Road to modify County Code §18-5.1.48(j)(1)(iii) to allow an increase in the number of guest rooms associated with a homestay from two guest rooms to four guest rooms and to modify County Code 18-5.1.48(j)(1)(v) to reduce the required 125' setback for parking for a homestay use from the rear property line.

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 E) to approve the special exceptions with the conditions contained therein.

Attachments:

- A. Staff Analysis
- B. Applicant's Proposed Homestay, Physical Survey, and Neighbor Support
- C. County Code § 18-5.1.48 Homestay Zoning Regulations
- D. Location Map
- E. Resolution