



COUNTY OF ALBEMARLE
Department of Community Development
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To: Albemarle County Board of Supervisors
From: Rebecca Ragsdale, Principal Planner
Francis MacCall, Principal Planner
Date: March 18, 2020
Re: HS202000005 Smith Homestay Special Exception
Special exception request for a Homestay
TMP: 07100-00-00-034C5
Magisterial District: Samuel Miller
School Districts: Brownsville E.S., Henley M.S., Western Albemarle H.S.
Zoning District: RA Rural Areas

Summary of Special Exceptions:

The applicants request one special exception pursuant to County Code § 18-5.1.48(i) for an existing Homestay at 420 Patterson Mill Lane to modify County Code 18-5.1.48(j)(1)(v) to reduce the required 125 foot setback from both side property lines 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 with the conditions contained therein.

Attachments:

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