



**COUNTY OF ALBEMARLE**  
**Department of Community Development**  
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**To:** Albemarle County Board of Supervisors  
**From:** Rebecca Ragsdale, Principal Planner  
**Date:** August 19, 2020  
**Re:** SE202000001 Homestay Special Exceptions for 888 Woodlands Road  
**Applicant:** Phillip Bobbs  
**Property Owners:** Matthew L. & Suzanne G. Crane  
**TMP:** 04400-00-00-012N1  
**Magisterial District:** Jack Jouett  
**School Districts:** Meriwether Lewis E.S., Henley M.S., Western H.S.  
**Zoning District:** RA Rural Areas

**Summary of Special Exceptions:**

The applicant requests the following two special exceptions pursuant to County Code § 18-5.1.48(i) for a proposed homestay at 888 Woodlands Road:

1. To modify the required 125-foot setback of County Code 18-5.1.48(j)(1)(v) to reduce (a) the required setback from the homestay structure to the western property line to 15 feet +/- and (b) the required setback for parking (i) to 50 feet +/- along the western property line and (ii) to 90 feet +/- along the southern front property line.
2. To waive the owner occupancy requirement of County Code § 18-5.1.48(a), to allow occupancy by a resident manager who is not the owner, as authorized by County Code § 18-5.1.48(i)(1)(iv).

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 G) to deny the two special exception requests. If the Board chooses to approve the requested special exceptions, staff recommends that certain conditions be imposed.

**Attachments:**

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