



**COUNTY OF ALBEMARLE**  
**Department of Community Development**  
401 McIntire Road, North Wing  
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832

Fax (434) 972-4126

**To:** Albemarle County Board of Supervisors  
**From:** Rebecca Ragsdale, Principal Planner  
**Date:** December 2, 2020  
**Re:** SE202000012 Awen Retreat (Linda Ross Geiger)  
Special exception request for a Homestay  
**TMP:** 05700-00-00-081Q0  
**Magisterial District:** Samuel Miller  
**School Districts:** Murray E.S., Henley M.S., Western Albemarle H.S.  
**Zoning District:** RA Rural Areas

**Summary of Special Exceptions:**

The applicant is requesting a special exception pursuant to County Code § 18-5.1.48(i)(1)(ii) for a proposed homestay at 669 Gillums Ridge Road to modify County Code 18-5.1.48(j)(1)(v) to reduce the 125' setback from the front and southern side property lines required 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