



**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:** Lea Brumfield, Senior Planner II  
**Date:** January 20, 2021  
**Re:** SE20200021 Homestay Special Exception Milton Ridge  
**TMP:** 07900-00-00-043S0  
**Magisterial District:** Scottsville  
**School Districts:** Stone-Robinson E.S., Burley M.S., Monticello H.S.  
**Zoning District:** RA Rural Areas

**Summary of Special Exception:**

Pursuant to County Code § 18-5.1.48(i), the applicants are requesting a special exception to modify County Code 18-5.1.48(j)(1)(v) to reduce the required 125-foot setback for an existing Homestay at 1819 Milton Road to 100 feet +/- from the front western property line and to 35 feet +/- from the southwestern 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 H) 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. Neighbor Comment Letter
- G. Buffer Exhibit
- H. Resolution