



**COUNTY OF ALBEMARLE**  
**Department of Community Development**  
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**To:** Albemarle County Board of Supervisors  
**From:** Rebecca Ragsdale, Principal Planner  
**Date:** June 2, 2021  
**Re:** SE202100018 Beauchamps  
Special exception requests for a Homestay  
**TMP:** 07900-00-00-023B0  
**Magisterial District:** Scottsville  
**School Districts:** Mountain View E.S., Walton M.S., Monticello H.S.  
**Zoning District:** RA Rural Areas

**Summary of Special Exceptions:**

The applicant has requested three (3) special exceptions in association with the proposed homestay at 943 Jefferson Lake Drive:

1. **Increase the Number of Guest Rooms** - Pursuant to County Code §18-5.1.48(i)(1)(i), the applicant is requesting a special exception to permit up to five guest rooms, instead of the two (2) guest rooms otherwise permitted by County Code §18-5.1.48(j)(1)(v).
2. **Reduce Required Minimum Yards** - Pursuant to County Code § 18-5.1.48(i)(1)(ii), the applicant is requesting a special exception to reduce the 125 ft. setback otherwise required by County Code §18-5.1.48(j)(1)(v).
3. **Waive Owner-Occupancy** – Pursuant to County Code § 18-5.1.48(i)(1)(iv), the applicant is requesting a special exception to waive the owner occupancy requirement of County Code § 18-5.1.48(j)(1)(iv), to allow a resident manager for the homestay.

Please see Attachment A for staff's full analysis and recommendations.

**Staff Recommendation:**

Staff recommends that the Board adopt the attached Resolution (Attachment F) to approve all three special exceptions with the conditions contained therein.

**Attachments:**

- A. Staff Analysis
- B. Applicant's Request
- C. County Code § 18-5.1.48 Homestay Zoning Regulations
- D. Location Map
- E. Parking and House Location Exhibit, dated May 10, 2021
- F. Resolution