



**COUNTY OF ALBEMARLE**  
**Department of Community Development**  
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**To:** Albemarle County Board of Supervisors  
**From:** Lea Brumfield, Senior Planner II  
**Date:** June 2, 2021  
**Re:** SE202100013 Homestay Special Exception Patterson Mill  
**TMP:** 07100-00-00-04000  
**Magisterial District:** Samuel Miller  
**School Districts:** Brownsville E.S., Henley M.S., Western Albemarle H.S.  
**Zoning District:** RA Rural Areas

**Summary of Special Exception:**

The applicant requests a special exception pursuant to County Code § 18-5.1.48(i) for a homestay at 198 Patterson Mill Lane to modify County Code 18-5.1.48(j)(1)(v) to reduce the required 125-foot setbacks to 46 feet +/- from the front property line on Patterson Mill Lane, 84 feet +/- from the southwestern property line, and 76 feet +/- from the western property line for a homestay use in the existing primary dwelling.

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