

**RESOLUTION TO APPROVE SPECIAL EXCEPTION
FOR SE2021-00013 PATTERSON MILL HOMESTAY**

WHEREAS, upon consideration of the Memorandum prepared in conjunction with the SE2021-00013 Patterson Mill Homestay application and the attachments thereto, including staff's supporting analysis, any comments received, and all of the factors relevant to the special exceptions in Albemarle County Code §§ 18-5.1.48 and 18-33.49, the Albemarle County Board of Supervisors hereby finds that the requested special exceptions would cause (i) no detriment to any abutting lot and (ii) no harm to the public health, safety, or welfare.

NOW, THEREFORE, BE IT RESOLVED that in association with the homestay at 198 Patterson Mill Way, the Albemarle County Board of Supervisors hereby approves the special exception to modify the minimum 125 foot front, southwestern, and western yards otherwise required for a homestay in the Rural Areas zoning district, subject to the conditions attached hereto.

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of _____ to _____, as recorded below, at a regular meeting held on _____.

Clerk, Board of County Supervisors

| | <u>Aye</u> | <u>Nay</u> |
|---------------------|------------|------------|
| Mr. Gallaway | _____ | _____ |
| Ms. LaPisto-Kirtley | _____ | _____ |
| Ms. Mallek | _____ | _____ |
| Ms. McKeel | _____ | _____ |
| Ms. Palmer | _____ | _____ |
| Ms. Price | _____ | _____ |

SE 2021-00013 Patterson Mill Homestay Special Exception Conditions

1. Parking for homestay guests is limited to the existing parking areas, as depicted on the House and Parking Location Exhibit dated May 11, 2021.
2. Homestay ~~rental~~ use is limited to the existing house, as currently configured and depicted on the House and Parking Location Exhibit dated May 11, 2021.
3. The existing screening, as depicted on the House and Parking Location Exhibit dated May 11, 2021, must be maintained, or equivalent screening that meets the minimum requirements of County Code § 18-32.7.9.7(b)-(e) must be established and maintained.