

**RESOLUTION TO APPROVE SPECIAL EXCEPTION
FOR SE2021-00014 STONY POINT HOMESTAY**

BE IT RESOLVED that, upon consideration of the Memorandum prepared in conjunction with the SE2021-00014 Stony Point Homestay application and the attachments thereto, including staff's supporting analysis, any comments received, and all of the factors relevant to the special exception in Albemarle County Code §§ 18-5.1.48 and 18-33.5, 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 Stony Point Homestay, the Albemarle County Board of Supervisors hereby approves the special exception to modify the minimum 125 foot front southern, eastern, and western yards 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 2021-00014 Stony Point 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 June 17, 2021.
2. Homestay use is limited to the existing house, as currently configured and depicted on the House and Parking Location Exhibit dated June 17, 2021.
3. The existing screening, as depicted on the House and Parking Location Exhibit dated June 17, 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. Additional screening in the southeastern corner of the parcel mitigating the visibility of the dwelling from TMP 62-49B must be planted in the general location shown on the Buffer Exhibit dated June 17, 2021, and maintained with screening that meets the minimum requirements of County Code § 18-32.7.9.7(b)-(e).