



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: August 4, 2021
Re: SE202100020 Homestay Special Exception Anderson
TMP: 02000-00-00-145A0
Magisterial District: White Hall
School Districts: Baker-Butler E.S., Sutherland M.S., 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 4800 Mahonia Drive to modify County Code 18-5.1.48(j)(1)(v) to reduce the required 125-foot setbacks to 65 feet +/- from the northern property line and 95 feet +/- from the southeastern property line for a homestay use in a proposed basement apartment 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