

**RESOLUTION TO APPROVE SPECIAL EXCEPTIONS
FOR SE2021-00027 OWNBY HOMESTAY**

WHEREAS, upon consideration of the Memorandum prepared in conjunction with the SE2021-00027 Ownby 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 18-33.5, 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 Ownby Homestay, the Albemarle County Board of Supervisors hereby approves the special exceptions (i) to modify the minimum 125 foot front western and southeastern yards required for a homestay in the Rural Areas zoning district and (ii) to permit up to three guest rooms in association with a homestay in the Rural Areas zoning district, each 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 2021-00027 Ownby 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 August 11, 2021.
2. Homestay use is limited to the existing structures, as currently configured and depicted on the House and Parking Location Exhibit dated August 11, 2021.
3. The existing screening, as depicted on the House and Parking Location Exhibit dated August 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. Additional screening must be established directly east of the homestay and homestay parking area as shown on the House and Parking Location Exhibit dated August 11, 2021, and maintained to meet the minimum requirements of County Code § 18-32.7.9.7(b)-(e).