



**COUNTY OF ALBEMARLE**  
**Department of Community Development**  
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**To:** Albemarle County Board of Supervisors  
**From:** Lea Brumfield, Senior Planner II  
**Date:** September 1, 2021  
**Re:** SE202100027 Homestay Special Exception Ownby  
**TMP:** 11400-00-00-064A1  
**Magisterial District:** Scottsville  
**School Districts:** Scottsville E.S., Walton M.S., Monticello H.S.  
**Zoning District:** RA Rural Areas

**Summary of Special Exception:**

The applicant is requesting two special exceptions for a homestay at 1850 Secretaries Drive:

**Reduce Required Minimum Yards.** Pursuant to County Code § 18-5.1.48(i)(1)(ii), the applicant is requesting to modify County Code 18-5.1.48(j)(1)(v) to reduce the required 125-foot setbacks to 88 feet +/- on the western property boundary and 90 feet +/- on the southeastern property boundary for a homestay use in the existing primary dwelling and its accompanying parking.

**Increase Number of Guest Bedrooms.** Pursuant to County Code § 18-5.1.48(i)(1)(i), the applicant is requesting to modify County Code 18-5.1.48(j)(1)(iii) to increase the maximum number of guest rooms to three in a homestay on a parcel of less than five acres in the Rural Areas district.

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 exceptions 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