



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: SE202100028 Homestay Special Exception Buck Mountain
TMP: 03100-00-00-00500
Magisterial District: Rio
School Districts: Broadus Wood E.S., Jouett M.S., Albemarle H.S.
Zoning District: RA Rural Areas

Summary of Special Exception:

The applicants are requesting two special exceptions for a homestay at 3 Buck Mountain Road.

Reduce Required Minimum Yards. Pursuant to County Code § 18-5.1.48(i)(1)(ii), the applicants are requesting to modify County Code 18-5.1.48(j)(1)(v) to reduce the required 125-foot setbacks to 15 feet +/- from the southeastern property line and 30 feet +/- from the northwestern property line for a homestay and its accompanying parking.

Permit Use of Accessory structure. Pursuant to County Code § 18-5.1.48(i)(1)(i), the applicants are requesting to modify County Code 18-5.1.48(j)(1)(ii) to permit the use of an accessory structure in association with a homestay on a Rural Areas district parcel of less than five acres.

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 G) to approve the special exceptions with the conditions contained therein.

Attachments:

- A. Staff Analysis
- B. Applicant's Proposed Homestay
- C. Letter of Support
- D. County Code § 18-5.1.48 Homestay Zoning Regulations
- E. Location Map
- F. Parking and House Location Exhibit
- G. Resolution