



COUNTY OF ALBEMARLE
Department of Community Development
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To: Albemarle County Board of Supervisors
From: Rebecca Ragsdale, Principal Planner
Date: September 15, 2021
Re: SE202100029 McCarthy Homestay Special Exception
TMP: 04000-00-00-012E0
Magisterial District: White Hall
School Districts: Crozet E.S., Henley M.S., Western 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 5621 Rockery Place to modify County Code 18-5.1.48(j)(1)(v) to reduce the required 125-foot setbacks to 64 feet +/- from the southern property line for a homestay use in an existing single-family dwelling (carriage house).

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, subject to the conditions attached thereto.

Attachments:

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