



**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:** SE202100031 Ramsay Cottage Homestay Special Exceptions  
**TMP:** 07000-00-00-00500 and 07000-00-00-005A0  
**Magisterial District:** White Hall  
**School Districts:** Brownsville E.S., Henley M.S., Western Albemarle H.S.  
**Zoning District:** RA Rural Areas

**Summary of Special Exceptions:**

The applicant has requested three special exceptions in association with a proposed homestay at 7704 Rockfish Gap Turnpike:

1. **Increase the Number of Guest Rooms** - Pursuant to County Code §18-5.1.48(i)(1)(i), the applicant is requesting a special exception to permit up to three (3) guest rooms, instead of the two (2) guest rooms otherwise permitted by County Code §18-5.1.48(j)(1)(iii).
2. **Reduce Required Minimum Yards** - Pursuant to County Code § 18-5.1.48(i)(1)(ii), the applicant is requesting a special exception to reduce the 125 ft. setback from the eastern side property line otherwise required by County Code §18-5.1.48(j)(1)(v).
3. **Waive Owner-Occupancy** – Pursuant to County Code § 18-5.1.48(i)(1)(iv), the applicant is requesting a special exception to waive the owner occupancy requirement of County Code § 18-5.1.48(j)(1)(iv), to allow a tenant resident manager for the homestay.

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 requests, 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