



County of Albemarle
COMMUNITY DEVELOPMENT

LEA BRUMFIELD
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To: Albemarle County Board of Supervisors
From: Lea Brumfield, Senior Planner II
Date: September 20, 2023
Re: SE202300024 3585 Stockton Road Homestay
Parcel ID: 07400-00-00-008F0
Magisterial District: Samuel Miller
School Districts: Red Hill E.S., Walton M.S., Monticello H.S.
Zoning District: RA Rural Areas

Summary of Special Exception:

The applicant is requesting a special exception for a homestay at 3585 Stockton Road.

Number of Guest Sleeping Spaces. Pursuant to County Code § 18-5.1.48(d), the applicant is requesting a modification of County Code 18-5.1.48(c)(1)(iii) to increase the number of guest rooms used for sleeping with a homestay use from two to three.

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 exception.

Attachments:

- A. Staff Analysis
- B. Applicant's Proposed Homestay
- C. Adopted County Code § 18-5.1.48 Homestay Zoning Regulations
- D. Letter From Abutting Neighbor
- E. Location Map
- F. Parking and Structures Location Exhibit
- G. Resolution