



**COUNTY OF ALBEMARLE**  
**Department of Community Development**  
**401 McIntire Road, North Wing**  
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**To:** Albemarle County Board of Supervisors  
**From:** Rebecca Ragsdale, Principal Planner  
**Francis MacCall, Principal Planner**  
**Date:** March 18, 2020  
**Re:** HS202000005 Smith Homestay Special Exception  
Special exception request for a Homestay  
**TMP:** 07100-00-00-034C5  
**Magisterial District:** Samuel Miller  
**School Districts:** Brownsville E.S., Henley M.S., Western Albemarle H.S.  
**Zoning District:** RA Rural Areas

**Summary of Special Exceptions:**

The applicants request one special exception pursuant to County Code § 18-5.1.48(i) for an existing Homestay at 420 Patterson Mill Lane to modify County Code 18-5.1.48(j)(1)(v) to reduce the required 125 foot setback from both side property lines for a Homestay use.

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 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