



COUNTY OF ALBEMARLE
Department of Community Development
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To: Albemarle County Board of Supervisors
From: Rebecca Ragsdale, Principal Planner
Date: August 4, 2021 (deferred from June 2, 2021)
Re: SE202100018 Beauchamps
Special exception requests for a Homestay
TMP: 07900-00-00-023B0
Magisterial District: Scottsville
School Districts: Mountain View E.S., Walton M.S., Monticello H.S.
Zoning District: RA Rural Areas

Summary of Special Exceptions:

The applicant has requested three (3) special exceptions in association with the proposed homestay at 943 Jefferson Lake Drive:

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 five (5) guest rooms, instead of the two (2) guest rooms otherwise permitted by County Code §18-5.1.48(j)(1)(v).
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 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 resident manager for the homestay.

This request was originally discussed at the Board's June 2, 2021 meeting. The application was deferred so that further information could be provided regarding both (a) the number of guest rooms and their configuration and (b) vehicular access to the property. The original staff analysis from that meeting is provided as Attachment A, with no revisions. Updated information is contained in this staff memo. Though County Code § 18-33, which addresses special exceptions, was amended on June 2, 2021, the relevant provisions did not change with that amendment, but are now found in §18-33.9.

Guest rooms- The proposed homestay would offer five guest rooms, including four on the upper level and one on the lower level, where the resident manager would reside. Homestays may include provisions for dining but guest rooms are not to have provisions for cooking. Please refer to ordinance definitions below.

Homestay. "Homestay" means an accessory residential use providing transient lodging and rooms for dining and meetings for use by homestay guests provided that the dining and meeting rooms are subordinate to the homestay use. A homestay use may offer no more than five guest rooms for lodging.

Guest room. "Guest room" means a room which is intended, arranged or designed to be occupied, or which is occupied by one or more guests paying direct or indirect compensation therefor, but in which no provision is made for cooking.

Staff reviewed the proposed floor plan again and found that it complies with these homestay regulations. Provisions for cooking are located only in the resident manager's area of the homestay.

Jefferson Lake Drive- During the June 2 meeting, Board members expressed concerns about the potential for increased traffic. The property is accessed via Jefferson Lake Drive, a private street located along Thomas Jefferson Parkway. Following the meeting, staff consulted with VDOT representatives and the County's transportation planning staff to further evaluate the Jefferson Lake Drive intersection with Thomas Jefferson Parkway. Historically, Jefferson Lake Drive provided access to six residential units, in addition to the two units located on the applicant's property. With the approval of the special use permit to expand the neighboring cemetery, only the homestay property accesses Jefferson Lake Drive. The homestay is located along a series of curves between Michie Tavern and just past Monticello where drivers are cautioned to travel 20 mph, with numerous road signs going both eastbound and westbound, including "slow" pavement markings. Signage exists to alert drivers to turns at tourist destinations such as Michie Tavern and Monticello. The street sign for Jefferson Lake Drive is clearly visible from Thomas Jefferson Parkway for homestay guests to identify access. Upon booking, the applicant would provide detailed information and directions to the property. There have been no crashes associated with Jefferson Lake Drive based on crash data provided by VDOT dating back to 2016. Homestays are an accessory use to a single-family residence and are not expected to generate more traffic than residential uses accessing Jefferson Lake Drive. No identifiable impacts would warrant additional condition(s) beyond those specifically attributable to a homestay use, such as larger commercial vehicles accessing the property. To address this impact, staff has recommended an additional condition of approval that prohibits commercial vehicles from accessing the homestay.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment F) to approve all three special exceptions with the conditions contained therein and listed below:

1. Parking for homestay guests is limited to the existing parking areas, as depicted on the Parking and House Location Exhibit, dated May 10, 2021.
2. Homestay use is limited to a total of five (5) guest rooms, all of which must be within the existing dwelling, as depicted on the Parking and House Location Exhibit dated May 10, 2021.
3. The existing buffer and screening located along the northern and eastern property lines, as depicted on the Parking and House Location Exhibit dated May 10, 2021, must be maintained, or equivalent screening that meets the minimum requirements of County Code § 18-32.7.9.7(b)-(e) must be established and maintained.
4. No vehicle (a) having a registered gross weight of 16,000 pounds or more, or (b) being more than (i) 25 feet in length, (ii) eight feet in height (including attached accessories and appurtenances), or (iii) 102 inches in width may access the property to serve homestay guests, but such vehicles may access the property for construction, home repair, maintenance, landscaping, and delivery of goods.

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, dated May 10, 2021
- F. Resolution