



County of Albemarle
COMMUNITY DEVELOPMENT

LEA BRUMFIELD
Senior Planner II, Zoning
lbrumfield@albemarle.org
tel: 434-296-5832 ext. 3023

To: Albemarle County Board of Supervisors
From: Lea Brumfield, Senior Planner II
Date: June 18, 2025
Re: SE202500012 1757 Franklin Drive Homestay
Parcel ID: 06200-00-00-13000
Magisterial District: Rivanna
School Districts: Stony Point E.S., Burley M.S., Monticello H.S.
Zoning District: RA Rural Areas

Summary of Special Exception:

The applicants are requesting a special exception for a homestay at 1757 Franklin Drive.

Guest Sleeping Rooms. Pursuant to County Code § 18-5.1.48(d), the applicants are requesting authorization under County Code § 18-5.1.48(c)(1)(iii) to increase the permitted number of guest rooms used for sleeping from two to five with a homestay use on a parcel of less than five acres in the Rural Areas zoning district.

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.

Attachments:

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