

Attachment A - Staff Analysis

STAFF PERSON: Lisa Green, Manager of Code Compliance
BOARD OF SUPERVISORS: March 4, 2026
PROJECT: SE202500032 1015 Taylors Gap Road Homestay
PROPERTY OWNER: Ragged Mountain Farm LLC
LOCATION: 1015 Taylors Gap Road
PARCEL ID: 07400-00-00-005B9
MAGISTERIAL DISTRICT: Samuel Miller

APPLICANT'S PROPOSAL:

The applicant is requesting authorization to permit resident property-managers to fulfill the residency requirements for a homestay use (Attachment B).

County Code § 18-5.1.48(b)(2) requires at least one individual owner of the homestay parcel to reside on the subject parcel for a minimum of 180 days in a calendar year. The property is owned by Ragged Mountain Farm LLC. The applicant is requesting a special exception to permit a full-time resident manager to reside in the home at 1015 Taylors Gap Road to fulfill the residency requirements for a homestay.

CHARACTER OF THE PROPERTY AND AREA:

The 92.275-acre property is located just south of Langford and Peacock Hill, along Taylors Gap Road. It is in a conservation easement and is primarily agricultural, featuring pastures, forested land and multiple farm buildings to include the distillery. The property includes a 4,958-square-foot home and tasting room built in 2015, situated in the southern portion of the property. Within the dwelling there are two separate rooms the owners wish to use in the homestay use.

The nearest dwelling, not owned by Ragged Mountain Farm LLC, to the proposed homestay is located approximately 799 feet away. At its closest point, the homestay use including parking is approximately 225 feet to nearest property line. The surrounding parcels consist of forested or pastoral farmland, with dwellings and farm buildings.

PLANNING AND ZONING HISTORY:

The property is currently in compliance with zoning and taxation/licensing regulations.

ABUTTING PROPERTY OWNER COMMENTS

Staff have received no comments or concerns about the proposed homestay special exception as of February 10, 2026.

COMPREHENSIVE PLAN:

The property is designated as Rural Area in the Comprehensive Plan. This designation includes preservation and protection of agricultural, forestal, open space, and natural, historic, and scenic resources. The Rural Area chapter of the Comprehensive Plan recognizes tourism as a vital part of the County's economy but urges that care be taken with tourist activities so that they do not overwhelm or negatively affect the very resources that make rural Albemarle attractive to residents and tourists. Staff does not believe that the proposed special exception would conflict with these overall goals of the Comprehensive Plan.

ANALYSIS OF THE SPECIAL EXCEPTION REQUEST:

Special exceptions are subject to County Code § 18-33.5, under which the Board may either approve or deny an application, defer action to allow for changes prior to final action, or refer the application to the Planning Commission.

County Code §18-5.1.48(d)(3) provides that among other relevant factors, in granting homestay special exceptions, the Board may consider whether:

- (i) *There would be any adverse impact(s) to the surrounding neighborhood;*
- (ii) *There would be any adverse impact(s) to the public health, safety, or welfare;*
- (iii) *The proposed special exception would be consistent with the Comprehensive Plan and any applicable master or small-area plan(s); and*
- (iv) *The proposed special exception would be consistent in size and scale with the surrounding neighborhood.*

Staff's opinion is that permitting a full-time resident manager to act as resident managers for Ragged Mountain Farm LLC would not cause adverse impacts to the surrounding neighborhood or to the public health, safety, or welfare. As an accessory use to a residential dwelling, the proposed use would be consistent with the Comprehensive Plan, and as the structure is already in existence, it is consistent in size and scale with the surrounding neighborhood.

The applicants would be required to meet all homestay requirements of the County Code prior to operating a homestay. The homestay regulations to be met at that time include parking requirements, safety inspections and meeting building code, neighbor notification of emergency contact, and visible addressing for Fire Rescue. These requirements, along with residency of the residential managers, are verified through the zoning clearance process, which would follow special exception approval.

RECOMMENDATION:

Staff recommends that the Board adopt the attached resolution (Attachments F) to approve a Homestay special exception to permit a resident property-manager to fulfill the residency requirements for a homestay use at 1015 Taylors Gap Road.

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