



Meeting Date: September 19, 2023

Department: Planning & Zoning

Topic: **Special Exception 2023-364 Zachary & Aubrey Saelens**

Board Action: The Board is conducting a Public Hearing for a special exception in the A-1, Agricultural Residential district.

Attachment:

1. August 2023 Public Notice - PC
2. Special Exception Permit for Amherst County_Application Answers_Saelens
3. Saelens Adj Prop Notice
4. Permission Letter for Special Exception
5. Screenshot_20230717_095840_Word
6. Rosewood Plat and Restrictions
7. Saelens Staff report

Summary: Request by Zachary and Aubrey Saelens for a special exception in the A-1, Agricultural Residential District. The purpose of the special exception is to allow a short-term tourist rental of a dwelling. The property is located at 233 Athlone Lane and is further identified as tax map number 41-3-2.

Recommended Motion: I move that the Board of Supervisors approve Special Exception 2023-364 with the planning commission's recommended conditions.

Planning Commission's Recommended Conditions

1. Lighting: All outdoor lighting will be glare-shielded and directed so as to prevent illumination across the property line.
2. Sewerage Facilities: The applicant shall follow all regulations prescribed by the Virginia Department of Health.
3. Parking: Guest shall be required to park on the property and not park on neighboring lots or on any right-of-way outside of their property unless they have written permission.
4. Transportation: The applicant shall work with the Virginia Department of Transportation for an entrance permit, if applicable.
5. Public Safety: The owner shall meet all requirements set forth by the Director of Public Safety as it has to do with access to the property.
6. Short-Term Tourist Rental: The applicant shall meet all requirements of Section 916, which regulates short-term tourist rental of dwellings.

Comprehensive Plan Impact: Land Use

Goal #1, Objective #1, Strategy #7 - Promote the expansion of short-term tourist rentals in appropriate locations in Amherst County.

