

SE 2025-09 4158 Millington Road Homestay

OWNER: EFG3 HOLDING LLC

APPLICANT: EDWARD F. GALVIN

STAFF: LEA BRUMFIELD, SENIOR PLANNER II

BOARD OF SUPERVISORS

JUNE 18, 2025

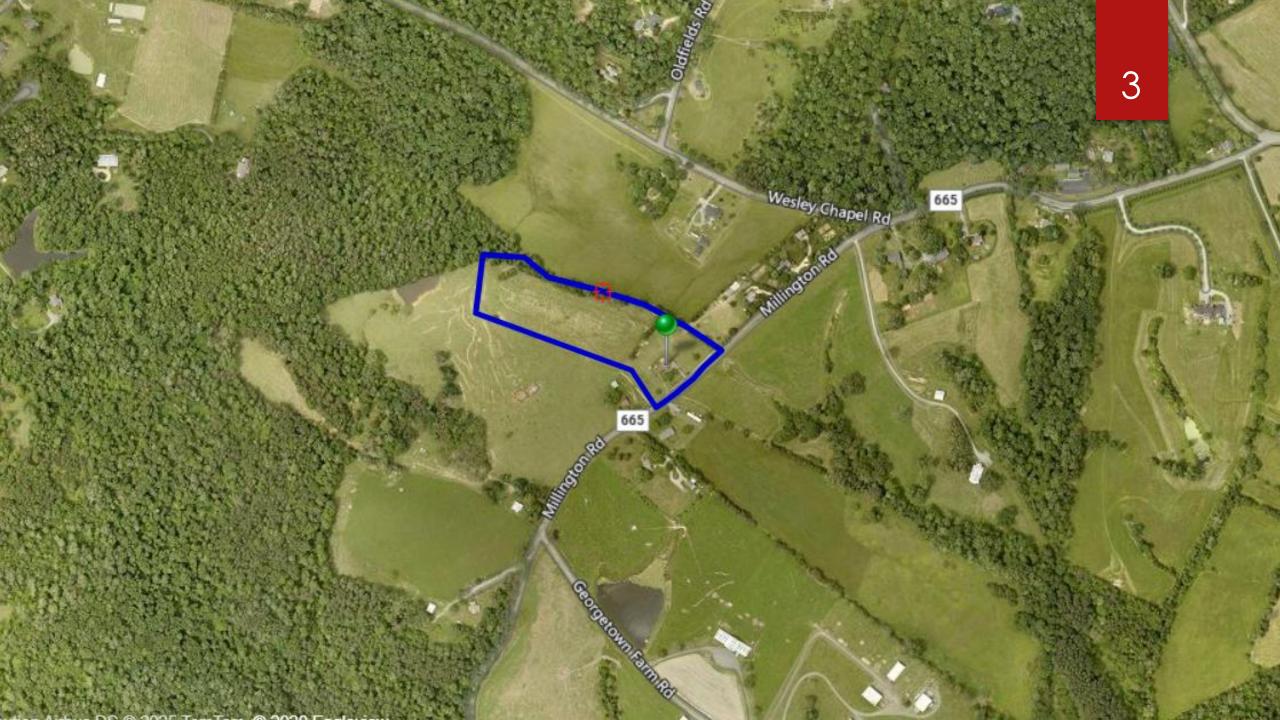
Summary of Section 5.1.48 Homestay Regulations

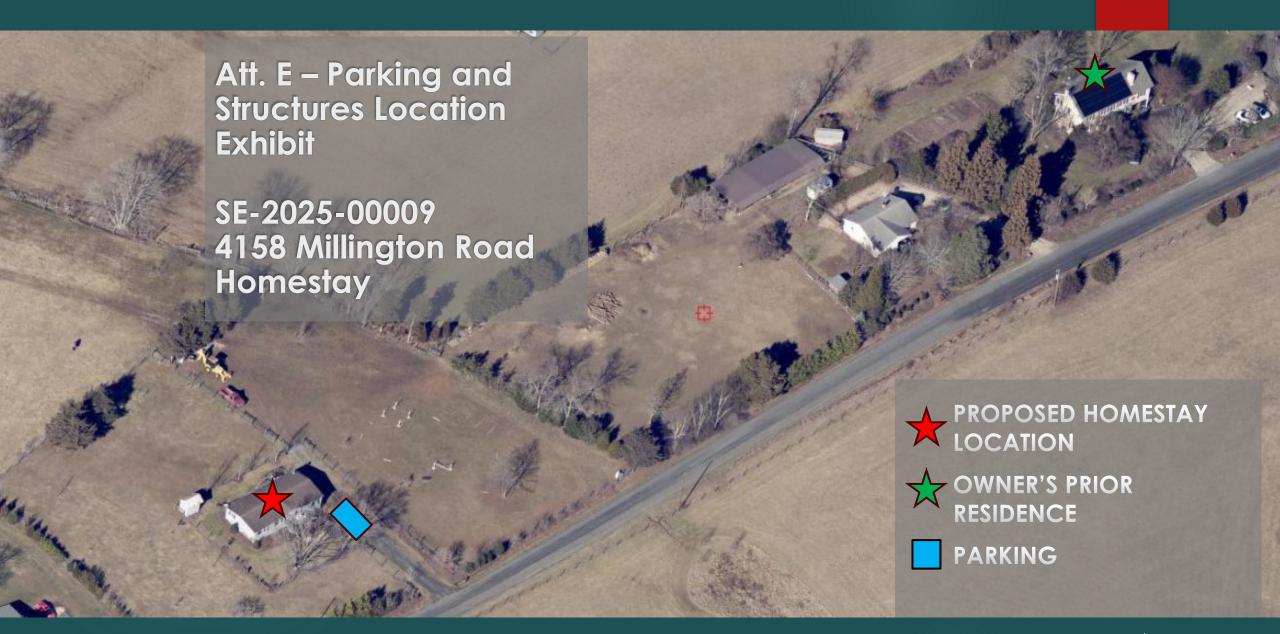
Rural Areas zoned parcels of 5+ acres:

- Rental of up 5 "guest rooms used for sleeping" (unless excepted)
- Only permitted in single-family dwelling or accessory structure built before August 7, 2019 (unless excepted)
- Primary structure setbacks (unless excepted)
- Unhosted stays permitted up to 7 days/month up to 45 days/year

<u>All</u> homestays regulations:

- Owner occupancy required (unless excepted)
- Must obtain a zoning clearance
- Parking must be on-site; street parking is prohibited
- Neighbor notice required with responsible agent contact provided
- Annual safety inspections required







Summary

Parcel

6-acre parcel

3-bedroom manufactured dwelling

Parcel contains one single-family dwelling and horse fields

Abuts additional parcel with singlefamily dwelling and horse barn

One parcel between resident managing-agent's prior dwelling

Request

Request to permit a resident managing agent to fulfill occupancy requirements

Special Exception Factors to Consider

- 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.

SE 2025-09 4158 Millington Road Homestay Recommended Action

I move that the Board adopt the resolution for SE2025-09 4158 Millington Road Homestay, attached to the staff report as Attachment F.

SE 2025-09 4158 Millington Road Homestay Approval with Conditions

I move that the Board adopt the resolution for SE2025-09 4158 Millington Road Homestay, attached to the staff report as Attachment F, with the following conditions:

(list conditions)

SE 2025-09 4158 Millington Road Homestay Denial

I move that the Board deny the resolution for SE2025-09 4158 Millington Road Homestay.