



SE 2025-09 4158 Millington Road Homestay

OWNER: EFG3 HOLDING LLC

APPLICANT: EDWARD F. GALVIN
III

STAFF: LEA BRUMFIELD, SENIOR
PLANNER II

BOARD OF SUPERVISORS

JUNE 18, 2025

Summary of Section 5.1.48 Homestay Regulations

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Rural Areas zoned parcels of 5+ acres:

- Rental of up to 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

All 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



Att. E – Parking and Structures Location Exhibit

SE-2025-00009
4158 Millington Road
Homestay



- ★ PROPOSED HOMESTAY LOCATION
- ★ OWNER'S PRIOR RESIDENCE
- ▣ PARKING



Summary

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Parcel

6-acre parcel

3-bedroom manufactured dwelling

Parcel contains one single-family dwelling and horse fields

Abuts additional parcel with single-family 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

- 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.*

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.