



County of Albemarle
COMMUNITY DEVELOPMENT

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To: Albemarle County Board of Supervisors
From: Lea Brumfield, Senior Planner II
Date: June 18, 2025
Re: SE202500009 4158 Millington Road Homestay
Parcel ID: 02900-00-00-022A1
Magisterial District: White Hall
School Districts: Ivy E.S., Henley M.S., Western Albemarle H.S.
Zoning District: RA Rural Areas

Summary of Special Exception:

The applicant is requesting a special exception for a homestay at 4158 Millington Road.

Resident Manager. Pursuant to County Code § 18-5.1.48(d), the applicant is requesting authorization under County Code § 18-5.1.48(b)(2) to permit a resident property-managing agent to fulfill the occupancy requirement for a parcel of five acres or more 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