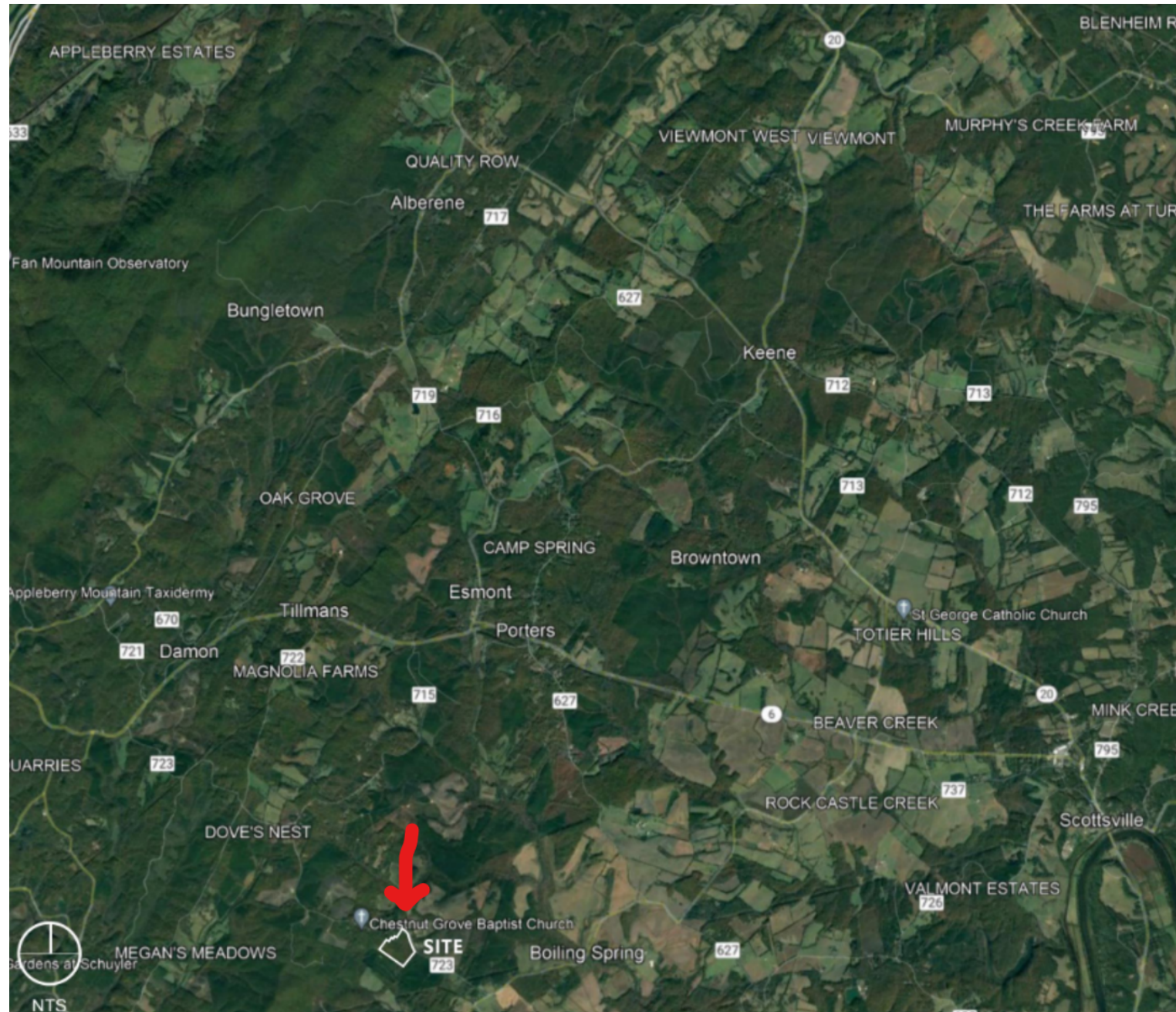


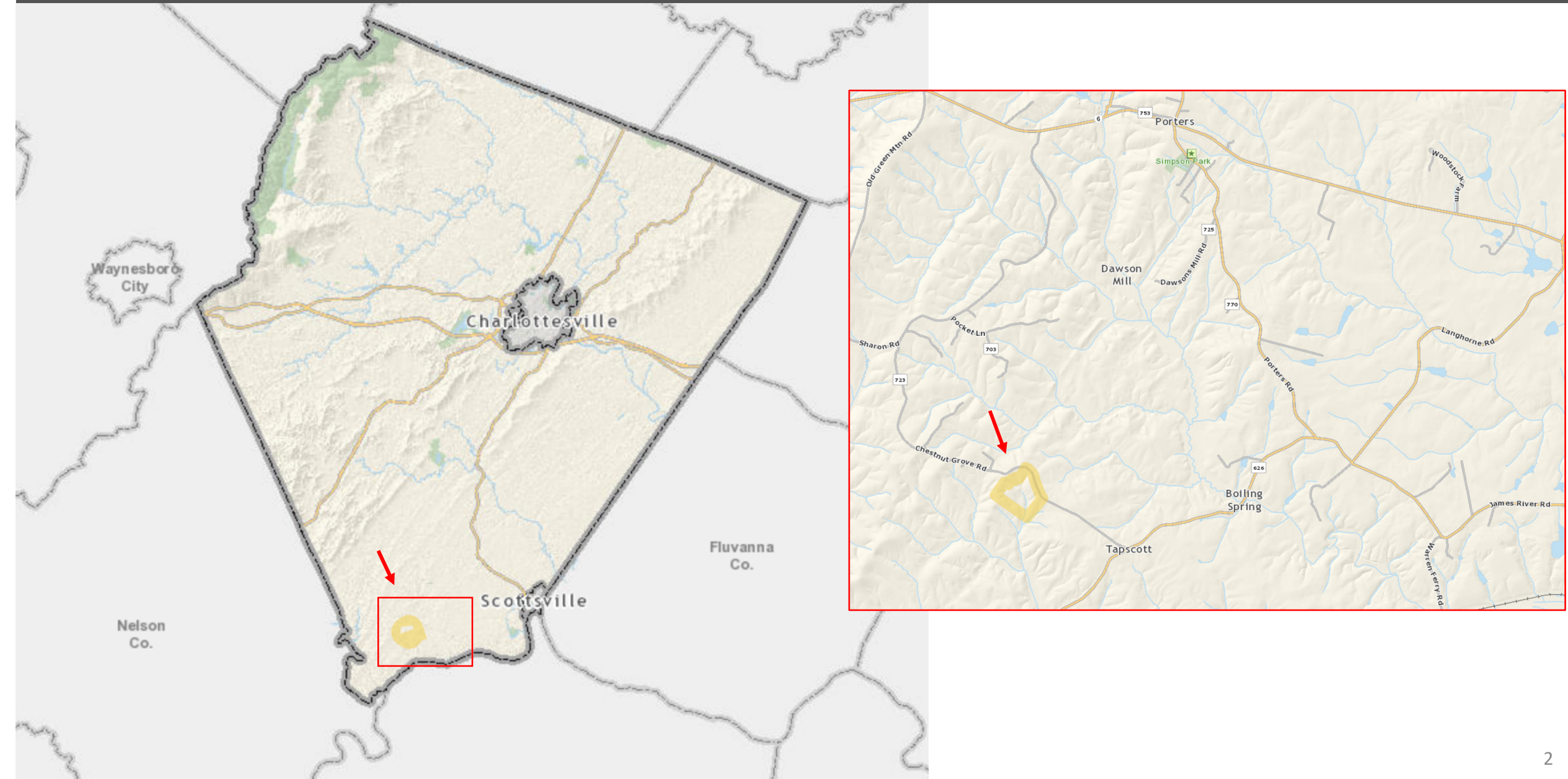
Chestnut Grove Manufactured Home Park ZMA2023-17, SP2023-20, and SE2023-41

Board of Supervisors
Public Hearing
March 5, 2025

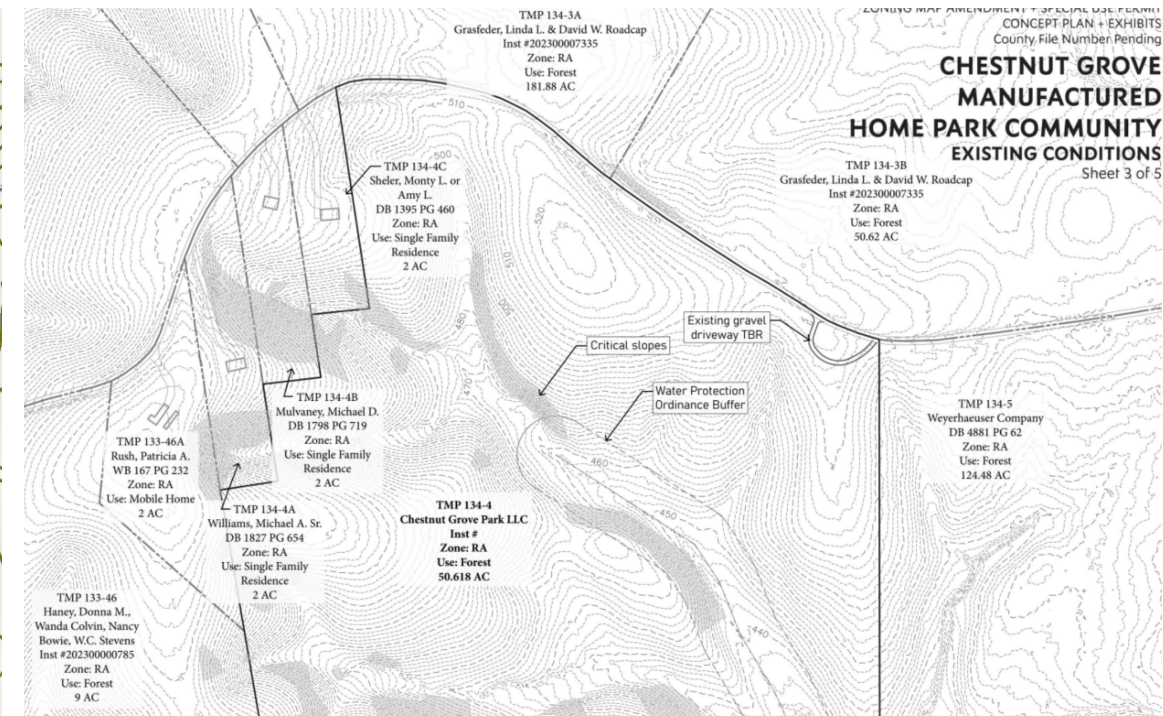
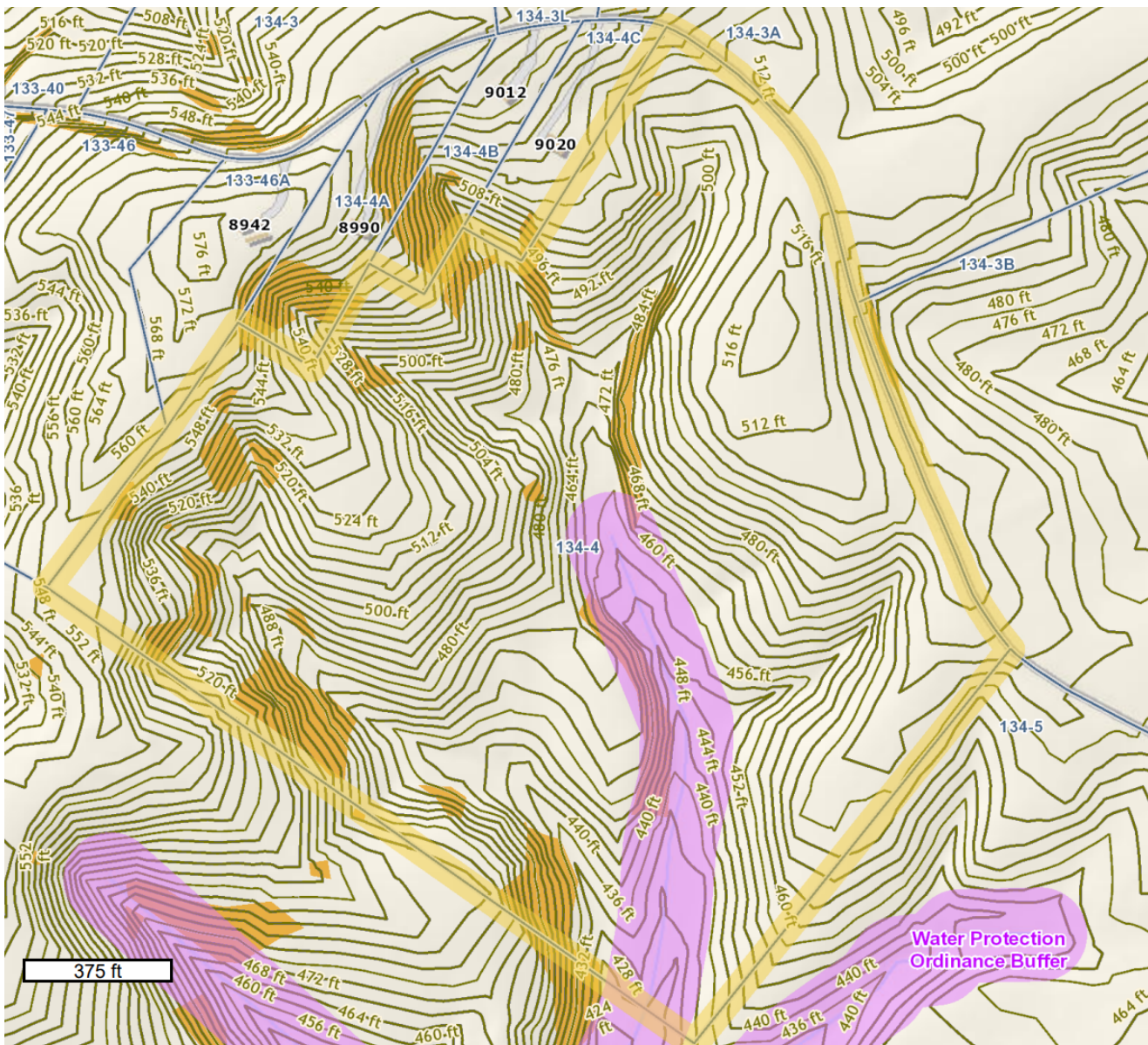
Kevin McDermott
Deputy Director of Planning



Location



Existing Conditions

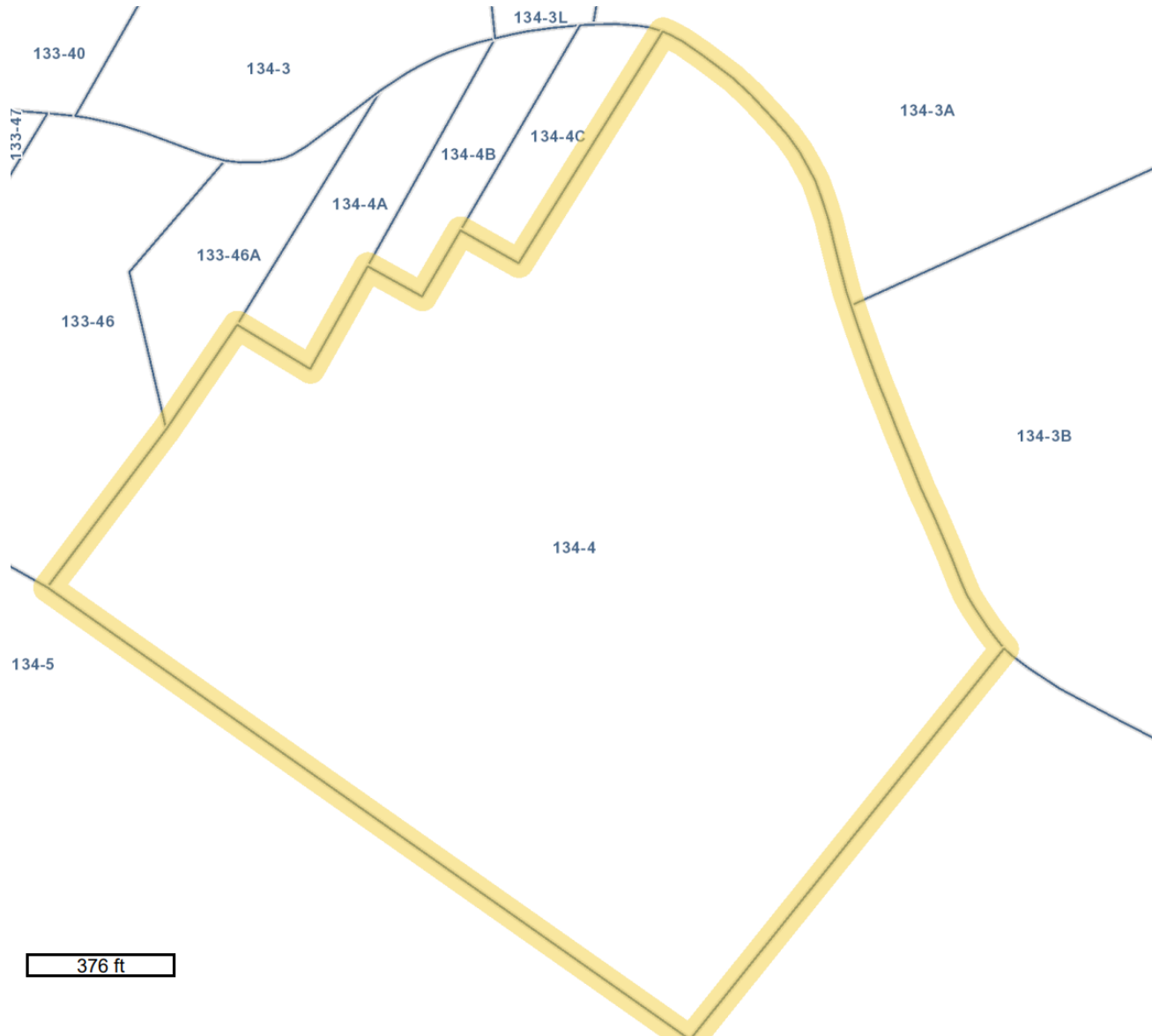


- Zoning: Rural Areas
- 50.62 acres
- WPO Buffer and Critical Slopes
- Comprehensive Plan: Rural Area 4

Existing Conditions



Zoning



Zoning: Rural Areas

Uses permitted By-Right

- Single family homes at 0.5 acre/unit
- Agriculture
- Farm wineries
- Country Stores

Uses permitted by Special Use Permit

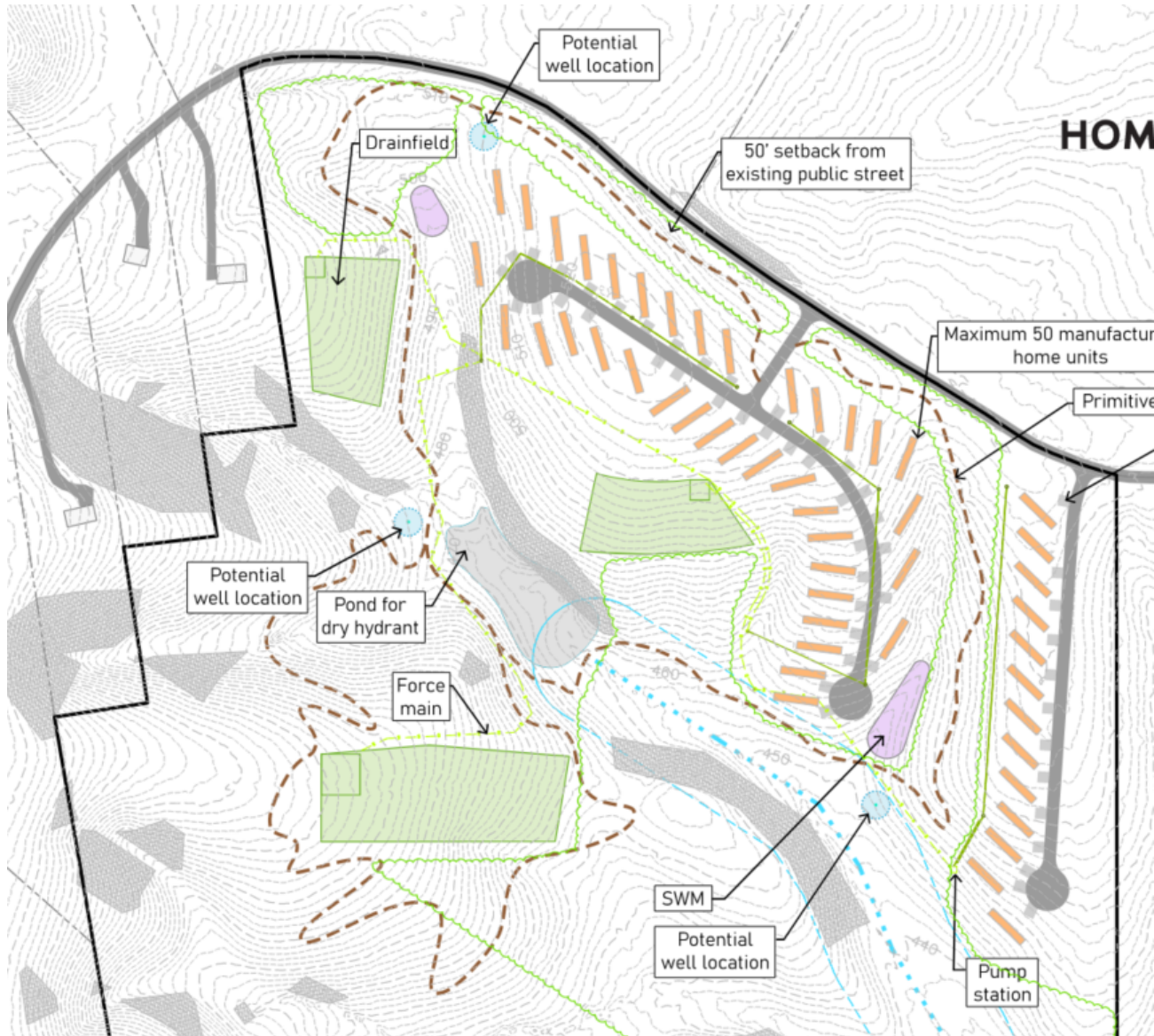
- Community center
- Private schools
- Daycare facility

Comprehensive Plan



- Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots) in Rural Area 4 of the Comprehensive Plan.

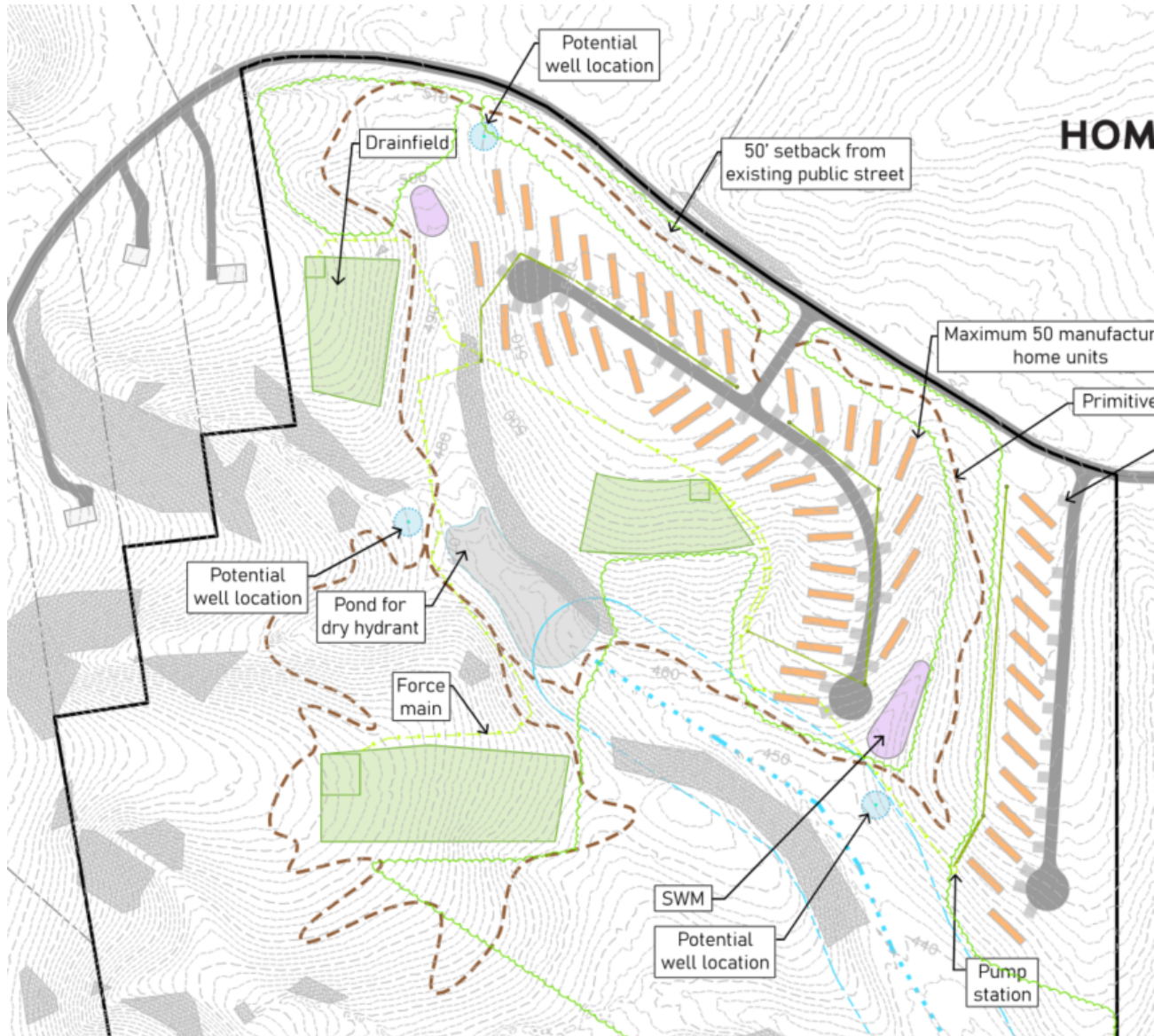
Proposal



Rezoning to R4 Residential and a Special Use Permit to permit a Manufactured Home Park

- 50 unit manufactured home park
- Two entrances onto Chestnut Grove Rd
- Manufactured homes and parking along new proposed internal streets
- Onsite well and septic systems
- Gross Density: 1 du/acre

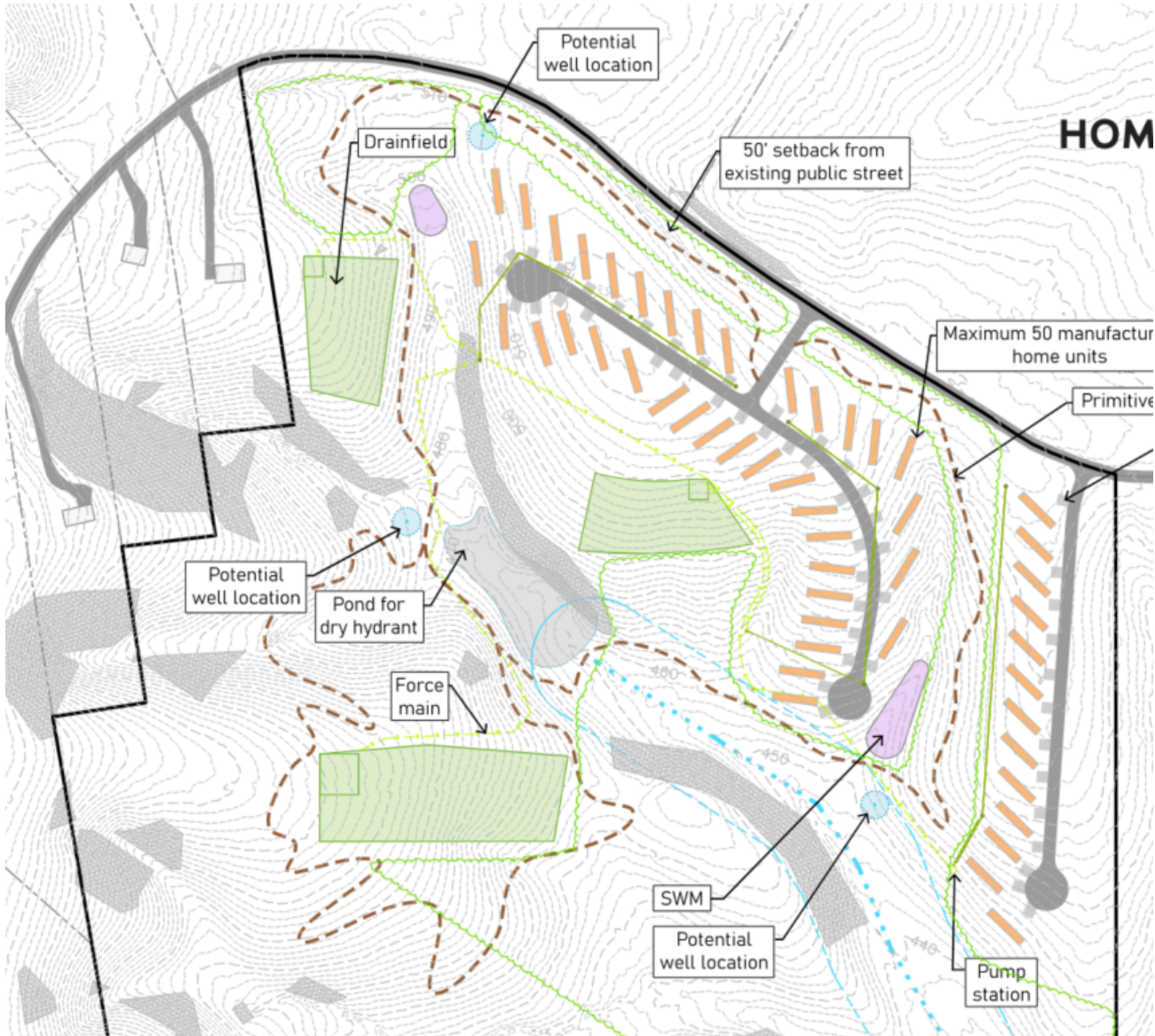
Proffers – Density and Use



Applicant has volunteered proffers to:

- Restrict the permitted uses:
 - Not permitted by-right: triplexes, townhouses and public uses
 - Not permitted by Special Use: assisted living facilities, hospitals, and stand-alone parking
- Restrict the density:
 - number of manufactured homes permitted is 50 units
 - Maximum of six units if not manufactured homes (allowed by-right)

Proffers - Affordability



Applicant has proffered the affordability requirements:

- 33% will be Affordable Land Lease Units at 50% AMI
- remainder of land leases will be Affordable Land Lease Units at 100% AMI
- Units not land leased will be Affordable Rental units at 60% AMI

Summary of the Staff Analysis of the Rezoning

Staff has identified the following positive aspects this this rezoning request:

1. The proposal addresses the need for affordable homes by providing up to 17 land lease manufactured units at 50% AMI, the remaining land leased units at 100% AMI, and all units not land leased as affordable rental units at 60% AMI.

Staff has identified the following concerns with this rezoning and Special Use Permit request:

1. The proposal is inconsistent with the Rural Area goals, objectives, and strategies found in the Comprehensive Plan.
2. The proposal is inconsistent with the County's Growth Management Policy as it proposes residential development in the Rural Area.
3. There are inadequate services, facilities, and infrastructure to support the development in the proposed location.
4. There is inadequate information to determine whether the proposal can be supported by the proposed central water and sewer service facility. The Virginia Department of Health has not received enough information to review the proposed wells, soils, and drainfield locations.
5. Until a stream buffer field survey has confirmed top of bank to stream buffer limits, potential conflict exists with home sites in the buffer. The County Code provides: each stream buffer shall be incorporated into the design of the development by keeping stream buffers in open or natural spaces, and out of residential lots or areas of active use, to the fullest extent possible.

Recommendations

Rezoning from RA Rural Areas to R4 Residential

For the reasons outlined in the staff report, the Planning Commission and staff recommend the Board adopt the Resolution in attachment D to deny ZMA202300017 Chestnut Grove Manufactured Home Park.

Chestnut Grove Manufactured Home Park

Questions?



Rezoning Motion

If a Supervisor chooses to **recommend denial** of this zoning map amendment:

I move to recommend the Board Adopt the Resolution found in Attachment D of the Transmittal Summary to deny ZMA202300017 Chestnut Grove Manufactured Home Park for the reasons stated in the Staff Report.

Special Use Permit

The Applicant has requested a Special Use Permit SP202300020 for a 50-unit manufactured home park.

- In accordance with Chapter 18 Section 15.2.2 of the Albemarle County Code, manufactured home parks are permitted by special use permit in the R-4 Residential zoning district.

Special Use Permit Factors Considered

1. ***No substantial detriment to adjacent parcels.*** Buffers provided between the development and adjacent properties appear sufficient to prevent substantial detriment.
2. ***Character of the nearby area is unchanged.*** Development at the proposed densities, increase in residential traffic, and the necessary clearing and grading would be inconsistent with the prevailing character
3. ***Harmony with the purpose and intent of this chapter,*** The proposal does not further the preservation of forestal lands, it will create larger areas of impervious surface than is typically desired in the rural areas. Additional service delivery will be required to address the needs of the future residents of this park. The density of this proposed development does not actively conserve the natural, scenic, and historic resources.
 1. ***with the uses permitted by right in the district,*** the increase in density is not in harmony
 2. ***with the regulations provided in Section 5 as applicable,*** the applicant has requested special exceptions to modify these regulations
 3. ***and with the public health, safety, and general welfare.*** Increasing residential density in an area not well served is not considered to be in harmony with the public health, safety, and general welfare of the potential future residents of this park or the communities in the surrounding area.
4. ***Consistency with the Comprehensive Plan.*** The proposal is inconsistent with the Rural Area land use recommendations and the Growth Management Policy found in the Comprehensive Plan.

Recommendation

Special Use Permit for a Manufactured Home Park

For the reasons outlined in the staff report, staff and the Planning Commission recommend denial of the special use permit application SP202300020 Chestnut Grove Manufactured Home Park.

Chestnut Grove Manufactured Home Park

Questions?



Special Use Permit Motion

If a Supervisor chooses to **recommend denial** of this special use permit:

I move to recommend the Board Adopt the Resolution found in Attachment E of the Transmittal Summary to deny SP202300020 Chestnut Grove Manufactured Home Park for the reasons stated in the Staff Report.

Special Exceptions

- Section 5.1 of the Zoning Ordinance provides that any requirement of Section 5 may be modified or waived
- The Applicant has requested a special exceptions to modify six specific regulations as described below along with staff's analysis of each
- The Board of Supervisors may modify or waive any such requirement upon a finding that such requirement would not forward the purposes of this chapter or otherwise serve the public health, safety, or welfare...

Special Exceptions

1. **[Sec. 5.3.4(B)] Each manufactured home shall front on an internal street.**
 1. Staff recommends denial of this Special Exception.
2. **[Sec. 5.3.7(C)] Outdoor living and storage areas.**
 1. Staff recommends denial of this Special Exception.
3. **[Sec. 5.3.8(A)] Off-street parking.**
 1. Staff recommends denial of this Special Exception.
4. **[Sec. 5.3.8(B)] Internal street.**
 1. Staff recommends denial of this Special Exception.
5. **[Sec. 5.3.8(C)] Recreation requirements.**
 1. Staff recommends denial of this Special Exception.
6. **[Sec. 5.3.8(D)] Pedestrian access.**
 1. If the Board votes to approve the ZMA and SP, Staff supports this Special Exception.

Recommendations

Special Exceptions for a Manufactured Home Park

For the reasons outlined in the staff report, staff and the Planning Commission recommend denial of the special exception application SE202300041 Chestnut Grove Manufactured Home Park.

If the Board chooses to recommend approval of the rezoning and special use permit, Staff does recognize that the Special Exception to waive [Sec. 5.3.8(D)] Pedestrian access requiring sidewalks on all streets is a reasonable request that could be waived

Chestnut Grove Manufactured Home Park

Questions?



Special Exception Motion

If a Supervisor chooses to **recommend denial** of this special exception:

I move to recommend the Board Adopt the Resolution found in Attachment F of the Transmittal Summary to deny SE202300041 Chestnut Grove Manufactured Home Park for the reasons stated in the Staff Report.