

Image provided by Google Maps

ZONING MAP AMENDMENT + SPECIAL USE PERMIT
+ SPECIAL EXCEPTIONS
CONCEPT PLAN + EXHIBITS
ZMA202300017, SP202300020, and SE202300041

CHESTNUT GROVE MANUFACTURED HOME PARK COMMUNITY

TMP 134-4

project ID: 23.065

Submitted 20 November 2023
Revised 20 May 2024

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CHESTNUT GROVE MANUFACTURED HOME PARK COMMUNITY

SITE & ZMA/SP DETAILS

OWNER
Chestnut Grove Park LLC
912 E High Street
Charlottesville, VA 22902

TMP
134-4

ACREAGE
50.618

MAGISTERIAL DISTRICT
Samuel Miller

CRITICAL SLOPES & WATER PROTECTION
Critical slopes are present on the property. A water protection ordinance buffer is present on the property.

SOURCE OF BOUNDARY & TOPOGRAPHY
Boundary provided per plat of record. Physical data provided by Albemarle GIS. Two-ft interval contours provided by LiDAR, Virginia Geographic Information Network, 2016.

FLOODZONE
According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0525D), this property does not lie within a Zone A 100-year flood plain.

ZONING
EXISTING: Rural Areas
PROPOSED: R-4 with proffers, SP for Manufactured Home Park

USE
EXISTING: Forest
PROPOSED: Manufactured Home Park, maximum 50 units [special use permit]

DESNITY
0.987 units / acre
50 units/ 50.62 ccres

OPEN SPACE
71.8%

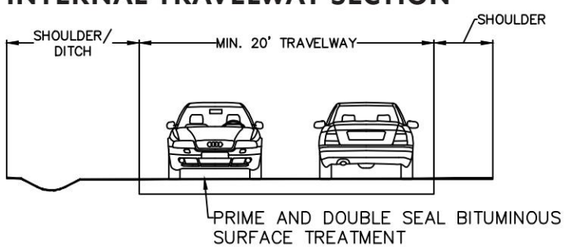
COMPREHENSIVE PLAN DESIGNATION
Rural Areas

WATER AND SANITARY SERVICES
Property to be served by private well and septic

WATER SUPPLY WATERSHED
James River-Brokenborough Creek Watershed (below water intake, non-water supply watershed)

PARKING SCHEDULE
Required: 2 spaces per unit
Proposed: 2*50= 100 Spaces

INTERNAL TRAVELWAY SECTION



SUPPLEMENTARY REGULATIONS
Manufactured home park subject to section 5.3 of the zoning ordiance unless otherwise waived.

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EXISTING CONDITIONS

Sheet 3 of6

TMP 134-3A
Grasfeder, Linda L. & David W. Roadcap
Inst #202300007335
Zone: RA
Use: Forest
181.88 AC

TMP 134-3B
Grasfeder, Linda L. & David W. Roadcap
Inst #202300007335
Zone: RA
Use: Forest
50.62 AC

TMP 134-4C
Sheler, Monty L. or Amy L.
DB 1395 PG 460
Zone: RA
Use: Single Family Residence
2 AC

TMP 134-4B
Mulvaney, Michael D.
DB 1798 PG 719
Zone: RA
Use: Single Family Residence
2 AC

TMP 134-4A
Williams, Michael A. Sr.
DB 1827 PG 654
Zone: RA
Use: Single Family Residence
2 AC

TMP 133-46A
Rush, Patricia A.
WB 167 PG 232
Zone: RA
Use: Mobile Home
2 AC

TMP 133-46
Haney, Donna M., Wanda Colvin, Nancy Bowie, W.C. Stevens
Inst #202300000785
Zone: RA
Use: Forest
9 AC

TMP 134-4
Chestnut Grove Park LLC
Inst #
Zone: RA
Use: Forest
50.618 AC

Existing gravel driveway TBR

Critical slopes

Water Protection Ordinance Buffer

TMP 134-5
Weyerhaeuser Company
DB 4881 PG 62
Zone: RA
Use: Forest
124.48 AC

500 510 520 510 500 480 470 460 450 440

200 0 200 400 600

Graphic Scale: 1”=200’

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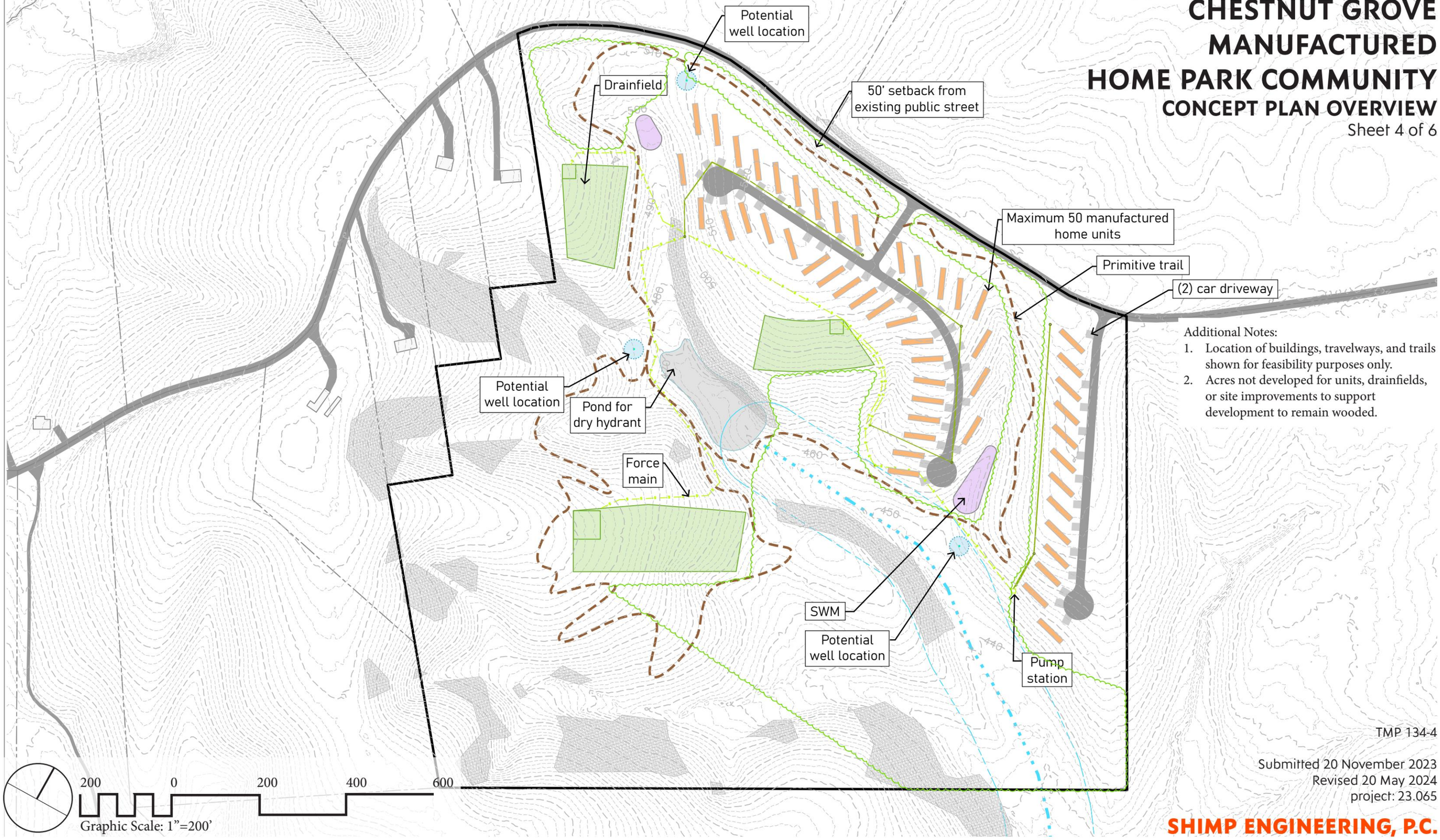
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CONCEPT PLAN OVERVIEW

Sheet 4 of 6



Additional Notes:

1. Location of buildings, travelways, and trails shown for feasibility purposes only.
2. Acres not developed for units, drainfields, or site improvements to support development to remain wooded.

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CONCEPT PLAN

Sheet 5 of 6

Sheet 4 of 6

Sheet 4 of 6

75' landscape buffer

75' landscape buffer

Potential well location

(2) car driveway

Forest to Remain

15' setback from internal travelway

15' setback from internal travelway

Pre-treatment

Drainfield

SWM

Potential well location

Forest to Remain

Pond for dry hydrant

Potential well location

Pump station

Force main

Primitive trail

Additional Notes:

1. Location of buildings, travelways, and trails shown for feasibility purposes only.

100 0 100 200 300

Graphic Scale: 1"=100'

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CHESTNUT GROVE MANUFACTURED HOME PARK COMMUNITY

CONCEPT PLAN - DIMENSIONAL STANDARDS

Sheet 6 of 6

15.00

15.00

9.00

9.00

18.00

10 0 10 20 30

Graphic Scale: 1”=10’

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