SHIMP ENGINEERING, P.C.
Design Focused Engineering

Project Narrative For: **Beaver Hill Manufactured Home Park**

Parcel Description: **Parcel ID 05700-00-00-00800**

Initial Submittal: **August 19, 2024**

Resubmission: **May 27, 2025**

Pre-App Meeting Date: **June 10, 2024**

PARCEL ID	ACREAGE	EXISTING ZONING	PROPOSED ZONING	COMP PLAN DESIGNATION
05700-00-00-00800	47.35 23.23 Acres subject to rezoning and SUP	Rural Areas	R-4, SP for Manufactured Home Park	Rural Areas

Additional Zoning Considerations:

Critical slopes, Entrance Corridor Overlay.

Location:

North of Three Notch'd Rd approximately 2,000 east of its intersection with Park Ridge Drive, along Beaver Hill Lane.

Surrounding Uses:

The property is just south of the Beaver Creek Reservoir and is surrounded on the east and west by agricultural and rural residential uses. The property is located on the north side of Route 240 and just south of Route 240 are multiple residential subdivisions such as Highlands, Wickham Pond, and Western Ridge. Wickham Pond and Montclair (under development review) both have the ability to develop limited commercial uses.

Project Proposal:

Sonnys Homeplace LLC is the owner (the "owner") of Parcel ID 05700-00-00-00800 (the, "property"), a 47.35 acre property located along Three Notched Rd of Albemarle County and just north of the Crozet Development Area. The owner seeks a rezoning of 23.23 acres of the property from Rural Areas to R-4 Residential subject to proffered conditions. With the rezoning, the owner is also applying for a Special Use Permit to expand the existing manufactured home park and bring the existing manufactured home park into compliance. The project entails retaining the current structures within the property while introducing 49 additional manufactured home lots, accommodating the placement of 49 new manufactured homes.

Beaver Hill Mobile Home Community has been established on this site since 1960, predating much of the surrounding development. This long-standing presence—over 60 years—has fostered a strong sense of

place. Such stability and community cohesion have a significant impact on the overall population of the area. If a property of this size were located within the Development Areas, it would likely have been subdivided at a larger scale and a higher price point or developed at a significantly higher density. The location of this property adjacent to the Development Areas makes this project feasible; the property has direct access to public water and sewer yet the land value is not conflated to a point to make this project non-feasible as it would be in the development areas.

Public Need or Benefit:

With its cultural and historic resources, high quality public and private education systems, natural beauty, and the presence of the University of Virginia, Albemarle County is a highly desirable place to live, work, and play. Along with this established desirability, Albemarle County has begun to attract more households over time, with the County population anticipated to increase by 26,000 residents by 2040 [1]. According to the 2019 Comprehensive Regional Housing Study and Needs Analysis, "over the past two decades, housing prices…have increased rapidly as new construction failed to keep pace with the increase demand at all but the highest rent and price levels…[and] wages have not kept up with rent increases," [2] causing a growing disparity between the cost of housing and median household income. According to the 2024 1st quarter market report by Charlottesville Area Association of Realtors, the current median sales price in Albemarle County is $526,900, which constitutes a 15% increase compared to the previous year. Additionally, in Albemarle County, approximately 42% of renters in the County are cost-burdened, meaning more than 30% of household income goes towards housing expenses [3]. For these cost-burdened households, home ownership becomes more unobtainable as both rental rates as well as median home value in the County continue to rise.

Jurisdiction	*2023 - Q1*	*2024 - Q1*	*% Change*
Albemarle County	$458,798	$526,900	15%
Charlottesville	$377,500	$482,000	28%
Fluvanna County	$336,000	$341,000	1%
Greene County	$389,900	$365,000	-6%
Louisa County	$369,900	$384,425	4%
Nelson County	$325,000	$385,000	18%

Source: Virginia REALTORS®, data accessed April 15, 2024

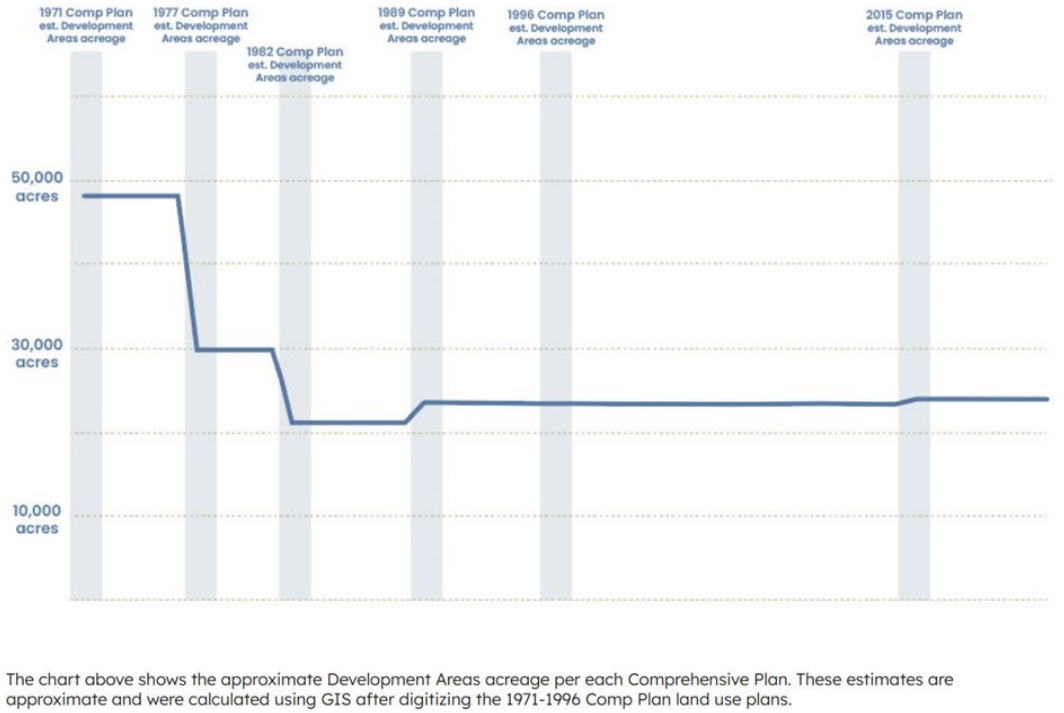
Figure 1. Change in Median Sales Price by Jurisdiction CAAR

In addition to this imbalance, developable land within the designated growth areas is a limited commodity. Since the 1971 Comprehensive Plan and establishing growth management policy in the County, Development Areas in Albemarle has been halved from 48,000 acres to 23,800 acres today.

According to Virginia Code § 15.2-2283, one of the listed purposes of zoning is: *"to promote the creation and preservation of affordable housing suitable for meeting the current and future needs of the locality as well as a reasonable proportion of the current and future needs of the planning district within which the locality is situated;"* Nevertheless, certain zoning restrictions, decreasing developable land, failure to

[1] Albemarle County (2022). Land Use Buildout Analysis
[2] Partners for Economic Solutions. (2019). Comprehensive Regional Housing Study and Needs Analysis
[3] Albemarle County (2022). Land Use Buildout Analysis

meet housing demand, and stagnating household income has resulted in high need for affordable housing in Albemarle County. As is evidenced by the Board of Supervisor's adoption of the Housing Albemarle Plan, the County is committed to increasing affordable housing units in the County and manufactured housing would provide an alternative affordable housing type in the County through private development.



The chart above shows the approximate Development Areas acreage per each Comprehensive Plan. These estimates are approximate and were calculated using GIS after digitizing the 1971-1996 Comp Plan land use plans.

Part 2: Planning for Growth: Past and Present (AC44)

Figure 2. Approximate Development Areas Acreage per Each Comprehensive Plan

The U.S. Department of Housing and Urban Development's Office of Policy Development and Research notes that "manufactured housing is the largest source of unsubsidized affordable housing in the United States," but despite this statistic and the public benefit this housing supply provides, it is incredibly burdensome to realize the establishment or expansion of manufactured housing in Albemarle County as this type of housing is not permitted by-right in *any* of Albemarle's conventional residential zoning districts [4]. This type of exclusionary zoning has disincentivized the increase of this housing type to the housing stock in Albemarle County.

In a March 2022 article, Charlottesville Tomorrow identified four manufactured home parks that have been sold and redeveloped in the Charlottesville/Albemarle area in the last 15 years, and notes that number is likely an undercount [5]. A search of Albemarle's online project tracking database for "manufactured home parks," yields that only two manufactured home parks have sought to expand via the

[4] Factory-Built Housing for Affordability, Efficiency, and Resilience" Winter/Spring 2020. U.S. Department of Housing and Urban Development Office of Policy Development and Research https://www.huduser.gov/portal/periodicals/em/WinterSpring20/highlight1.html

[5] "Affordable Mobile Home Parks are Disappearing from Charlottesville – a new law may bring them back." March 7, 2022. Erin O'Hare

special use permit process in the past 20 years. Despite serving a critical housing need in the community, this type of housing is dwindling in Albemarle County. According to Stacy Pethia, assistant director of housing for Albemarle County, there are approximately 463 mobile homes in Albemarle County as of April 2024[6].

This expansion request is a unique opportunity to add 49 manufactured homes into an existing manufactured home community where there is additional land available for incorporation of these units into the community fabric.

Consistency with Comprehensive Plan and Crozet Master Plan:

1. Albemarle County Comprehensive Plan

Manufactured home parks are not permitted by-right in any Albemarle County residential zoning district, this exclusionary zoning policy has contributed to limiting the construction of this housing type in Albemarle County. Historically, the majority of Albemarle's manufactured home parks have been located within the Development Areas as many of the County's existing and former manufactured home parks pre-date the adoption of the 1980 zoning ordinance. Several manufactured home parks have redeveloped into new housing or commercial developments over the past 20 years but not a single new manufactured home park has been established since the 90s according to the County's online permit tracking system. A manufactured home park on this property would seek to expand this housing type in Albemarle County that has been decreasing over the past few decades.

This proposal is consistent with the following goals and objectives of the Adopted 2015 Albemarle County Comprehensive Plan:

Housing Objective 6: Provide affordable housing options for low-to-moderate income residents of Albemarle County and those persons who work within Albemarle County who wish to reside in Albemarle County.

It is estimated that by 2040, 14,580 rental households in the Planning District 10[7] will be cost-burdened, spending more than 30% of their income on housing. The County is prioritizing increasing the affordable housing supply as well as encouraging a mixture of housing types. While manufactured homes are declining in Albemarle County, these homes provide a great public utility as an affordable housing type that may be located in a rural setting. An affordable unit within a denser environment is not suitable or desired by all households in need of affordable housing and a manufactured home park in Western Albemarle would allow low-to-moderate residents to continue to reside within the County.

The current 2015 Albemarle County Comprehensive Plan has not been updated in nine years, despite the requirement for updates every five years. This lapse has created a gap between current community needs and those projected in the plan. Notably, the plan does not address objectives and goals related to affordable housing, an area covered by the updated Virginia State Code of 2019. The proposed project aligns with the 2019 state code requirements, addressing the priorities that the outdated comprehensive plan currently overlooks:

"The comprehensive plan shall include the designation of areas and implementation of measures for the construction, rehabilitation and maintenance of affordable housing, which is sufficient to meet the current

[6] The Crozet Gazette – "Crozet Mobile Home Community Owners Hike Rent." April 5, 2024 by Lisa Martin.
[7] Planning District 10 includes the City of Charlottesville and the Counties of Albemarle, Fluvanna, Green, Louisa, and Nelson.

and future needs of residents of all levels of income in the locality while considering the current and future needs of the planning district within which the locality is situated."

2. Crozet Master Plan

As Crozet continues to grow, "*infill of existing areas is likely to become a more significant portion of future housing development*". The existing units are proposed to remain, and 49 manufactured home sites would be constructed as infill development, contributing to overall housing supply and choice. The guiding principle for the land use section of the Crozet Master Plan is to "*support and strengthen Crozet's history as a vibrant community, while ensuring that new and infill development is compatible in scale and design and provides housing choice for all community members.*" This proposed expansion is directly consistent with this guiding principle as the proposed new units, being the same scale as the existing units, are compatible in scale and design to the surrounding housing context. In addition, these units will contribute to housing choice in Crozet.

Impact on Environmental Features:

The property predominantly consists of a field with a sparse concentration of trees at the northern end. The development will include new plantings, with a minimum of one tree allocated per proposed lot. A minimum of three tree species will be planted on site to provide shade and cooling for the residents. Furthermore, extensive landscaping will be integrated into the designated amenity space area as well as along the proposed primitive trail. The applicant will work with the County to plan for additional plantings beyond existing requirements to enhance the look of the community.

No impact on existing stream buffer or critical slopes is proposed as part of the development.

Impact on Traffic:

Per 2022 VDOT AADT Report, Route 240 Three Notch'd Road experiences 7,055 vehicle trips per day. We have used this segment of the road with highest volume of traffic because traffic data for the portion of Route 240 in front of the site seemed to be an error.

Use	Code	Units	AM			PM			Daily Total
Mobile Home Park	240	53	In	Out	Total	In	Out	Total	349
			6	23	29	18	10	28	

Figure 3. Traffic calculations per ITE Trip Generation Manual, 11th Ed.

Virginia Turn Lane Warrant Analysis is attached to this application. The analysis concludes that given the existing background traffic, any additional trips generated by additional 49 mobile home units would not warrant a left-turn lane into the site or a right taper, due to the low number of left turns into the site during the morning and evening peak hours.

Impact on Public Safety:

The property is located within an established population center, meaning that adding 49 new lots would not place a significant strain on emergency services. The area is already well-equipped, ensuring that the increased number of lots can be accommodated without compromising response capabilities.

The property is located within the Western Albemarle Rescue Squad, the Crozet Fire Station, and the Blue Ridge District, Sector 8, Beat 17.

Impact on Public School Facilities:

School-aged residents of the property would attend Western Albemarle High School, Henley Middle School, and Crozet Elementary School. According to the 2021 Albemarle County Public Schools Subdivision Yield Analysis, 49 additional units could add 13 students to Crozet Elementary, 12 students to Henley Middle, and 6 students to Western Albemarle High School, for a total of 31 students.

Name	Multiplier	# of Units	# of Students
Crozet Elementary	0.27	49	13
Henley Middle	0.24	49	12
Western Albemarle High	0.12	49	6
			Total = 31 students

Figure 4. Estimation of number of school-aged children for the proposed lots per 2021 Albemarle County Public Schools Subdivision Yield Analysis

It is anticipated that neither Crozet Elementary and Henley Middle School will have capacity conflict, based on the 2023 Albemarle County Enrolment and Capacity Projections. While there are moderate capacity conflicts for Western Albemarle High School, the top priority identified by the LRPAC is to construct a new centrally-located facility to directly address high school capacity. In addition to that, Albemarle County is actively in development stage of High School Center II which will resolve capacity conflicts at existing county high schools.

Impact on Public Parks:

Beaver Hill Mobile Home Community is located 500ft away from a Beaver Creek Park. While residents may enjoy the amenities of Beaver Creek Park and reservoir, the proposed development would have natural recreation options offered on-site, as well as immediately adjacent to resident's homes.

Identified Exceptions Necessary to Establish Conforming Use & Expansion:

Concurrent with the special use permit request, the following exceptions are requested:

Requested Waiver	Regulation	Existing Lots (Lots Not Metting Regulation)	Proposed Lots (Lots Not Meeting Regulation)
Sec. 5.3.3 Minimum Lot Sizes	a. Manufactured homes shall consist of at least 4,500 square feet, and shall have a width of at least 45 feet.	Lots under 4,500 SF: 1-5, 11, 14- 24, 28-34, 36-42 Lots less than 45' in width: 2-5, 7, 8, 10, 14-20, 28-34, 36-40.	None
Sec. 5.3.4 Location of Manufactured Homes	d. The minimum distance between manufactured homes shall be 30 feet. The Albemarle County Fire Marshal may require additional space between manufactured homes if public water is not available or is	Existing structures on existing lots: 1, 2, 4, 5, 7, 8, 10-12, 14-20, 22, 24, 28-31, 33, 35-39, 42, 43 Proposed structures on existing lots: 3, 6, 9, 21, 23, 27, 32, 34, 40, 41	None

	inadequate for fire protection		
Sec 5.3.5 Setbacks and Yards	b. Manufactured homes and other structures shall be set back at least 50 feet from the manufactured home park property line when it is adjacent to a residential or rural areas district.	Existing structures on existing lots: 1, 2, 4, 5, 7, 8, 10-12, 14-20, 22, 24 Proposed structures on existing lots: 3, 6, 21, 23 There are 20 existing structures that are set back less than 50 feet from the property line, where the property line is adjacent to a residential or rural areas district. Lots 1, 11, 22-24 contain structures that are very close to the adjacent property, with the existing structure on lot 22 located 3.0' from the property line with tax map parcel 56-69B. The location of these structures is pre-existing and would not create an additional detriment on the neighboring parcels.	1N-20N, 41N The applicant is proposing setback reduction to 35'.
	c. Manufactured homes and other structures shall be set back at least 15 feet from the right-of-way of internal private streets, common walkways and common recreational or service areas. This distance may be increased to 25 feet for manufactured homes or structures at roadway intersections and along internal public streets	Existing structures on existing lots: 1, 2, 4, 5, 7, 8, 14-20, 24 Proposed structures on existing lots: None	Lots 1N-20N are proposed to have 4' setback. Lots 21N-39N, 42-49N are proposed to have 10' setback.
	d. Manufactured homes and other structures shall be set back at least six feet from any manufactured space lot line.	Existing structures on existing lots: 1, 2, 4, 5, 7, 8, 14-20, 24 Proposed structures on existing lots: None	None

Sec. 5.3.7 Improvements Required – Manufactured Home Lots	c. Outdoor living and storage areas. An outdoor living area shall be provided on each manufactured home lot. At least 100 square feet shall be hard surfaced. Storage buildings not to exceed 150 square feet shall be permitted in a designated area on each lot.	Some existing lots have a hardscaped outdoor living area, such as attached porches or deck areas. These areas have been added by the discretion of the tenant, if desired. Existing residents may not want a newly paved area within their lot.	All proposed lots. The hardscaped outdoor living area is requested to be waived. Similar to the existing lots, if desired by the resident, outdoor living space may be added at the discretion of the tenant. Any new storage buildings associated with the creation of the 49 new lots shall not exceed 150 square feet.
Sec 5.3.8 Improvements Required – Manufactured Home Park	a. Off-street parking. Off-street parking for manufactured homes, recreational uses and service areas shall be provided in accordance with section 4.12 of this ordinance. Parking for manufactured homes may be provided on individual lots, or in convenient bays, in accordance with section 4.12.16. Additional parking area for recreational vehicles shall be provided in a common area at a rate of one space per ten units.	All existing lots. While some existing lots have gravel parking areas, most residents park on the street. The manufactured home park has been established since the 1970s and has successfully managed parking without issue for decades.	All proposed lots. Proposed lots shall have off-street parking areas within their designated lots, however, the material of these parking areas is proposed as gravel. The applicant is requesting to waive the requirement for additional parking area for recreational vehicles in the common area at a rate of one space per ten units. Residents are not permitted to store recreational vehicles on site.
	b. Internal Street. A minimum right-of-way width of 40 feet shall be established on internal private streets for the purpose of measuring setbacks. The right-of way shall be maintained clear of all obstructions.	Beaver Hill Dr, Beaver Hill Lake Dr. Private roads are pre-existing and proposed to remain. Private roads will be improved, with Beaver Hill Dr ROW as 34’ and Beaver Hill Lake Dr ROW as 28’.	All proposed private streets are shown with 34’ ROW. The internal travelway section is proposed to consist of two 10’travel lanes, two 4’ shoulders, and 2’ ditch and 4’ pedestrian path on one side of the travelway.
Sec 5.3.8(b) Improvements Required – Manufactured Home Park – General Design Notes	3e. Minimum horizontal centerline curve radius is 250 feet.	Beaver Hill Dr, Beaver Hill Lake Dr. The horizontal centerline curve radius at the existing turns is less than 250.	All proposed private streets are shown with 125’ centerline curve radius. All proposed private streets are designed with a 125-foot centerline

			curve radius, which is consistent with the character and constraints of the surrounding area. Existing streets in the vicinity also have centerline radii of less than 250 feet, and the proposed design allows for a logical and seamless connection to this existing network. Given the small scale of the development and the expectation of low traffic volumes, the reduced curve radius is appropriate. Additionally, vehicles will travel at low speeds within the development, supported by private speed limit signage, further ensuring safe and manageable traffic flow.
	3h. Roadside ditches shall be designed to contain the ten-year storm below the shoulder using Mannings "n" of 0.06 if lined with grass.	Beaver Hill Dr, Beaver Hill Lake Dr. The private roads are pre-existing and proposed to remain. There is not a known record of flooding issues on the property as a result of road design and road conditions.	None
	3j. Driveways shall be paved the same as streets to the right-of-way line. Aggregate base may be four inches thick.	All existing lots. The applicant is proposing to keep existing driveways in their current state. For most existing lots, this is gravel surface.	All proposed lots. New lots are proposed to have gravel driveways. This will increase pervious area within a project.
	3k. Curb drop inlets shall be placed along the tangent portions of the street or at the points of curve at intersections. Curb drop inlets shall be sized and located to	Shoulder and ditch section is proposed and therefore curb drop inlets will not be provided.	Shoulder and ditch section is proposed and therefore curb drop inlets will not be provided.

	prevent overtopping of the curb during the ten-year storm. Curb drop inlets shall be VDOT DI3A, 3B, or 3C with a type "A" nose.		
Sec 5.3.8 Improvements Required – Manufactured Home Park	c. Recreation requirements. See section 4.16.	All existing lots. Recreational equipment per Sec. 4.16 is not currently present on the property. Per Sec. 4.16, 43 units would require two tot lots, each within a 2,000 sq. ft. fenced-in area, for a total of 4,000 SF of playground area.	Per Sec. 4.16, 92 units would require three tot lots, each within a 2,000 sq. ft. fencedin area, for a total of 6,000 SF of playground area. One 2,000 SF tot lot with all the required equipment equivalent to one swing, one slide, two climbers, one buckabout or whirl, and two benches, will be provided on site. 21,800 SF of passive recreational area is proposed with this expansion, as shown on the concept plan. Additionally, a primitive recreational trail is proposed to be constructed in the stream buffer.
	d. Pedestrian access. The requirements of section 32.7.2.3 shall be met.	Beaver Hill Dr, Beaver Hill Lake Dr. Sec. 32.7.2.3 of the Albemarle County Zoning Ordinance states that the agent may require sidewalks on one or both sides of the street. The agent may require additional sidewalks or pedestrian walkways between buildings, to adjacent properties, and, where appropriate, to private areas of recreation and open space, and to offsite public areas of recreation and open space. Per Sec. 32.7.2.3, it is in the agent's discretion to determine	4' Pedestrian access path will be provided along rights sides of the extension of Farm Road, as well as all new private streets in the Northern section of the parcel.

		whether sidewalks would be required on the property. As an established manufactured home park, the community has adequately facilitated pedestrian movement throughout the property without sidewalks for over 50 years. Due to the existing geometry of the private streets without separate pedestrian infrastructure, vehicles travel at significantly lower speeds upon entering the property and anticipate pedestrians within the shared space of the street. Furthermore, the private streets do not provide interparcel connectivity and vehicles traveling on these roads are slowing down to find a parking space. Additionally, proposed concept incorporates a primitive trail stretching throughout the property and connecting existing manufactured homes to proposed units, as well as the tot-lot. This ensures logical and safe flow of pedestrians throughout the property.	
	g. Landscaping and screening. The requirements of section 32.7.9 shall be met. In addition, screening may be required in accordance with section 32.7.9.7 around the entire perimeter of the park, or part thereof,	All existing lots. Screening around the perimeter of the park is not present and is not proposed. As an existing manufactured home park that was established well before the development of the surrounding properties,	Ample landscaping is proposed throughout the site, including street trees and plantings along the stream buffer that will screen the new lots in the northern section of the property. Given this extensive landscaping, additional

	except where adequate vegetation already exists and a conservation plan has been submitted in accordance with section 32.7.9.4(b).	screening of this existing community is not warranted.	perimeter screening is not proposed.