



**Albemarle County
Planning Commission Staff Report**

Project: ZMA202400007, SP202400021, SE202400020, and ACSA202400007 Beaver Hill Mobile Home Park	Staff: Jered Tate, Senior Planner I
Planning Commission Public Hearing: April 28, 2026	Board of Supervisors Public Hearing: To be Scheduled
Owners: Sonny's Homeplace LLC	Applicant: Justin Shimp, Shimp Engineering P.C.
Acreage: 23.02 acres, a portion of a larger 47.38 acre property	Rezone from: Rural Areas to R-4 Residential
Tax Map Parcels (TMP): 05700-00-00-00800	By-right use: RA Rural Area uses
School Districts: Crozet ES, Henley MS, and Western Albemarle HS	Location: 4768 Beaver Hill Ln.
Magisterial District: White Hall	Proffers: Yes
DA (Development Area): N/A	Requested Dwelling Units: 49 new manufactured homes
Proposal: ZMA202400007 Rezoning from RA to R4. SP202400021 Special use permit to expand existing manufactured home park. SE202400020 Request to modify the manufactured home park supplementary regulations.	Comp. Plan Designation: 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.
Character of Property: 47.38 acres, contains several single family residences, open fields, pond, stream and a non-conforming manufactured home park of 43 units.	Use of Surrounding Properties: Rural character including low-density single family residential, forests and open space, and agricultural uses; Adjacent to the Crozet Development Area to the south across Three Notch'd Rd with single family attached and detached residential.
Positive Aspects: 1. The proposal provides 10 affordable housing units.	Concerns: 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. The proposal is located within a water supply watershed protection area for the Beaver Creek Reservoir. The site contains existing streams within that watershed within inadequate riparian protection throughout most of the property. 4. The proposal is not compliant with Housing Albemarle.
RECOMMENDATION: Staff recommends denial of ZMA202400007 and SP202400021 Beaver Hill Mobile Home Park Community rezoning and special use permit for the reasons in the Staff Report.	

STAFF PERSON:
PLANNING COMMISSION:
BOARD OF SUPERVISORS:

Jered Tate, Senior Planner I
April 28, 2026
To be Scheduled

CHARACTER OF THE AREA

The subject property for this rezoning application is made up of a 47.38-acre parcel of land currently zoned Rural Areas along Three Notch'd Rd (Route 240). Downtown Crozet is approximately 2 miles to the west along Three Notch'd Rd. The property itself contains two single family residences, an existing nonconforming manufactured home park, and open fields previously used for cattle. The property includes a pond and stream, with required stream buffers. Critical slopes on the property are within the stream buffer. The Beaver Creek Reservoir is approximately 0.25 miles to the east and this site drains to the reservoir. The property is located in both the Beaver Creek water supply and the South Fork Rivanna water supply watersheds. (Attachment 1- Location Maps)

Properties to the north, west, and east are zoned Rural Areas with a mixture of different Rural Areas uses. The adjacent property surrounding Beaver Hill, to the west and north of the site, is under a conservation easement that was obtained through the County's Acquisition of Conservation Easement (ACE) program (ACE200600001 Clayton) in 2008. Properties to the south across Three Notch'd Rd are within the Crozet Development Area and are zoned R4 Residential (Zoning map inset to right).

PLANNING AND ZONING HISTORY

The 47.38-acre subject property as it exists today was established in 1960. The existing manufactured home development pre-dates the current ordinance and is legally non-conforming. There have been no additional subdivisions, planning, or zoning applications related to this property.

ACSA199800002 was approved by the Board of Supervisors to allow limited sewer service to the existing 43 mobile homes due to failing septic health issues.

SPECIFICS OF THE PROPOSAL

The Applicant has provided a detailed Application Narrative (Attachment 2), Concept Plan (Attachment 3), and Proposed Proffers (Attachment 4). The project proposal is to rezone 23.02 acres of the 47.38 acre subject property from Rural Areas to R-4 Residential with a special use permit request to establish a manufactured home park on the site. The Concept Plan shows a conceptual layout of an additional 49 manufactured homes to be located within the developed area of the site, and within an expanded section. The concept plan also shows entrances, proposed travelways, recreation, trails, landscaping, stormwater management facilities, and other features.

A draft proffers statement has been provided including three proffers summarized below:

1. Proffer 1 prohibits other residential unit types that would typically be allowed by-right in the R-4 Zoning District, including higher density residential developments such as triplexes and townhouses. The proffer prohibits homestays, assisted living facilities, hospitals, and stand-alone parking typically allowed by special use permit in the R-4 District.
2. Proffer 2 limits the number of manufactured homes to no more than 92 units.
3. Proffer 3 establishes affordability requirements. These requirements state that 20% of the additional 49 units will be provided as affordable rental units. This would equal 10 affordable units. The affordable rental units would be made available to households earning no more than 60% AMI. Each affordable would remain affordable for a minimum of 10 years from the date of initial occupancy.

COMMUNITY MEETING

The community meeting for this project was held on November 13, 2024 at the regular meeting of the Crozet Community Advisory Committee. Approximately 40 community members attended. The community expressed a lot of interest in the project and many concerns regarding impacts on schools, affordability, existing character of the area, water supply protection, existing roads, and traffic. Concerns were raised regarding alignment with the Comprehensive Plan and Crozet Master Plan, protection of environmental and water supply resources, density of development, net loss of affordable units within the development, increases in traffic along Three Notch'd Road, and lack of pedestrian infrastructure in the area. Overall, the community felt the project was inconsistent with the rural character of the area given the project's proposed number of units and potential impacts to existing roads, schools, and environmental resources.

COMPREHENSIVE PLAN

The proposal was submitted in 2024 and has been reviewed under the 2015 Comprehensive Plan, which is the plan in effect at the time of the application submittals. The proposed development of a 49-unit Manufactured Home Park Community in the Rural Area is not consistent with the County's Comprehensive Plan including the County's Growth Management Policy and certain Goals, Objectives, and Strategies.

The Comprehensive Plan land use designation for the property is Rural Area. The property and the majority of the surrounding properties are designated as Rural Area Where residential development is permitted, it is within development lots at a density of 0.5 du/acre or one dwelling unit per every two acre. The current Rural Areas zoning of the property is consistent with the Comprehensive Plan.

The Rural Area chapter of the Comprehensive Plan describes the Rural Area of Albemarle County as containing some of its most valued assets including farms and forests, mountain and valley views, historic buildings and sites, and abundant natural resources. These features are all part of the Rural Area, which makes up 95% of the County's land area, and gives Albemarle County its distinct character. Land uses in the Rural Area including agriculture, forestry, and conservation are essential to preserving the county's environment, heritage, and economy. Albemarle County aims to minimize new homebuilding in the Rural Area to protect these preferred uses and prevent rural landowners from feeling pressured to subdivide their land.

The Growth Management Policy promotes residential development in the Development Areas where infrastructure is available to avoid conflicts with the above-mentioned Rural Area land uses.

Growth Management Goal: Albemarle County's Development Areas will be attractive, vibrant, areas for residents and businesses, supported by services, facilities, and infrastructure. Growth will be directed to the Development Areas and the County's Rural Area with its agricultural, forestal, historic, cultural, scenic, and natural resources will be preserved for future generations.

Objective 1: Continue to consistently use the Growth Management Policy as the basis on which to guide decisions on land use, capital expenditures, and service provision.

Strategy 1a: Continue to encourage approval of new development proposals in the Development Areas as the designated location for new residential, commercial, industrial, and mixed-use development. Only approve new development proposals in the Rural Area that are supported by Rural Area goals, objectives, and strategies.

The Natural Resources chapter places importance on water resource protection, especially the public water supply system.

Objective 1: Ensure clean and abundant water resources for public health, business, healthy ecosystems, and personal enjoyment by preventing shortages and contamination.

In addition to these Growth Management Policy goals and objectives, Staff believes the development proposal is not supported by the Rural Area goals, objectives, and strategies, including the ones provided below.

Rural Area Goal: Albemarle’s Rural Area will have thriving farms and forests, traditional crossroads communities, protected scenic areas, historic sites, and preserved natural resources.

Objective 1: Support a strong agricultural and forestal economy

Strategy 1b: Continue to promote farming and forestry activities in the County by retaining Rural Area zoning on Rural Area designated land.

Objective 2: Protect and preserve natural resources, which include mountains, hills, valleys, rivers, streams, groundwater, and continuous and unfragmented land for agriculture, forestry, biodiversity and natural resource protection.

Strategy 2a: Direct residential development to and continue to make the Development Areas more livable, attractive places.

Objective 6: Provide distinct boundaries between the Rural Area and Development Areas.

Crozet Master Plan

The proposed development is not in the Crozet Development Area. However, the Crozet Master Plan explicitly addresses preservation of Rural Edges:

The Crozet Development Area is one of three designated ‘communities’ in the County’s Comprehensive Plan and is entirely surrounded by the Rural Area. Maintaining rural edges to protect scenic resources and respect the adjacent rural context was identified as a priority during the planning process. The Development Area boundary was adjusted in one location during this Master Plan update, which was on the western edge at the Old Trail clubhouse and restaurant. The boundary was adjusted to include the entire clubhouse and restaurant, which are both connected to public utilities, and to more closely follow parcel boundary lines. The existing Green Systems designation was retained. The majority of the edge areas in Crozet are either residential development, private open space, or public parks. The exception is the Route 250 West boundary. Route 250 is designated a Virginia Scenic Byway, indicating that the road has a “relatively high aesthetic or cultural value, leading to or within areas of historical, natural or recreational significance.” The Scenic Byway designation on its own does not require any additional regulations for adjacent properties. Regulations are achieved through the County’s Entrance Corridor zoning overlay district, which includes Route 250. Any new development (with the exception of single-family detached houses) within the Entrance Corridor overlay must be reviewed by the Architectural Review Board (ARB) and be consistent with ARB guidelines. There are a variety of residential, commercial, and industrial uses along Route 250, both within Crozet’s Development Area and in the adjacent Rural Area. For properties within the Development Area, a 50-foot landscaped buffer (150 feet at Old Trail Drive) is recommended along the northern edge of Route 250. Any new development or redevelopment should provide this buffer. The Future Land Use Plan should be used to guide development form and uses on Route 250. In the adjacent Rural Area to the west, existing zoning allows for a variety of commercial and industrial uses. Many of these uses are not consistent with the recommended Rural Area uses in the Comprehensive Plan or with the intent of the Scenic Byway designation. Future development that is not by-right should refer to the Comprehensive Plan recommendations on recommended uses in the Rural Area. Several roads designated ‘Rural Transition’

Goal 4: Maintain a distinct rural edge along Crozet’s boundary to provide a visual connection to its cultural heritage as a community nestled in the Blue Ridge Mountains.

Rural Context Crozet’s setting as a satellite community separate from the County’s urban ring Development Areas makes it important that the community develop in a way that provides a mix of housing types,

commercial, and employment uses. Its location as a satellite community also means that it is surrounded on all sides by the County’s designated Rural Area. This rural context is important to community members who have identified a desire for Crozet to grow in a way that maintains a distinct rural edge and a visual connection to Blue Ridge Mountains and surrounding landscape

Housing Albemarle

The application was originally submitted on August 19, 2024 – after the March 2024 policy update – and is therefore subject to post-March 2024 Housing Albemarle standards and practices. Housing Albemarle recommends increasing the overall housing supply. However, that does not specifically include the Rural Area:

Strategy 1a: Allow, encourage, and incentivize a variety of housing types (such as bungalow courts, triplexes and fourplexes, accessory dwelling units, live/work units, tiny homes, modular homes, and apartment buildings); close to job centers, public transit and community amenities; and affordable for all income levels; and promote increased density in the Development Areas.

While the proposal could address some of the objectives generally, staff believe the intent of the policy is to encourage new units in the Development Area. Should the rezoning and special use permit be approved, staff has provided comments on how policy expectations could be applied. Under current policy standards and practices, 20% of the total units (92) should be designated as affordable, resulting in 19 affordable housing units in the project. The proposed proffers commit to designating 20% of the 49 new units (10 units) as affordable housing. Given the rezoning applies to the entirety of TMP 05700-00-00-00800, policy standards and practices should call for the 20% policy threshold to be calculated based on the total number of units rezoned through this application – not just the 49 new units. The current units are non-conforming to the RA zoning district and rezoning of the entire property is necessary to bring the property into compliance.

Housing has suggested language as to how the proffers offered could be amended to comply with Housing Albemarle. The table below provides a summary of the proffers and policy provisions.

	Applicable Number of Units	Affordable Units	Percentage of Units	AMI Limits For-Rent	For-Rent Period of Affordability
Proposed Proffers	49	10	20% of new units	60% AMI	10 Years
Housing Albemarle	92	19	20% of total units	60% AMI	30 Years

In summary, Staff has found that the application, the proposed development is not consistent with the County’s Comprehensive Plan including the County’s Growth Management Policy, Natural Resources, and Goals, Objectives, and Strategies found in the Rural Area chapter of the Comprehensive Plan. Staff cannot recommend approval of the Zoning Map Amendment application, Special Use Permit, or Special Exception applications given these significant inconsistencies.

ANALYSIS OF THE REZONING REQUEST

Anticipated impact on public facilities and services:

Transportation:

Three Notch’d Road is a minor arterial road with an estimated 7300 vehicle trips per day. It consists of two lanes within a variable width right of way. There are no sidewalks or bike lanes currently. The applicant estimates that 349 additional trips will be added to Three Notch’d Road. While this is an increase in the number

of daily trips, Three Notch'd Rd would still be operating as a minor arterial road with the proposed increase, with no adverse impacts to the level of service. Currently, the property is served by two entrances from Three Notch'd Road but the concept plan proposes to convert one entrance to emergency access.

The development proposes internal private travelways with a 34' section that will be maintained by the manufactured home park community. The section would include a 4' pedestrian path with shoulders and ditches internal to the site. No other pedestrian or multimodal transportation improvement are proposed. The proposal includes a special exception application to vary the design standards of these internal roads. While gravel roads are a common surface treatment for these types of communities, this is still a modification from the required paved surface treatment requirements.

Staff does not recommend approval of this rezoning. If it were to be approved, appropriate pedestrian and multi-modal facilities should be provided. The applicant should provide for a reservation of land along the frontage of the property for a potential future shared-use path that can be dedicated upon demand from Albemarle County.

Schools:

The Beaver Hill community is within the current school districts for Crozet Elementary School, Henley Middle School, and Western Albemarle High School. The Albemarle County Public Schools (ACPS) 2025 Long Range Planning Report [2025 capacity report](#) identifies the existing capacity and projected future enrollment at each school level. Estimated student yields are provided below based on the range of units depending on unit type. The proposal would contribute a total of 31 additional students at all school levels.

	Crozet ES	Henley MS	Western Albemarle HS
49 Dwelling Units (Manufactured Homes)	13	12	6

Source of Estimates: Albemarle County Public Schools Appendix E Student Yield Rates

Based on the Albemarle County Public Schools (ACPS) Long Range Planning Advisory Committee 2025 recommendations, Crozet Elementary School and Henley Middle School will have capacity for these additional students for the next 10 years. Western Albemarle High School is currently over capacity by 189 students and is anticipated to be over capacity over the next ten years. While ACE Academy - Lambs Lane Campus may provide additional capacity relief, the center remains less accessible to students living in the Western Feeder Pattern due to the distance.

Parks:

The proposal does not include any public parks or open spaces. The proposed development provides private amenities including trails and access to forested areas within the subject property. Beaver Creek Park allows only fishing and boating. Other area parks include Claudius Crozet Park is approximately three miles away and Mint Springs Valley Park is approximately four miles away.

Fire and Rescue:

From a development standpoint, Fire and Rescue has reviewed this rezoning application and has no significant Fire Rescue concerns based on the layout and overall proposed development. All requirements of the Fire Code will be met at site development plan review. The concept plan provides emergency access into the development, in addition to the primary entrance.

Utilities:

The Applicant has submitted an application (ACSA202400007) to request extension of limited public water and sewer service to the additional 49 units. The site currently has service to the existing units, allowed by a previous Board action due to failing septic. Staff does not recommend approval of this request. However, if it is approved, staff believes the site should be served by public water and sewer due to health and safety concerns. ACSA has not indicated any challenges with providing service. All requirements of ACSA, VDH, DEQ, and Engineering pertaining to utilities would be met at site development plan review. See below for additional discussion of ACSA202400007.

Anticipated impact on nearby and surrounding properties:

Many nearby and directly adjacent properties are larger rural residential lots and agriculture uses. Section 18-5.3.5 establishes a 50-foot setback for manufactured home parks located adjacent to residential and rural areas districts. The applicant has requested a Special Exception to reduce the required setback to 35 feet for proposed lots. The 35' setback is consistent with the rear setback applicable to RA zoned properties.

Anticipated impact on environmental, cultural and historic resources:

The Beaver Creek Water Supply Reservoir is less than 1,500 feet away to the east of the subject parcel. A perennial stream runs through the subject parcel to the reservoir, with associated stream buffer. Currently, the majority of the watershed feeding the stream is undeveloped. The proposal would lead to substantial increase in development along the stream corridor. Additionally, the existing WPO Buffer area surrounding the stream is not currently riparian in character, meaning that runoff from the proposed development may pose a greater risk of erosion to the stream channel.

The application materials do not adequately address this issue. The narrative proposes a minimum of one tree allocated per each proposed lot, with additional landscaping proposed within the designated amenity space as well as along the proposed primitive trail.

While no development is proposed within the WPO Buffer itself, the lack of existing riparian character in the buffer is a concern. Staff believes, should the special use permit request be approved, conditions are appropriate to address these impacts to the water supply watershed.

Public need and justification for the change:

The applicant's Narrative describes the need for this proposal as addressing critical affordable housing needs by providing a variety of housing options meeting affordable price points. Additional information on these affordable options and the public need can be found in the Application Narrative in Attachment 2.

SUMMARY

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

1. The proposal provides 10 affordable housing units.

Staff has identified the following concerns with this rezoning 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. The proposal is located within a water supply watershed protection area for the Beaver Creek Reservoir. The site contains existing streams within that watershed within inadequate riparian protection throughout most of the property.
4. The proposal is not compliant with Housing Albemarle.

RECOMMENDATION

For the reasons outlined in the staff report, staff recommends denial of ZMA202400007 Beaver Hill Mobile Home Park.

ANALYSIS OF THE SPECIAL USE PERMIT REQUEST:

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 permits are evaluated under reasonable standards, based on zoning principles which include the proposal's compliance with the Comprehensive Plan. Any impacts caused by the proposal may be addressed through conditions which must be reasonably related and roughly proportional to the impacts.

Section 33.8(A) states that the Commission, in making its recommendation, shall consider the following factors:

1. *No substantial detriment. Whether the proposed special use will be a substantial detriment to adjacent parcels.*

Directly adjacent properties are larger rural residential lots and agriculture uses, one of which is under conservation easement. Section 18-5.3.5 establishes a 50-foot setback for manufactured home parks located adjacent to residential and rural areas districts. The applicant has requested a Special Exception to reduce the required setback to 35 feet for proposed lots, which is consistent with the rear setback required for residential uses if developed as a RA property. However, a manufactured home community is not a permitted use in the RA and would be a more intensive use than by-right RA uses.

2. *Character of the nearby area is unchanged. Whether the character of the adjacent parcels and the nearby area will be changed by the proposed special use.*

The character of the of the nearby area consists of rural residential uses on large lots and agriculture uses along with single-family detached and attached residential uses across Three Notch'd Road. Development of a manufactured home park at the proposed densities would be inconsistent with the prevailing character of the broader area. The necessary clearing and grading for the site development, and R4 development, has the potential to change the character of the area and is not consistent with the Comprehensive Plan for the Rural Area or the Crozet Master Plan goals to protect Rural character.

3. *Harmony. Whether the proposed special use will be in harmony with the purpose and intent of this chapter,*

The purpose of the R4 district is below. The subject property is located in the Rural Area and R4 zoning is not recommended.

Sec. 15.1 - Intent, where permitted.

This district (hereafter referred to as R-4) is created to establish a plan implementation zone that:

- Provides for compact, medium-density, single-family development; (Amended 9-9-92)
- Permits a variety of housing types; and
- Provides incentives for clustering of development and provision of locational, environmental, and development amenities.

R-4 districts may be permitted within community and urban area locations designated on the comprehensive plan.

The proposed development does not meet the intent of the R4 Zoning District.

with the uses permitted by right in the district,

The proposed zoning district is R4 Residential, which is not intended for the Rural Area of the Comprehensive Plan. The uses permitted by-right in the R4 district include a variety of residential types at densities of 4 dwelling units per acre.

with the regulations provided in Section 5 as applicable,

Manufactured home parks are subject to the supplementary regulations provided in Section 5.3 of the Zoning Ordinance. The Applicant has requested a special exception application to modify or waive fourteen specific regulations as described in the Application Narrative. Staff's analysis of this request is provided below.

and with the public health, safety, and general welfare.

The public health, safety, and general welfare of the community are protected through the special use permit process, which assures that the proposed use is appropriate in the location requested. Community Development Staff and our partner agencies including Planning, Zoning, Engineering, Building Inspections, VDOT, Fire-Rescue, and VDH have reviewed this application. As noted above, staff has concerns about the location of this development so close to the Beaver Creek public water supply reservoir.

4. Consistency with the Comprehensive Plan. Whether the proposed special use will be consistent with the Comprehensive Plan.

As described above, the proposal is inconsistent with the Rural Area land use recommendations for the subject property found in the Comprehensive Plan. The proposal goes against the Growth Management Policy and proposes residential development at a scale inconsistent with the Rural Area and surrounding area of the subject property.

SUMMARY:

Staff finds the following positive aspects of this special use permit request:

1. The proposal provides 10 income restricted affordable housing units.

Staff finds the following concerns with this 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. The proposal is not in harmony with the purpose and intent of Rural Areas zoning district.
4. The proposal will lead to a change in character of the nearby area.

RECOMMENDED ACTION:

Based on the findings contained in this staff report, staff recommends denial of the special use permit application SP202400021 Beaver Hill Mobile Home Park.

Should the Board of Supervisors choose to approve SP202400021, Staff recommends the following conditions of approval:

1. The development of the use must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the concept plan titled, "SP2024-00021 ZMA2024-00007 Beaver Hill Mobile Home Park Site Details" prepared by Shimp Engineering dated August 19, 2024, last revised January 22, 2026. To be in general accord with the Concept Plan, development and use must reflect the following major elements as shown on the Plan:
 - a. Location of existing and proposed buildings;
 - b. Location of parking areas;
 - c. Location of roads and cul-de-sacs;
 - d. Location of pedestrian ways
 - e. Location of recreational amenities

Minor modifications to the Plan that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

2. The manufactured home park must not exceed ninety-two (92) units.
3. The area labeled "Stream Buffer" on the Conceptual Plan shall be replanted according to "Restoration/Establishment Table B" in Appendix D of the "Riparian Buffers Modification & Mitigation Manual," published by the Virginia Department of Conservation & Recreation's Chesapeake Bay Local Assistance program. This area shall be replanted with species listed in the brochure titled "Native Plants for Conservation, Restoration, and Landscaping: Piedmont Plateau," published by the Virginia Department of Conservation and Recreation.
4. Stormwater treatment must be provided on-site and must equal twice the total required phosphorus load reduction.

SE202400020 SPECIAL EXCEPTION APPLICATION

Manufactured home parks are subject to the supplementary regulations in Section 5.3 of the Zoning Ordinance. The Applicant has requested a special exception application to modify or waive fourteen specific regulations as described in the Application Narrative:

[5.3.3(a)] Manufactured home lots shall consist of at least 4,500 square feet, and shall have a width of at least 45 feet.

[5.3.4(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 inadequate for fire protection.

[5.3.5(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.

[5.3.5(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.

[5.3.5(d)] Manufactured homes and other structures shall be set back at least six feet from any manufactured home space lot line.

[5.3.7(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. Additional storage facilities may be provided in common areas.

[5.3.8(a)] *Off-street parking.* 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.

[5.3.8(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.

[5.3.8(b)(3)(e)] *General Design Notes.* Minimum horizontal centerline curve radius is 250 feet.

[5.3.8(b)(3)(h)] *General Design Notes.* Roadside ditches shall be designed to contain the ten-year storm below the shoulder using Mannings "n" of 0.06 if lined with grass, or 0.015 if lined with concrete. Ditches may be grassed if the flow from the two-year storm does not exceed three feet per second for a Mannings "n" of 0.03. If the three foot per second velocity is exceeded, the ditches shall be paved with class A-3 concrete, four inches thick, to the depth of the ten-year storm. When the depth of the required roadside ditch (measured from the shoulder to the invert) exceeds 2.5 feet, the flow shall be piped in a storm sewer system.

[5.3.8(b)(3)(j)] *General Design Notes.* Driveways shall be paved the same as streets to the right-of-way line. Aggregate base may be four inches thick.

[5.3.8(b)(3)(k)] *General Design Notes.* 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 prevent overtopping of the curb during the ten-year storm. Curb drop inlets shall be VDOT DI-3A, 3B, or 3C with a type "A" nose.

[5.3.8(c)] *Recreation Requirements.* See Sec. 4.16.

[5.3.8(d)] *Pedestrian access.* The requirements of section 32.7.2.3 shall be met.

Section 5.1 of the Zoning Ordinance provides that any requirement of Section 5 may be modified or waived in an individual case as provided herein:

- a. 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 or that a modified regulation would satisfy the purposes of this chapter to at least an equivalent degree as the specified requirement; and upon making any finding expressly required for the modification or waiver of a specific requirement; except that, in no case, shall such action constitute a modification or waiver of any applicable general regulation set forth in [section 4](#) or any district regulation. In granting a modification or waiver, the commission may impose conditions as it deems necessary to protect the public health, safety, or welfare.

Based on the Applicant's special exception request narrative, Staff has few concerns with the proposed waivers or modifications to the supplementary regulations. Staff analysis and specific recommendations can be found in the Special Exception Matrix with Staff comments and recommendations [Attachment 5]. The waiver of the outdoor living and storage areas requirement, the modification of the pedestrian access requirements, and the modification to the internal street standards are consistent with other approved manufactured home parks. Most notably, SP202200029 Park Rd Manufactured Home Park which waived all three of these same regulations.

However, as staff is recommending denial of the associated ZMA202400007 and SP202400021, Staff also recommends denial of the special exception requests per SE202400020.

Should the Board of Supervisors choose to approve the associated ZMA and SP applications listed above, staff recommend the following conditions of approval for SE202400020:

1. The applicant shall add a note to the concept plan stating "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. Additionally, 21,800 SF of passive recreational area will be provided, as shown on sheet 5-7 of the plan titled "SP2024-00021 ZMA2024-00007 Beaver Hill Mobile Home Park Site Details."
2. All proposed units must comply with the requirements of Sec. 5.3.4(d).
3. Landscape screening as required by Section 5.3.8(g) shall be provided along the property boundaries with TMPs 56-69B and 57-7.
4. A note shall be added to the application plan that states "no known drainage issues exist on the subject parcel and grading and drainage will be addressed with the VESMP Plan and shall meet all state and county requirements."

RECOMMENDATION

The Planning Commission is not required to make a recommendation on this Special Exception. However, if the Planning Commission chooses to provide comments on the special exception, staff will include those in the Transmittal Summary to the Board of Supervisors.

ACSA202400007ACSA JURISDICTIONAL AREA AMENDMENT APPLICATION

Pursuant to Virginia Code §15.2-5111, the Board has adopted jurisdictional areas for parcels that may be served by Albemarle County Service Authority (ACSA) water and sewer. The boundaries of the Development Areas generally define the ACSA's Jurisdictional Area (ACSAJA). The Board of Supervisors must establish and approve changes to the ACSAJA.

The provision of water and sewer service is a key tool for implementing the County's Growth Management Policy. The 2015 Comprehensive Plans provides guidance concerning the provision of water and sewer service. Chapter 12 of the 2015 Comprehensive Plan states:

Objective 1: Continue to provide public facilities and services in a fiscally responsible and equitable manner.

The nature of public service delivery:

- *The location of new public facilities should be within the County's Development Areas per County lan use policies.*
- *Residents in the Rural Areas should not anticipate levels of service delivery equal to those provided in the Development Area.*

Strategy 1a: Give priority to facilities and services that address emergency needs, health and safety concerns, and provide the greatest cost-benefit ratio to the population served.

Strategy 1b: Give priority to the maintenance and expansion of existing facilities to meet service needs.

Objective 9: Provide public water and sewer in the Development Areas.

Strategy 9a: Continue to provide public water and sewer in jurisdictional areas.

Strategy 9f: Continue to ensure that private central water and sewer systems are only used to solve potable water and/or public health and safety problems of existing Rural Area residents.

The applicant is requesting ACSAJA designation for limited water and sewer service to properties within the Rural Area on the subject parcel. The parcel is currently designated on the ACSAJA map for "Limited Service." The parcel was originally designated as limited service for water to 43 manufactured housing units in 1983. The limited service designation was amended in 1998 to include sewer service due to failing septic health issues.

This amendment request is in conjunction with the rezoning and special use permit applications to provide an additional 49 manufactured housing units on the parcel. Per the applicant's concept plan, this infrastructure would be extended to the north on the subject parcel to serve the additional proposed housing units. A central system design employing a pump station would be required for sewer service due to the existing topography of the site.

The 2015 Comprehensive Plan recommends that land within the Development Areas be served by public water and sewer service and that central water and sewer systems only be used to solve potable water and/or public health and safety problems of existing Rural Area residents. The request for an expansion of the Limited Water and Sewer service designation for subject parcel is not consistent with the 2015 Comprehensive Plan policies and recommendations.

RECOMMENDATION

Staff recommends denial of the request to extend the Limited Water and Sewer service designation to the proposed 49 manufactured housing units. However, if the rezoning and special use permit were to be approved, staff believes the new units should also be served by public water and sewer.

The Planning Commission is not required to make a recommendation on this ACSA Jurisdictional Area Amendment.

POTENTIAL PLANNING COMMISSION MOTIONS

ZMA202400007 Beaver Hill Mobile Home Park Community - Rezoning

- a. Should a Planning Commissioner **choose to recommend denial** of this zoning map amendment:

Move to recommend denial of ZMA202400007 Beaver Hill Mobile Home Park for the reasons as stated in the Staff Report.

- b. Should a Planning Commissioner **choose to recommend approval** of this zoning map amendment:

Move to recommend approval of ZMA202400007 Beaver Hill Mobile Home Park. State reasons for approval.

SP202400021 Beaver Hill Mobile Home Park – Special Use Permit

- a. Should a Planning Commissioner **choose to recommend denial** of this special use permit:

Move to recommend denial of SP202400021 Beaver Hill Mobile Home Park for the reasons as recommended in the Staff Report.

- b. Should a Planning Commissioner **choose to recommend approval** of this special use permit:

Move to recommend approval of SP202400021 Beaver Hill Mobile Home Park. State reasons for approval.

Attachments

Attach 1 – [ZMA202400007 Beaver Hill Mobile Home Park – Location Maps](#)

Attach 2 – [ZMA202400007 Beaver Hill Mobile Home Park –Application Narrative](#)

Attach 3 – [ZMA202400007 Beaver Hill Mobile Home Park –Concept Plan](#)

Attach 4 – [ZMA202400007 Beaver Hill Mobile Home Park –Proposed Proffers](#)

Attach 5 – [ZMA202400007 Beaver Hill Mobile Home Park –Special Exception Matrix with Staff comments and recommendations](#)