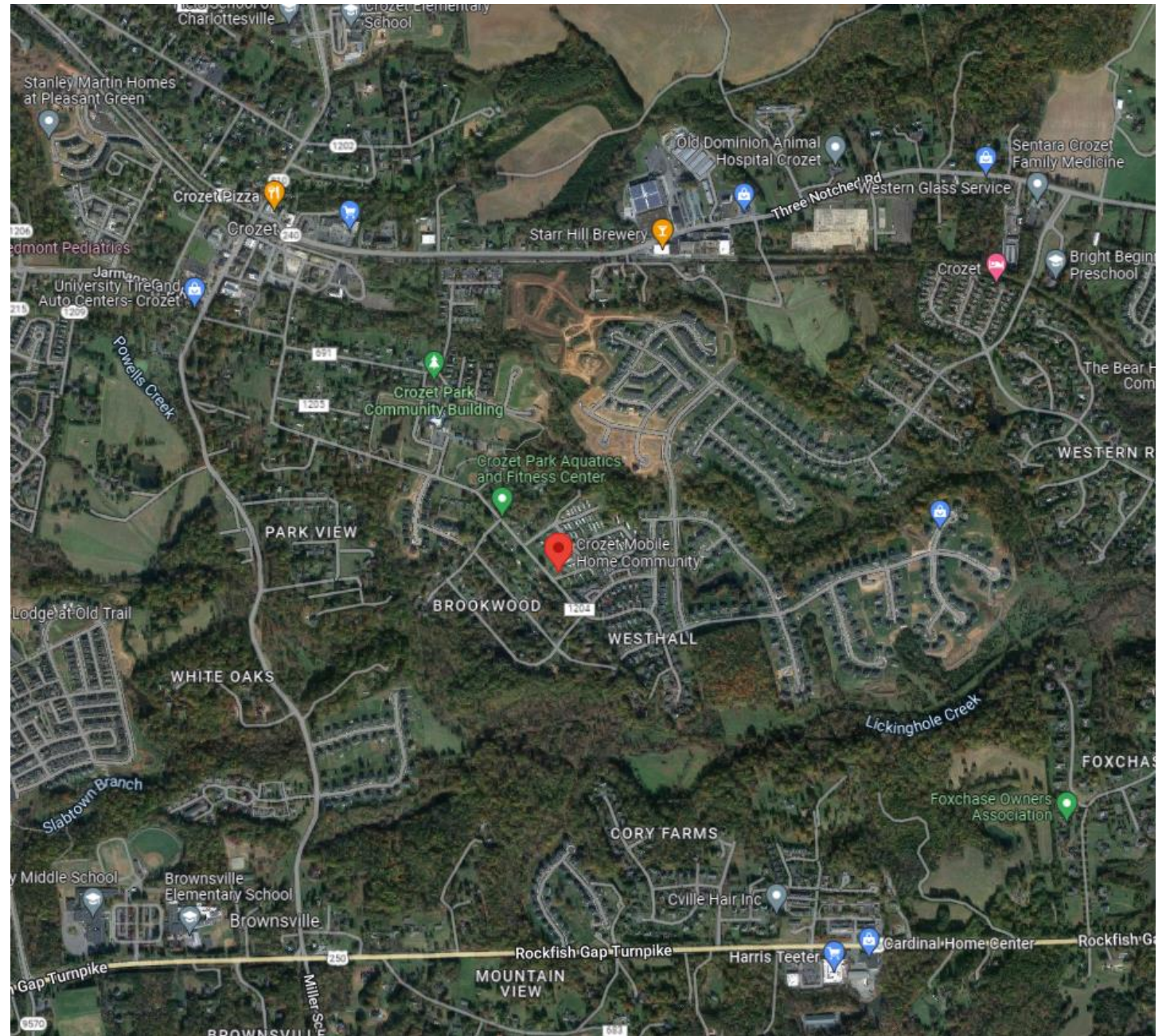


# SP202200029 Park Rd Manufactured Home Park

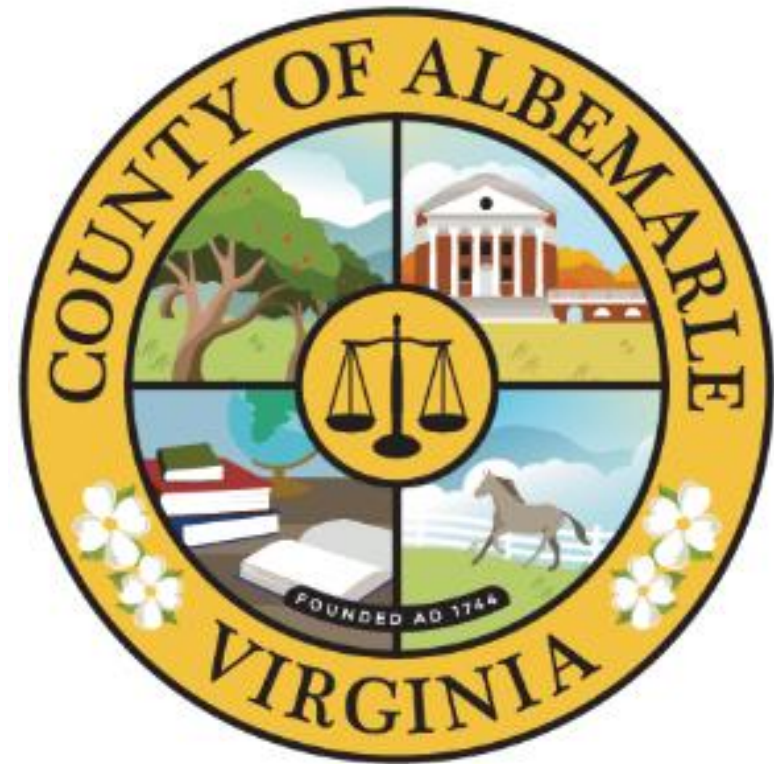
Community Meeting  
January 11, 2023

Staff Contact: Kevin McCollum  
kmccollum@albemarle.org



# Overview

1. Staff's Presentation
  - a. Community Meeting Purpose
  - b. Application Overview
  - c. Development Review Types
  - d. Special Use Permit Review Process
  
2. Applicant's Presentation
  - a. Project details and specifics
  
3. Questions and Comments

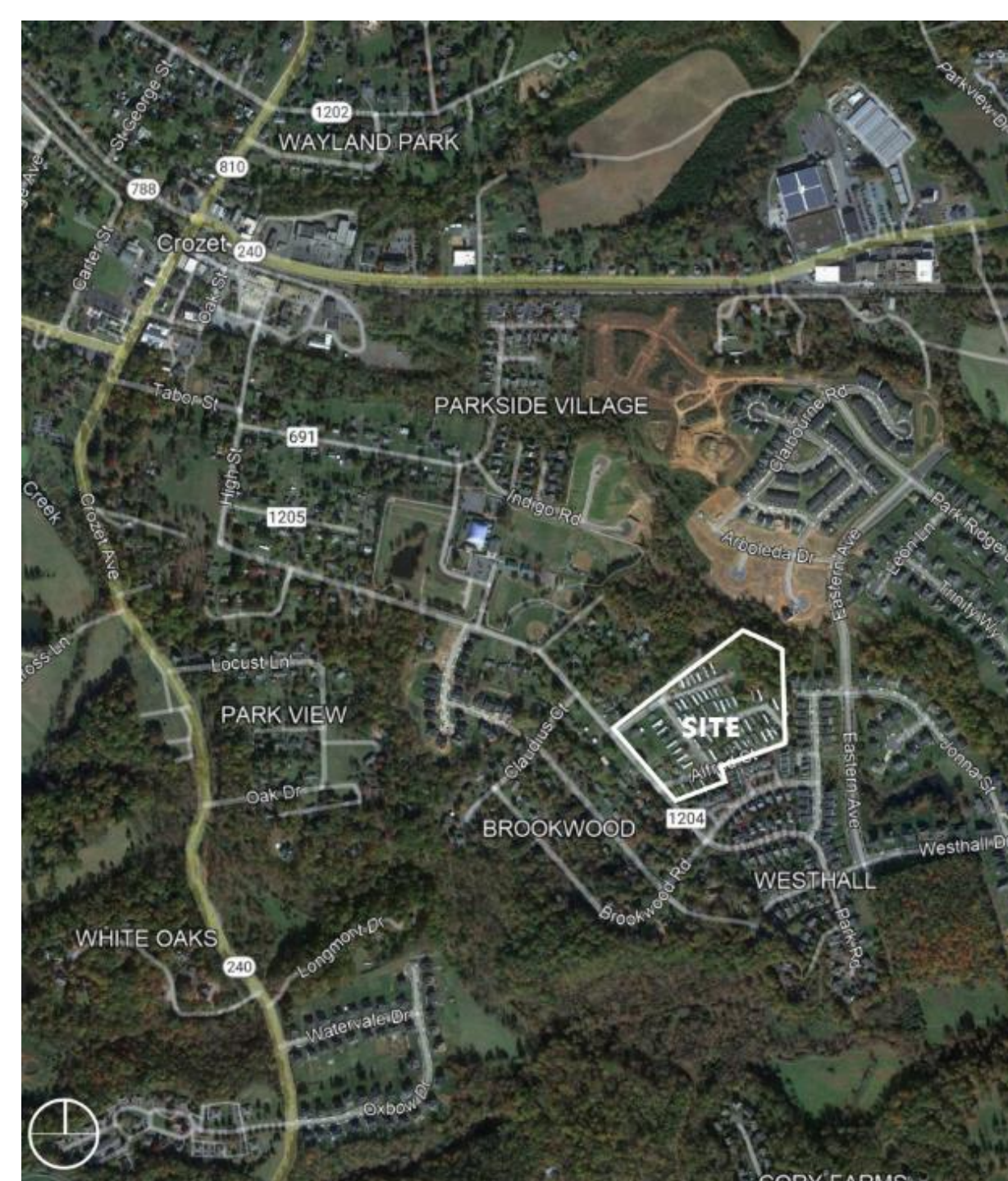


# Community Meeting

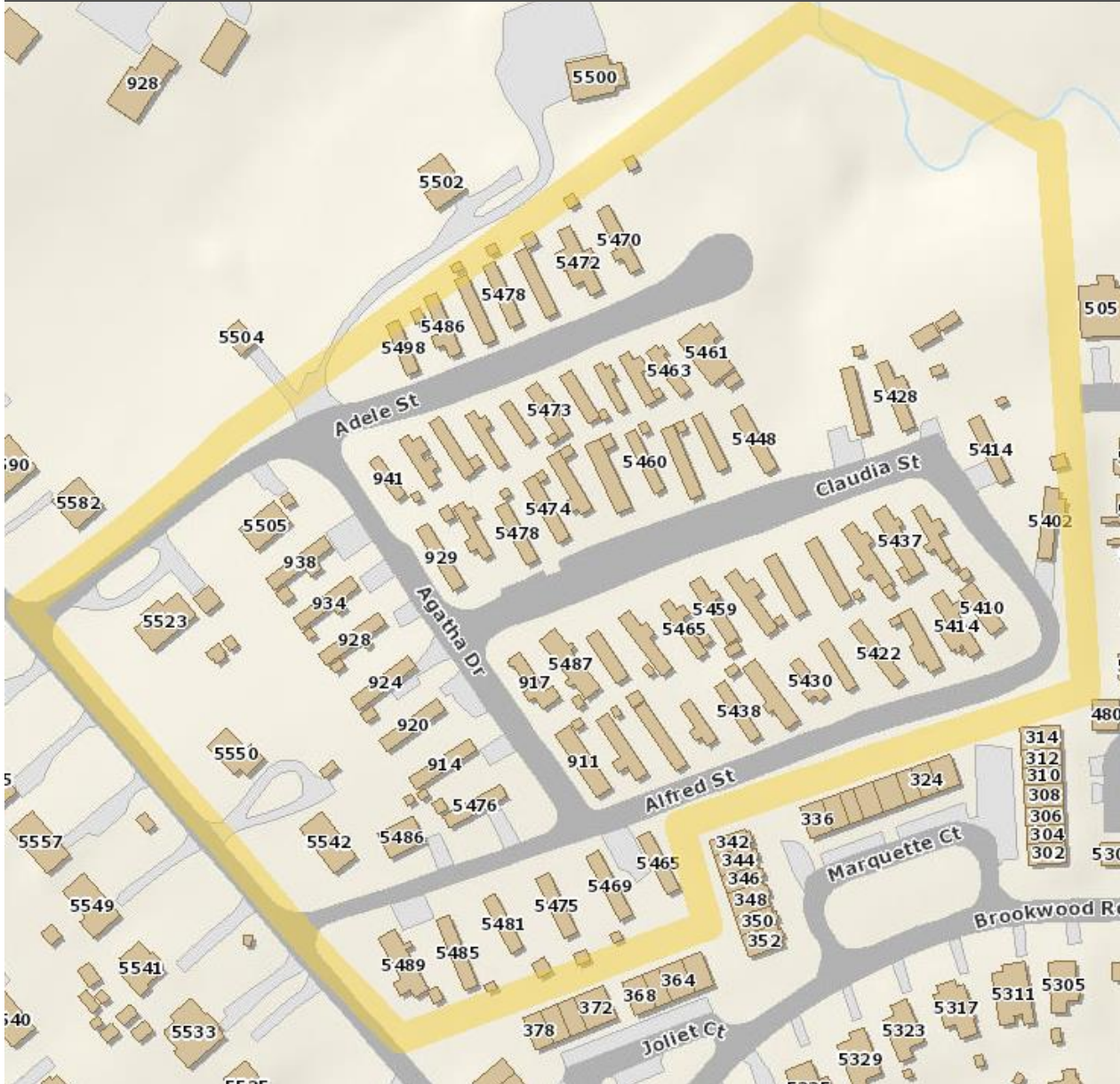


- To **share information** about the proposed project, the development review process, and relevant policies / regulations.
- To **solicit public input** on the proposed project – a summary of this input is included in the staff report reviewed by the Planning Commission and Board of Supervisors.

# Location



# Existing Conditions



- Crozet Mobile Home Community
- 14.94 acres
- 73 existing homes
- Zoning: R6 Residential
- Non-conforming use

# Proposal

- Special Use Permit Application
- Add 14 additional units
- Bring rest of the park into compliance

ORDINANCE. SETBACKS FOR EXISTING UNITS  
est submitted concurrently with this

setbacks (shown in gray) shown to  
1.5 where feasible. See special exception  
this application for additional details.



# Zoning

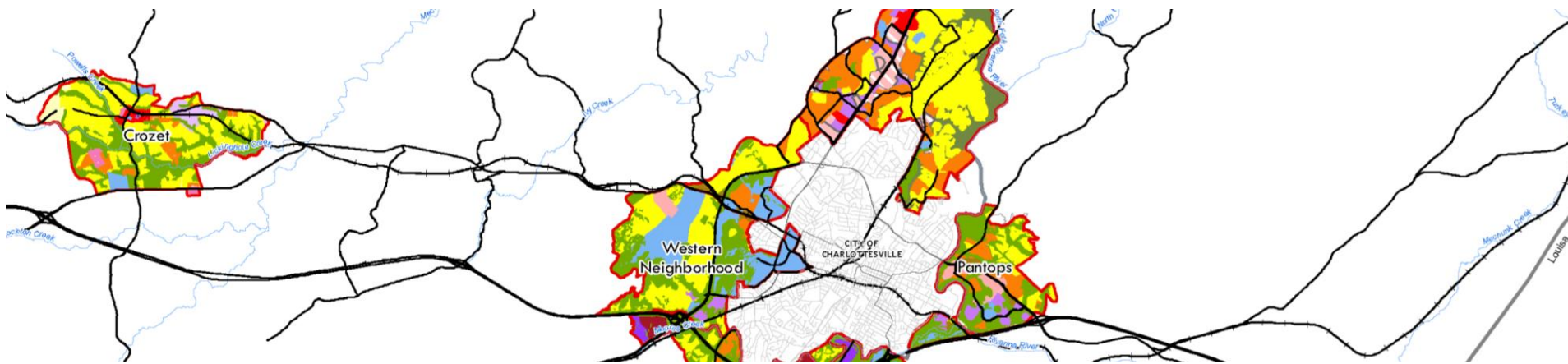
## Section 16 – R6 Residential (6 units/acre)

### Section 16.2.1 – By right

- Detached single-family dwellings
- Duplexes, Triplexes, Quadraplexes
- Townhomes
- Apartments
- Accessory uses including home occupations
- Boarding homes
- Stormwater management facilities
- Etc.

### Section 16.2.2 – By special use permit

- Community centers
- Private schools
- Day-cares
- Assisted living facilities
- Hospitals
- **Manufactured Home Subdivisions and Home Parks**
- Etc.



# Comprehensive Plan

Orange – Middle Density Residential

- 6 – 12 units/acre

Yellow – Neighborhood Density Residential

- 3-6 units/acre

Green Systems

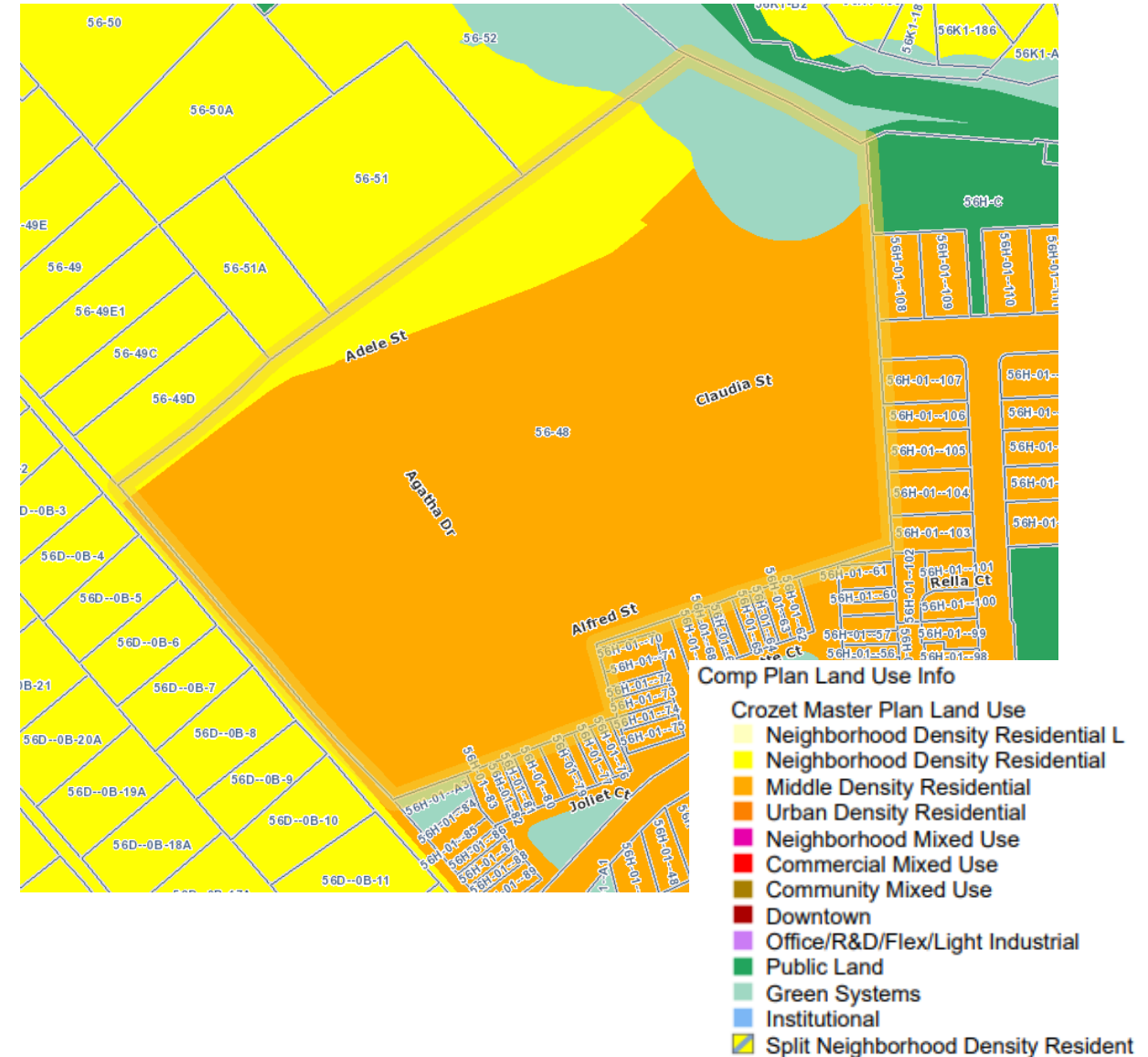
- Environmental features (stream buffer)

Existing Zoning: R-6

- 6 units/acre

Proposal: 87 units

- 5.82 units/acre





# Review Processes for Development in Albemarle

## Administrative Review

- “By-Right” Development
- Reviewed by Staff
  - Community Development Staff – Planning, Zoning, Engineering, Building Inspections, Architectural Review Board, E911
  - Partner Agencies - VDOT, ACSA, VDH, Fire-Rescue, RWSA
- Approvable by Staff if all codes and regulations are met
- Example: Single Family House on a Residential Lot

## Legislative Review

- Special Use Permits
- Reviewed by all the same Staff
  - Community Development Staff – Planning, Zoning, Engineering, Building Inspections, Architectural Review Board, E911
  - Partner Agencies - VDOT, ACSA, VDH, Fire-Rescue, RWSA
- Public hearings are held
- Recommendations made by the Planning Commission
- Approvable by the Board of Supervisors
- Example: Manufactured Home Park

# Zoning

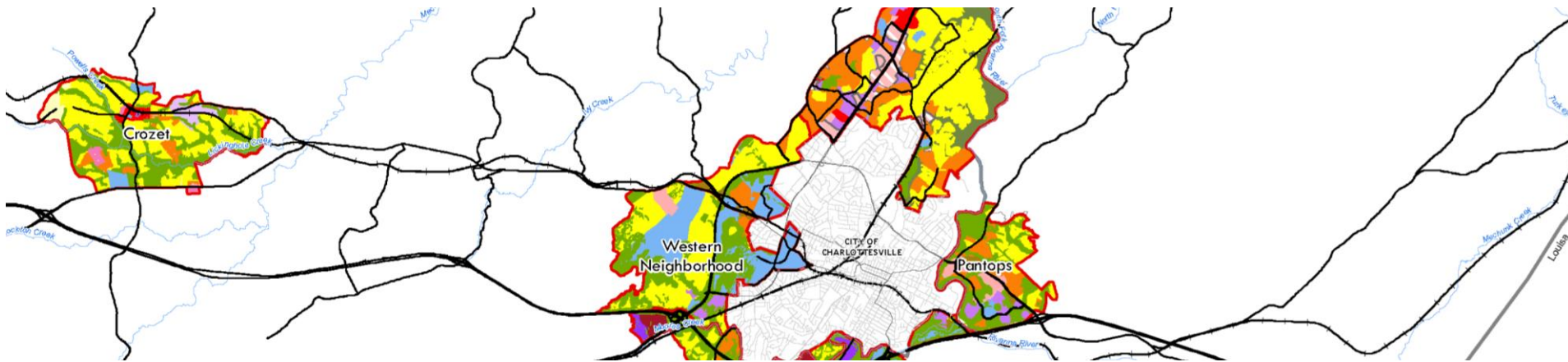
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- Reviewed by all the same Staff
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  - Partner Agencies - VDOT, ACSA, VDH, Fire-Rescue, RWSA
- Community Meeting held
- Public hearings are held
- Recommendations made by the Planning Commission
- Board of Supervisors has authority to approve or deny the application
- Example: **Manufactured Home Park**

# Special Use Permit (SP)

An application to develop one of the uses listed in the Albemarle County Zoning Ordinance as a “**special use**”. The Board of Supervisors can impose certain conditions to mitigate the impacts of the proposed use.

Factors for Consideration (Chapter 18 Section 33.40):

1. No substantial detriment. Whether the proposed special use will be a substantial detriment to adjacent parcels.
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.
3. Harmony. Whether the proposed special use will be in harmony with the purpose and intent of this chapter, with the uses permitted by right in the district, with the regulations provided in Section 5 as applicable, and with the public health, safety, and general welfare.
4. Consistency with the Comprehensive Plan. Whether the proposed special use will be consistent with the Comprehensive Plan.

# Timeline

- Staff Review Comments: Sent to Applicant December 21, 2022
- Applicant Requested Deferral to Revise Application: December 27, 2022
- Community Meeting: January 11, 2023
- Applicant has until June 27, 2023 to resubmit the application
- Planning Commission Public Hearing: To be scheduled
- Board of Supervisors Public Hearing: To be scheduled

Staff Contact: Kevin McCollum [kmccollum@albemarle.org](mailto:kmccollum@albemarle.org)