

ZMA202400007 & SP202400021

**Beaver Hill Mobile Home
Community/Park Expansion**

**Community Meeting
Wednesday, November 13, 2023**

Agenda - Community Meeting

1. Introduction (Co. staff-David Benish, Development Process Mgr.)
2. County review process (Co. staff)
3. Project details (Applicant/consultant-Shimp Engineering)
4. Questions and answers (Public, applicant and County staff)

David Benish | dbenish@albemarle.org

Beaver Hill Mobile Home Park Expansion ZMA & SP

TMP 57-08 (05700-00-00-00800)

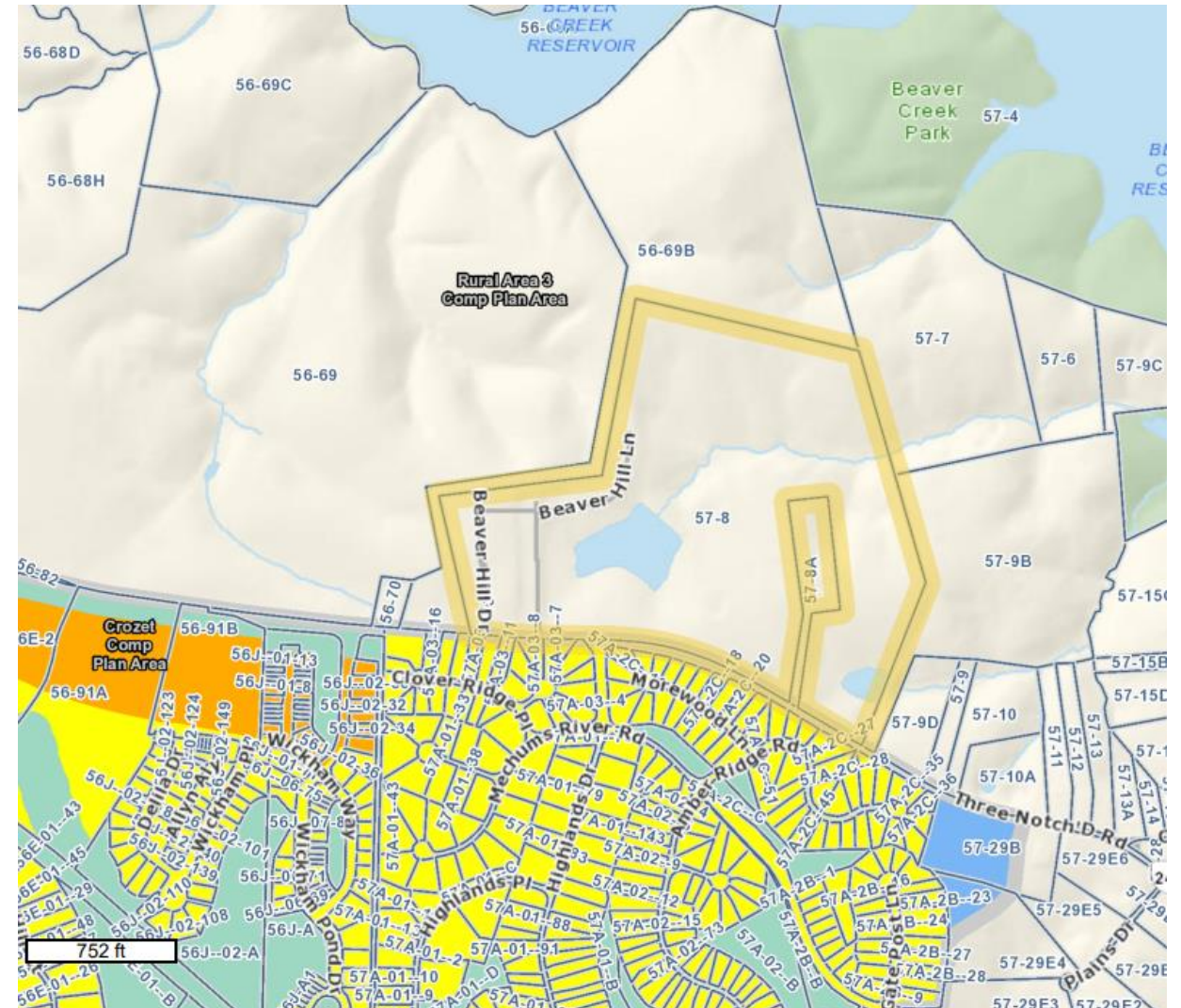
North side of Three Notched Rd.

Total parcel ac. = 47.39

Proposed total ac. rezoned = 24

Existing Mobile Home Park (43 spaces)

Rezone 24 ac. from Rural Area to R4 Residential



Beaver Hill Mobile Home Park Expansion ZMA & SP

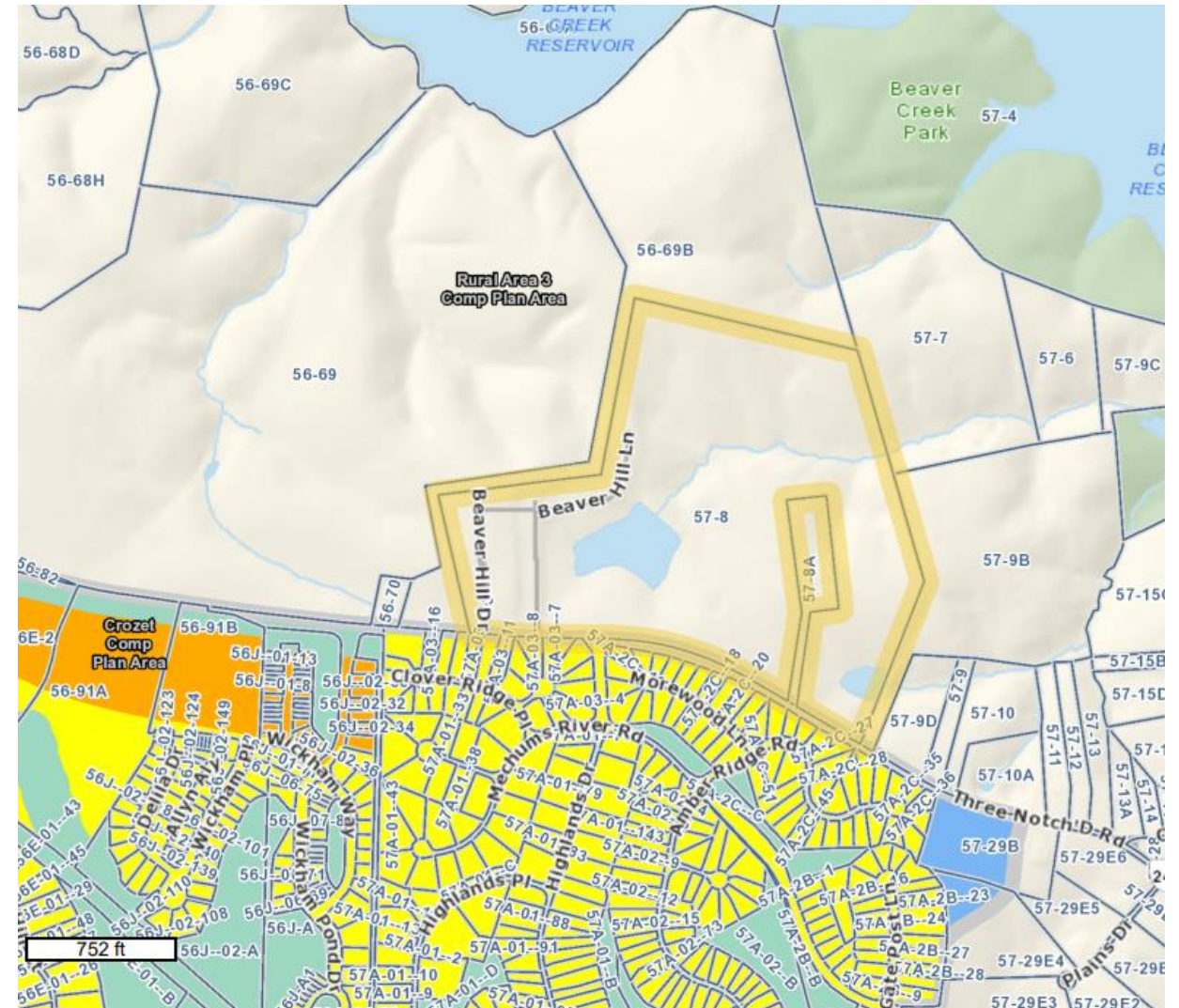
Comp Plan/Master Plan recommends Rural Area Land Use

In water supply watershed (not served by Lickinghole Creek Basin)

Adjacent to DA boundary

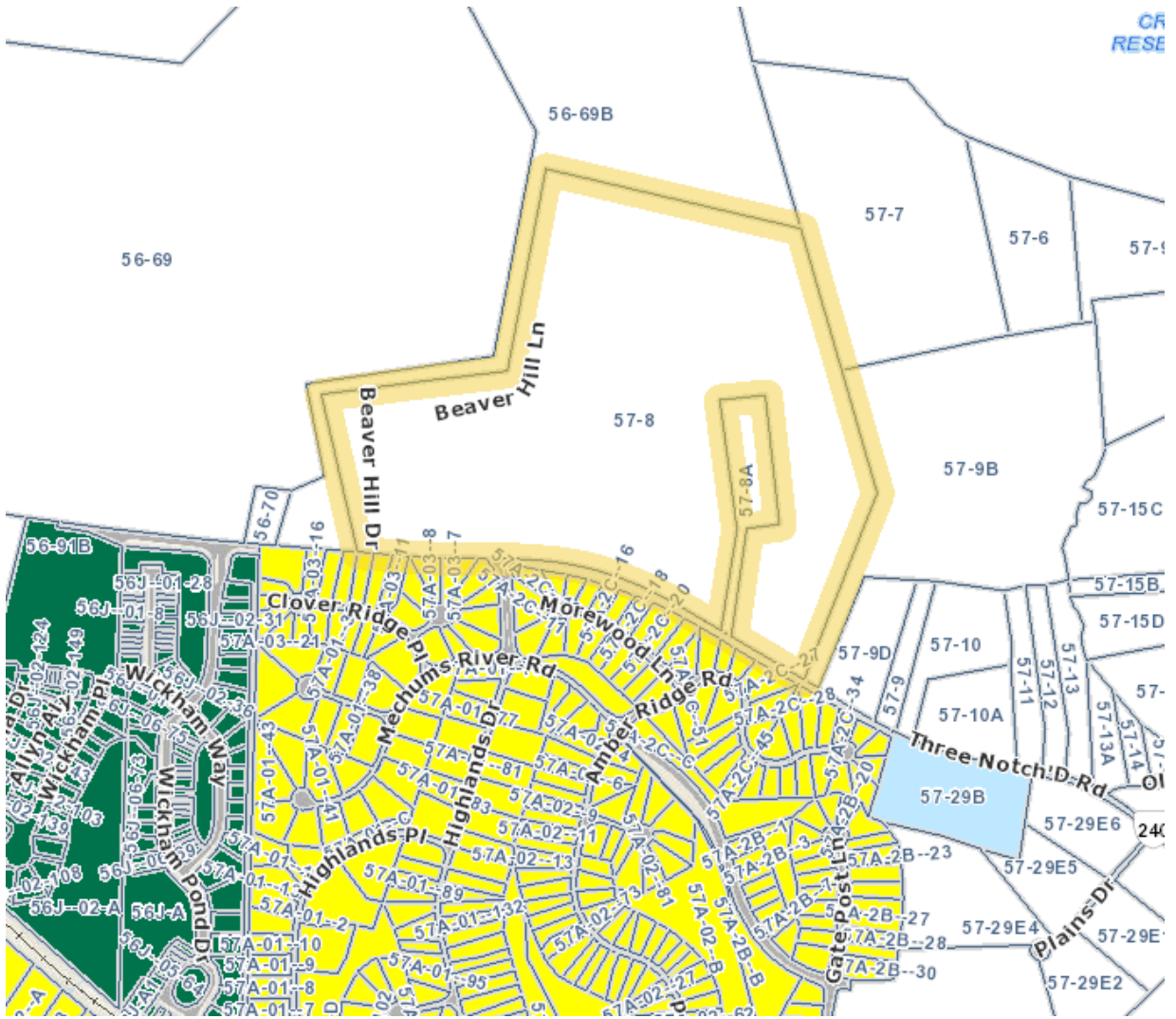
Growth Management Policy encourages growth within DA

Housing Policy encourages increasing supply and variety of housing types in/near to job centers, transit/service/amenities; increasing densities in DAs



Beaver Hill Mobile Home Park Expansion ZMA & SP

Existing Zoning



BEAVER HILL MOBILE HOME PARK CONCEPT PLAN OVERVIEW

Sheet 5 of 7

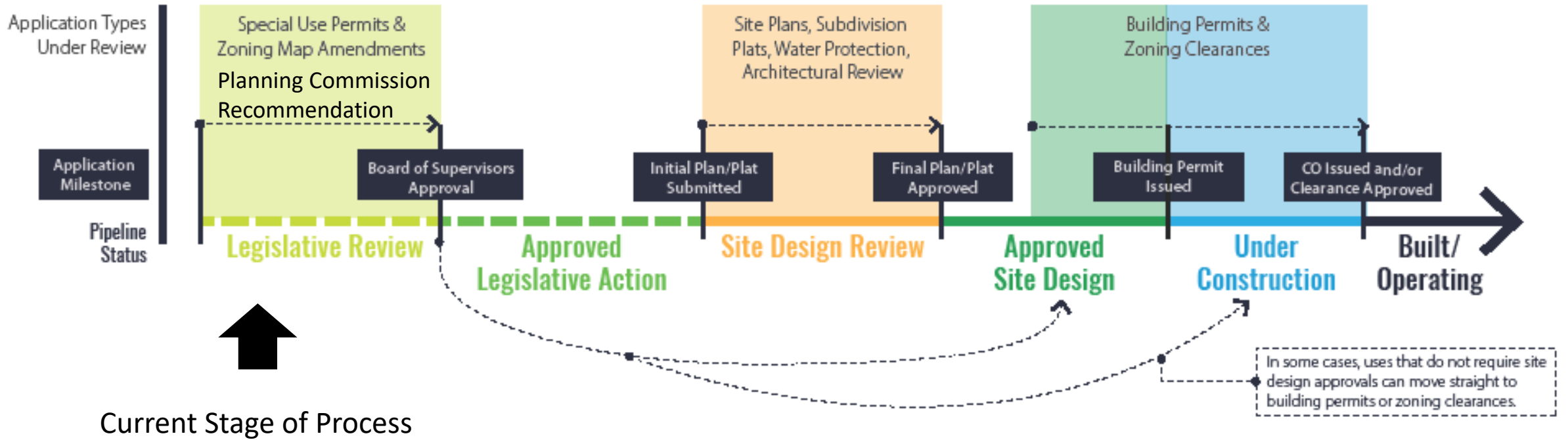
NOTE:
Location of all buildings, travelways, utilities, trails and landscaping are shown for feasibility purposes only.
The exact location may change during site design.

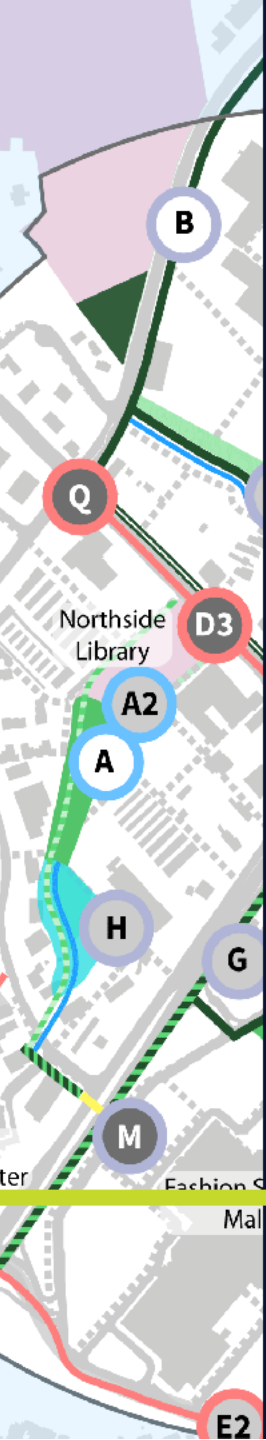


TMP 57-8

Submitted 19 August 2024
project: 24.043

How does development happen in Albemarle County?



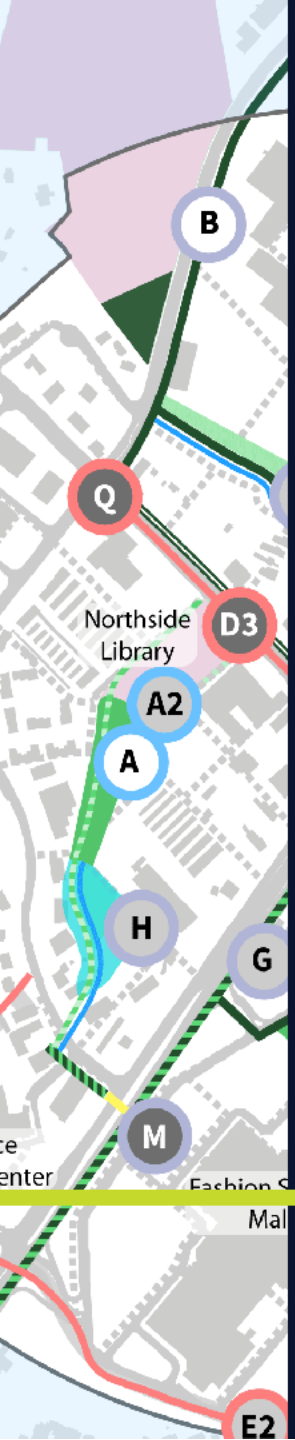


Zoning Map Amendments seek to change a property's zoning
This is a legislative application that is approved at the discretion of the Board.

The application is reviewed for consistency with:

- The area's future land use designation (in the Comprehensive Plan and Master Plan)
- Other recommendations of the Comp Plan/Master Plan & Co. policies
- State & local authority standards and regulations
- Architectural Review Board (ARB) guidelines (if it is located in an "Entrance Corridor")

Zoning Map Amendments



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

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.

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.

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

special use permit (SP)

Timeline

Community Meeting

November 13, 2024

Staff Comments to Applicant

Following Community Mtg

Planning Commission Public Hearing

Not Scheduled

Board of Supervisors Public Hearing

Not Scheduled

David Benish | dbenish@albemarle.org