

**RESOLUTION TO APPROVE SPECIAL EXCEPTIONS 1-20, 22, AND 23 FOR
SE202300010 PARK ROAD MANUFACTURED HOME PARK**

WHEREAS, County staff recommends that certain special exceptions sought by the applicant (listed in its submission as Special Exceptions 1, 2, 8-15, and 20) be approved by the Albemarle County Board of Supervisors; and

WHEREAS, County staff also recommends that certain other special exceptions sought by the applicant (listed in its submission as Special Exceptions 3-7, 16-19, 22 and 23) be approved by the Albemarle County Board of Supervisors with conditions; and

WHEREAS, upon consideration of the Memorandum prepared in conjunction with the special exceptions application SE202300010 Park Road Manufactured Home Park and the attachments thereto, including staff's supporting analysis, the recommendations of the Planning Commission at its June 27, 2023 meeting, and all of the relevant factors in Albemarle County Code §§ 18-5.3.3(a), 18-5.3.4(d), 18-5.3.5(a), 18-5.3.5(b), 18-5.3.5(c), and 18-5.3.5(d), 18-5.3.7(b), 18-5.3.8(a), 18-5.3.8(b), 18-5.3.8(b)(3)(a), 18-5.3.8(b)(3)(b), 18-5.3.8(b)(3)(e), 18-5.3.8(b)(3)(g), 18-5.3.8(b)(3)(j), 18-5.3.8(b)(3)(k), 18-5.3.8(b)(3)(i), 18-5.3.8(b)(3)(m), 18-5.3.8(d), and 18-5.3.8(g), the Albemarle County Board of Supervisors hereby finds that as to proposed Special Exceptions 1-20, 22, and 23, a modified regulation would satisfy the purposes of Zoning Ordinance to at least an equivalent degree as the specified requirement.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby approves each of the following Special Exceptions, all subject to the conditions attached hereto, for and on County Parcel ID 05600-00-00-04800:

1. A special exception from the provisions of County Code § 18-5.3.3(a) to waive the minimum lot size regulation of existing lots.
2. A special exception from the provisions of County Code § 18-5.3.4(d) to reduce the minimum distance between the existing structures that do not meet the required 30' of separation on all sides.
3. A special exception from the provisions of County Code § 18-5.3.5(a), to reduce the 50-foot setback for manufactured homes and other structures from the right-of-way of the existing public street.
4. A special exception from the provisions of County Code § 18-5.3.5(b) to reduce the 50-foot setback for manufactured homes and other structures from the property line when it is adjacent to a residential or rural district.
5. A special exception from the provisions of County Code § 18-5.3.5(c) to increase the setback distance of 25 feet allowed between manufactured homes and other structures at roadway intersections and along internal public streets.
6. A special exception from the provisions of County Code § 18-5.3.5(d) to waive the setback requirement of at least six feet for an existing structure and the manufactured home space lot line.
7. A special exception from the provisions of County Code § 18-5.3.7(b) to waive the requirement to post and maintain markers for all existing lots, provided that each new proposed lot receive a marker and be clearly defined.

8. A special exception from the provisions of County Code § 18-5.3.7(b) to waive the outdoor living area requirement for all pre-existing and proposed lots and to waive the storage area requirements for all existing structures.

9. A special exception from the provisions of County Code § 18-5.3.8(a) to waive the requirement for off-street parking for all existing and proposed lots.

10. A special exception from the provisions of County Code § 18-5.3.8(b) to waive the 40 foot right-of-way minimum for all existing and proposed to remain streets.

11. A special exception from the provisions of County Code § 18-5.3.8(b) to waive the minimum typical sections for park streets that abut manufactured home sites for all existing streets.

12. A special exception from the provisions of County Code § 18-5.3.8(b)(3)(a) to waive the required minimum width provided that a clear unobstructed travelway width of 22' be sufficient.

13. A special exception from the provisions of County Code § 18-5.3.8(b)(3)(b) to waive the pavement requirements for all private roads that are pre-existing and proposed to remain.

14. A special exception from the provisions of County Code § 18-5.3.8(b)(3)(e) to waive the minimum horizontal centerline curve radius of 250 feet.

15. A special exception from the provisions of County Code § 18-5.3.8(b)(3)(g) to waive the minimum radius of edge of pavement intersections of 25 feet provided that no parking signs be provided at intersections to allow for safe turns.

16. A special exception from the provisions of County Code § 18-5.3.8(b)(3)(h) to waive the drainage requirements as the pre-existing and proposed to remain system does not pose any flooding issues for the property.

17. A special exception from the provisions of County Code § 18-5.3.8(b)(3)(j) to waive the requirement that driveways should be paved the same as streets to the right-of-way line.

18. A special exception from the provisions of County Code § 18-5.3.8(b)(3)(k) to waive the curb drop inlets requirement as there are no known drainage issues and drainage will be addressed with the VSMP Plan which will meet all state and county requirements.

19. A special exception from the provisions of County Code § 18-5.3.8(b)(3)(l) to waive the requirement that storm sewers shall be designed in accordance with VDOT criteria as there are no known drainage issues and that grading and drainage will be addressed with the VSMP Plan which will meet all state and county requirements.

20. A special exception from the provisions of County Code § 18-5.3.8(b)(3)(m) to waive the requirement that all construction and materials should be in accordance with current VDOT road and bridge standards and specifications since the streets are existing and there are no new streets being proposed.

22. A special exception from the provisions of County Code § 18-5.3.8(d) to waive the requirements of pedestrian access.

23. A special exception from the provisions of County Code § 18-5.3.8(g) to waive the landscaping and screening requirements provided that street trees are provided along Park Road.

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of _____ to _____, as recorded below, at a regular meeting held on _____.

Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Andrews	_____	_____
Mr. Gallaway	_____	_____
Ms. LaPisto-Kirtley	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Price	_____	_____

Park Road Manufactured Home Park: Special Exception Request Conditions

1. Development of the use must be in general accord with the revised conceptual plan titled “Crozet Mobile Home Community,” prepared by Shimp Engineering and submitted 7/26/2023. To be in general accord with this Conceptual Plan, development must reflect the following major elements essential to the design of the development:
 - a. Location of buildings;
 - b. Location of parking areas;
 - c. Location of roads, alleys, and cul-de-sacs; and
 - d. Location of trail and access easement

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

2. Prior to final site plan approval, the owner must provide a pedestrian path and trees along Park Road from Adele Street to Alfred Street.
3. The manufactured home park must not exceed eighty-seven (87) manufactured homes.
4. Final site plan design must include on-site recreational amenities, including a minimum of one tot-lot or equivalent substitutions as may be approved by the Director of Planning, in accordance with County Code Section 18-4.16.2.1.