

**RESOLUTION TO APPROVE
SP202200029 PARK ROAD
MANUFACTURED HOME PARK**

WHEREAS, upon consideration of the staff report prepared for SP 202200029 Park Road Manufactured Home Park and the attachments thereto, including staff’s supporting analysis, the information presented at the public hearing, any comments received, and all of the relevant factors in Albemarle County Code §§ 18-16.2.2 and 18-33.8(A), the Albemarle County Board of Supervisors hereby finds that the proposed special use would:

- 1. not be a substantial detriment to adjacent parcels;
- 2. not change the character of the adjacent parcels and the nearby area;
- 3. be in harmony with the purpose and intent of the Zoning Ordinance, with the uses permitted by right in the R-6 Residential zoning district, with the applicable provisions of Albemarle County Code § 18-5, and with the public health, safety, and general welfare (including equity); and
- 4. be consistent with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby approves SP 202200002 Park Road Manufactured Home Park, subject to the conditions attached hereto.

* * *

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	_____	_____

SP202200029 Park Road Manufactured Home Park Special Use Permit 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 easementMinor 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.