

COUNTY OF ALBEMARLE

TRANSMITTAL TO THE BOARD OF SUPERVISORS

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: ZTA201700008 Manufactured Homes	AGENDA DATE: January 10, 2018
SUBJECT/PROPOSAL/REQUEST: Public hearing on a zoning text amendment to update existing regulations and terms in relation to the term and use category of "manufactured homes," previously known as "mobile homes."	STAFF CONTACT(S): Leah Brumfield, Amelia McCulley, John Blair PRESENTER (S): Leah Brumfield

BACKGROUND:

On April 5, 2017, the Board of Supervisors adopted a resolution of intent to amend the Zoning Ordinance to update the term "mobile home" to "manufactured home" to bring the Ordinance into accordance with state and federal laws. HUD regulations classify all factory-built homes built after 1976 as "manufactured homes," while such homes built before 1976 are classified as "mobile homes." Currently, the Ordinance refers primarily to "mobile homes," and refers to outdated regulations and street standards for manufactured home parks. This amendment updates the ordinance to the current term for manufactured home, implements street width requirements for manufactured home park streets with on-street parking to create consistency with current standards and practices, and adds back in diagrams that were mistakenly omitted from the current Ordinance. (See Attachment D.) Additionally, it clarifies that the special use permits allowing manufactured home subdivisions and parks may only be approved by the governing body of the County, as required by Virginia Code § 15.2-2286(A)(3).

The annotated draft ordinance (Attachment E) provides comments regarding the changes.

PLANNING COMMISSION ACTION:

At its meeting on December 5, 2017, the Planning Commission voted unanimously to recommend adoption of ZTA 201700008. (See Attachments A, B, and C for the Planning Commission staff report, action memo, and minutes.)

DISCUSSION:

The Commission was satisfied that the amendments proposed by staff were appropriate and recommended approval.

RECOMMENDATIONS:

Staff and the Planning Commission recommend that the Board adopt the attached zoning text amendment (Attachment F).

ATTACHMENTS:

- A- Planning Commission Staff Report
- B- Planning Commission Action Memo
- C- Planning Commission Minutes
- D- Figures from 1969 Ordinance Comparison
- E- Annotated draft Zoning Text Amendment
- F- Proposed Zoning Text Amendment