
SPECIAL USE PERMIT-20-0011. 2944 Chickahominy Road Manufactured Home Replacement

Staff Report for the July 14, 2020, Board of Supervisors Public Hearing**SUMMARY FACTS**

Applicant: Ms. Sandra Kimrey

Land Owner: Ms. Miranda Sadler

Proposal: To allow for the placement of a manufactured home

Location: 2944 Chickahominy Road

Tax Map/Parcel No.: 2230200001

Project Acreage: ± 1.1 acres

Zoning: R-8, Rural Residential

Comprehensive Plan: Rural Lands

Primary Service Area: Outside (PSA)

Staff Contact: Tom Leininger, Planner

PUBLIC HEARING DATES

Board of Supervisors: July 14, 2020, 5:00 p.m.

FACTORS FAVORABLE

1. With the proposed conditions, staff finds the proposal compatible with surrounding zoning and development.

2. With the proposed conditions, the proposal is consistent with the recommendations of the Comprehensive Plan adopted in 2015, “*Toward 2035: Leading the Way.*”
3. Staff finds that the proposed application satisfies the regulations for manufactured homes requiring Special Use Permits (SUPs) found in Section 24-107 of the Zoning Ordinance.
4. Impacts: See Impact Analysis on Pages 3-4.

FACTORS UNFAVORABLE

1. Impacts: See Impact Analysis on Pages 3-4.

SUMMARY STAFF RECOMMENDATION

Staff recommends the Board of Supervisors approve this application subject to the attached conditions.

PROJECT DESCRIPTION

Ms. Sandra Kimrey of Clayton Homes of Newport News has applied for an SUP for the placement of a manufactured home at 2944 Chickahominy Road. There is an existing manufactured home on the site that received Board of Supervisors’ approval on November 20, 1989. The existing home will be removed and replaced with the new manufactured home. The approved resolution from 1989 stated the application was for that specific manufactured home and replacing the manufactured home would require a new SUP. Manufactured homes outside of the PSA in the R-8, Rural Residential District, require an SUP. The proposed manufactured home will be 28 feet in width and 56 feet in length.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

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PLANNING AND ZONING HISTORY

On October 20, 1986, the Board of Supervisors approved of the initial placement of a manufactured home. On November 20, 1989, the Board of Supervisors approved of the replacement of the manufactured home.

SURROUNDING ZONING AND DEVELOPMENT

The properties surrounding this parcel are all zoned R-8, Rural Residential and designated Rural Lands on the 2035 Comprehensive Plan Land Use Map.

REGULATIONS FOR A MANUFACTURED HOME REQUIRING AN SUP

Per Section 24-107 of the Zoning Ordinance, manufactured homes requiring SUPs shall comply with the following regulations:

- (1) An application and a vegetative screening plan shall be submitted to the administrator.

The applicant has provided a plat showing the proposed location of the manufactured home and existing tree line. As the proposed manufactured home location does not interfere with the existing tree line and the proposed manufactured home will be placed in the general area of the existing manufactured home, staff finds the provided documentation adequate to screen the manufactured home.

- (2) No manufactured home shall be placed within 300 feet of any of the following interstate highways, principal or minor arterial

streets, or major collector streets: Interstate 64, Route 60 West, Route 5, Route 30, Croaker Road, Centerville Road, and Greensprings Road.

The proposed manufactured home is not located within 300 feet of the aforementioned roads.

COMPREHENSIVE PLAN

- The site is designated Rural Lands on the adopted Comprehensive Plan Land Use Map. Appropriate primary uses include traditional agricultural and forestal activities, but also uses such as agri-tourism, rural support business, and rural-based public or commercial recreation. In addition to the primary uses, Rural Lands contain scattered houses at a low density. This proposal seeks to replace an existing residential home with no net increase in units or density.
- The development standards state that non-agricultural/non-forestal uses should be sited to minimize impacts or disturbance to agricultural and forestal uses, open fields, and important agricultural/forestal soils and resources. Staff finds the use to be consistent given that the proposed manufactured home location will generally be in the same location as the current manufactured home, so there will be no impacts or disturbance to agricultural and forestal uses. Existing vegetation on site will be maintained.

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SPECIAL USE PERMIT-20-0011. 2944 Chickahominy Road Manufactured Home Replacement**Staff Report for the July 14, 2020, Board of Supervisors Public Hearing****IMPACT ANALYSIS**

Impacts/Potentially Unfavorable Conditions	Status (No Mitigation Required/Mitigated/Not Fully Mitigated)	Considerations/Proposed Mitigation of Potentially Unfavorable Conditions
<u>Public Transportation: Vehicular</u>	<u>No Mitigation Required</u>	-The proposal is not anticipated to generate traffic exceeding a typical residential use. -No changes anticipated to Level of Service on Browns Drive.
<u>Public Transportation: Pedestrian/Bicycle</u>	<u>No Mitigation Required</u>	-Pedestrian/bicycle accommodations are not shown on the adopted Pedestrian/Bicycle Accommodations Master Plan.
<u>Public Safety</u>	<u>No Mitigation Required</u>	-Subject property is located within an 11-minute radius of Fire Station 1. -The proposal does not generate impacts that require mitigation to the County's emergency services or facilities.
<u>Public Schools</u>	<u>No Mitigation Required</u>	-The proposal replaces an existing residential unit, no additional impact is anticipated.
<u>Public Parks and Recreation</u>	<u>No Mitigation Required</u>	-The proposal does not generate impacts that require mitigation to the County's parks and recreation services or facilities.
<u>Public Libraries and Cultural Centers</u>	<u>No Mitigation Required</u>	-The proposal does not generate impacts that require mitigation to public libraries or cultural centers.
<u>Groundwater and Drinking Water Resources</u>	<u>No Mitigation Required</u>	-The proposal does not generate impacts that require mitigation to groundwater or drinking water resources.
<u>Watersheds, Streams, and Reservoirs</u>	<u>No Mitigation Required</u>	-The Stormwater and Resource Protection Division has reviewed this application and had no objections. No new impervious surface is proposed as part of this SUP request. Should exterior site improvements be made in the future, those improvements would be subject to additional environmental review at that time.

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<u>Cultural/Historic</u>	<u>No Mitigation Required</u>	-The subject property has been previously disturbed and has no known cultural resources on-site.
<u>Nearby and Surrounding Properties</u>	<u>Mitigated</u>	-Traffic is anticipated to be typical of a residential home, and the proposed SUP conditions will restrict the amount of clearing between the subject parcel and adjacent properties. Future expansions of the use would require an SUP amendment.
<u>Community Character</u>	<u>No Mitigation Required</u>	-This segment of Browns Drive is not designated in a Community Character Corridor nor is it within a Community Character Area.

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PROPOSED SUP CONDITIONS

Proposed conditions are provided as Attachment No. 1.

STAFF RECOMMENDATION

Staff finds the proposal to be compatible with surrounding development and consistent with the recommendations of the adopted Comprehensive Plan and Zoning Ordinance. Staff recommends that the Board of Supervisors approve this application subject to the attached conditions.

TL/md
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Attachments:

1. Resolution
2. Location Map
3. Master Plan
4. Proposed Manufactured Home