

**SPECIAL USE PERMIT-22-00. Baker Family Manufactured Home
Staff Report for October 10, 2000, Board of Supervisors Public Hearing**

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

PUBLIC HEARINGS

Board of Supervisors: Building C Board Room; County Government Complex
October 10, 2000, 7:00 p.m.

SUMMARY FACTS

Applicant/Land Owner: Ms. Patrice Baker/John Ferguson

Proposed Use: Manufactured Home

Location: 3191 Chickahominy Road

Tax Map and Parcel No.: (22-1)(2-64)

Primary Service Area: Outside

Parcel Size: .91 acres approximately

Existing Zoning: R-8, Rural Residential

Comprehensive Plan: Rural Lands

Surrounding Zoning: All adjacent properties are zoned R-8, Rural Residential

Staff Contact: John Rogerson – Phone 253-6685

STAFF RECOMMENDATION:

While this application represents a continuation of a nonconforming use with respect to multiple dwellings on a single property, staff supports the proposal of replacing the existing nonconforming manufactured home with a new one. The proposed manufactured home, with conditions, will meet all of the administrative criteria for the placement of a manufactured home. Staff recommends the Board of Supervisors approve this Special Use Permit with the attached conditions.

History

A Conditional Use Permit was issued on August 6, 1976, to replace an existing manufactured home on this property. The applicant is requesting permission to replace that manufactured home with a new 2001 model.

Description of Project

The proposed manufactured home is a Timberlake Series Model No. 4563-B. This unit is 26 feet wide and 56 feet long. It is a three bedroom model with two bathrooms. There is one other single-family dwelling located on the property. Two dwellings on this property represents a nonconforming use. The current ordinance requires the property to be large enough to subdivide into two lots (six acres required). The property is .91 acres in size.

Surrounding Zoning

Adjacent properties are zoned R-8, Rural Residential.

Surrounding Area

Adjacent properties are zoned R-8, Rural Residential.

Access

The property fronts on Chickahominy Road.

Public Utilities

The manufactured home is located outside the PSA and will be served by private well and septic system. The Health Department has approved the use of the existing well and septic system for the proposed manufactured home.

Screening

The existing vegetative screening on-site is sufficient for meeting the standard landscape plan for manufactured home placement. The combination of elevation of the property from the road and existing vegetation would provide an effective screen.

RECOMMENDATION:

Staff finds this replacement proposal consistent with Section 24-634(d) of Article VII, Nonconformities, of the Zoning Ordinance. The proposed manufactured home, with conditions, would meet all of the administrative guidelines for the placement of new manufactured homes. While this application represents a continuation of a nonconforming use with respect to multiple dwellings on a lot, it does provide an improvement in living conditions. Staff recommends the Board of Supervisors approve this special use permit with the conditions listed below.

1. This permit shall be valid only for the 2001 Timberlake Series Model No. 4563-B double-wide unit applied for. If the manufactured home is removed, this permit shall become void. Any replacement shall require a new permit from the Board of Supervisors. If the special use permit is not exercised, it shall become void one year from the date of approval.
2. The manufactured home shall be skirted and meet the requirements of the Department of Housing and Urban Development Manufactured Home Construction and Safety Standards.
3. The existing manufactured home shall be removed within thirty (30) days of placement of the new manufactured home.
4. The existing vegetation between Chickominy Road and the manufactured home shall remain undisturbed except for removal of windfalls and deadfalls, and any future utility connections as approved by the Director of Planning.
5. This special use permit is not severable; invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

John Rogerson

CONCUR:

O. Marvin Sowers, Jr.

JR/alc
sup-22-00.wpd

Attachments:

1. Location Map
2. Resolution