

**PLANNING COMMISSION
SPECIAL EXCEPTION REPORT SUMMARY**

CASE NUMBER: SE-16-01

APPLICANT: Sun Pool 1, LLC / Pine Ridge Mobile Home Park

LOCATION: 400 Swift Street Prince George, VA 23875

TAX MAP: 240(OA)00-099-0 / 108 acres

REQUEST: Special Exception to permit a mobile home park

EXISTING ZONING: R-A, Residential Agricultural Zoning District

EXISTING USE: Mobile Home Park

PROPOSED USE: Mobile Home Park

UTILITIES: County water and sewer

REAL ESTATE TAXES: Delinquent taxes are not owed to the County

MEETING INFORMATION:

Planning Commission: Thursday, April 28, 2016 at 7:30 p.m.

Board of Supervisors: Tuesday, May 24, 2016 at 7:30 p.m.

ATTACHMENTS:

1. Special Exception Application and Textual Statement
2. Staff Report and GIS Map of the Surrounding Properties
3. Conceptual Plan and VDOT Turn Lane Analysis Report

PRINCE GEORGE COUNTY, VIRGINIA
PLANNING COMMISSION STAFF REPORT
SPECIAL EXCEPTION SE-16-01 PINE RIDGE MHP
PUBLIC HEARING: April 28, 2016

Request:

A Special Exception for the expansion and modernization of Pine Ridge Mobile Home Park into Pine Ridge Mobile / Manufactured Home Park in an R-A, Residential Agricultural Zoning District.

Case Summary:

The applicant, Sun Pool 1, LLC, is proposing to expand their existing mobile home park through the construction of a 12-inch water main approximately ½ mile along State Route 156 allowing for connection to the County water system. They are proposing to add 139 additional home sites, construct a community clubhouse, remodel and update the community offices, relocate and improve the community playgrounds, to include new playground equipment, modify the site drainage to reduce ponding water near Cardinal and Wren Streets, and perform upgrades to road sections, site landscaping, signage and the common open space area for the residents.

Existing Use and Surrounding Zoning:

The property is zoned R-A, Residential Agricultural with a Special Exception to permit the park. The properties surrounding the subject parcel are all zoned R-A, Residential - Agricultural and contain single-family dwellings or are vacant. There is one property located south of the site that contains a closed general store and it is zoned B-1, General Business for commercial uses.

Comprehensive Plan:

The 2014 Comprehensive Plan Update recommends this portion of the County for residential use. This request complies with the Plan for temporary single and doublewide mobile homes as single family dwelling uses. The 2016 Water and Wastewater Master Plan calls for water line extensions to serve residential developments within the Central Service Area of the County. The ½ mile long water line extension up SR 156 to serve the development complies with the new plan and provides the needed capacity to allow for the expansion of the mobile home park.

County Engineer and Utilities:

Chip England, P.E., County Engineer, has provided the following comments after working with Bob Hufnagel, P.E., Atwell Engineering of Ann Arbor, Michigan and with Derrick Johnson, P.E., Timmons Group on the expansion of the existing mobile home park along Prince George Drive:

1. The developer will need to provide documentation recording the conveyance of property interests for the parcels for the connection to and use of the Pine Ridge wastewater collection system. The developer will extend the public water main up Route 156 until just beyond Sandpiper Lane. The developer will be providing public water connection for the single family homes located at 6903 and 6911 Sandpiper Lane.

2. The developer should provide a water service connection for 6827 Prince George Drive at the edge of the Route 156 right-of-way north of Sandpiper Lane near the end of the required extension. The developer should consider how their planned improvements may be able to address the Benesek's interest and remain in contact with these citizens.
3. The developer will provide water service connections and pay the tap fees for all parcels with premises containing sanitary facilities located within 200 feet of the property line adjoining the right-of-way or easement containing the new water line. The meter box, meter setting, and water meter shall be furnished for each new service connection provided conforming to Prince George County standards. In addition, the Developer will be responsible for paying connection charges for each new service connection provided and we will be addressing this requirement within the County water agreement.

VDOT – Petersburg Residency:

Paul Hinson, P.E., LEED AP, VDOT - Land Use Engineer has reviewed the request and the turn lane warrant analysis dated March 30, 2016 prepared by W. Scott Dunn, AICP, PTP, Timmons Group on the expansion of the existing mobile home park along Prince George Drive (SR 156):

1. VDOT has reviewed the submitted Special Exception request to add an additional 139 home sites for a total of 384 sites in accordance with VDOT's Access Management Regulations, 24VAC30-73. SR 156, Prince George Drive has a functional classification as a minor arterial and a posted speed limit of 45 MPH. In accordance with the Access Management Regulations, spacing between full access entrances must be 470 feet from centerline to centerline.

The applicant is voluntarily closing three (3) of the seven (7) existing entrances serving their development. The spacing between the remaining full access entrances to the site is approximately 240 feet. This separation does not meet VDOT's requirement and an exception request to the access management standards will need to be approved for the reduced spacing from the required spacing of 470 feet. VDOT will begin processing the access management waiver request concurrent with the Special Exception application process with the applicant's engineering consultant.

2. At VDOT's request the applicant has submitted a turn lane warrant analysis for the four entrances proposed to remain as are shown on the concept plan that was included with the application. VDOT's review of the turn lane warrant analysis concurs that no right or left turn lanes will be warranted by this proposed development. This concurrence is contingent upon approval of the access management waiver request to allow the reduced spacing for the four existing entrances to remain to serve this development.
3. The proposed project includes an approximately ½ mile long extension of a potable water line to serve the project site. VDOT's preference would be for the waterline to be installed within a utility easement outside of the VDOT right-of-way (ROW). In the event that the waterline is installed within the VDOT ROW, then the waterline will need to be installed between the existing ROW line and the backside of the ditch. Installation within the shoulder areas of the roadway or between the roadway and the ditch are not acceptable locations. All proposed construction within the VDOT ROW will be required to meet VDOT specifications and design standards. VDOT will participate in the site plan review process and provide reviews of the portions of the site in the VDOT ROW.

Recommendation:

Staff recommends Approval of the proposed expansion with these recommended conditions:

1. This Special Exception is granted for a mobile home park use to Sun Pool 1, LLC or any other division of Sun Communities, Incorporated on Tax Map 240(0A)00-099-0.
2. The developer, at their cost, will construct a community clubhouse available for resident use, along with relocating and improving community playground areas suitable to serve the mobile home park community, perform upgrades to road sections, modify on-site drainage to reduce standing water, and upgrade the landscaping within the common areas prior to full buildout of the expanded mobile home park sites.
3. This Special Exception shall become null and void if the mobile home park use is abandoned for a period of twenty-four (24) consecutive months.
4. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of federal, state or local regulations.