

Issue Analysis Form



Date: May 24, 2016

Item: Sun Pool 1, LLC – requests a Special Exception to expand an existing mobile home park

Lead Department: Community Development

Contact Person: Douglas Miles, Planning Manager

Description and Current Status

Pine Ridge Mobile Home Park is requesting a Special Exception to permit the expansion of the existing park through the construction of a 12-inch water main line approximately ½ mile along State Route 156 allowing for connection to the County water system. They are proposing to add 139 additional home sites, to construct a community clubhouse, remodel and update the community offices, relocate and improve the community playgrounds, to include new playground equipment, and modify the site drainage to reduce ponding, and perform upgrades to road sections, site landscaping, signage and the common open space areas for the residents.

Government Path

Does this require IDA action?

Yes No

Does this require BZA action?

Yes No

Does this require Planning Commission action?

Yes No
April 28, 2016
Recommended for
Approval by 4-3 vote.

Does this require Board of Supervisors action?

Yes No
May 24, 2016

Does this require a Public Hearing?

Yes No

If so, before what date?

n/a

Fiscal Impact Statement

The proposed expansion use will have a limited fiscal impact to the County. It will provide an additional 139 affordable housing units as well as extending the water line at no cost to Prince George County.

County Impact

The proposed expansion of Pine Ridge Mobile Home Park will provide additional tax revenue to Prince George County which has been summarized by the County Real Estate Assessor.

Notes

n/a

Board of Supervisors
County of Prince George, Virginia

Ordinance

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this 24th day of May, 2016:

Present:

Vote:

William A. Robertson, Jr., Chairman
Jerry J. Skalsky, Vice Chairman
Alan C. Carmichael
Donald Hunter
T. J. Webb

SPECIAL EXCEPTION SE-16-01 Request of Sun Pool 1, LLC in the R-A, Residential - Agricultural District for the expansion of Pine Ridge Mobile Home Park with connection to County water and sewer on 156. The site is located at 400 Swift Street and is known as Tax Map 240(0A)00-099-0:

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-16-01 is granted as an amendment to the official zoning map with the following 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.

5. There shall be a six (6) foot tall chain link fence of at least eleven gauge in size, with top rail, near and along the western boundary line from Swift Street to the existing wetlands to preclude trespassing and to be maintained by the developer at their cost.

Adopted on May 24, 2016 and becoming effective immediately.

**BOARD OF SUPERVISORS
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(0A)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.

Planning Commission recommended approval by a 4-3 vote with Brown, Easter and Simmons dissenting due to the comments during public hearing from the adjacent property owners.

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
BOARD OF SUPERVISORS STAFF REPORT
SPECIAL EXCEPTION SE-16-01 PINE RIDGE MHP
PUBLIC HEARING: MAY 24, 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.

Planning Commission:

At the Public Hearing on Thursday, April 28, 2016 there were specific concerns expressed by the adjoining property owners along Prince George Drive relative to the proposed mobile home units being located behind their homes. These adjacent property owners were the extended family members of the original mobile home park developer and they referenced a required fence that was to be installed between their homes and the mobile home park subject property.

May 18th Meeting Summary:

A meeting was held within the Planning Conference Room to discuss the stated concerns by the adjacent property owners with the Planning Manager, County Engineer, the site developer and the developer's engineer from Timmons Group. The adjacent owners requested that the 16 mobile home spaces closest to their property lines be removed and a 6 foot solid board fence be installed on their common property line by the site developer at the developer's expense to preclude trespassing. There were other developer and adjacent property owner issues that were discussed between the two parties and the existing Fence Condition # 5 was not changed. The developer was not in agreement to the removal of the 16 mobile home spaces on this site.

Recommendation:

The Planning Commission and County 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.
5. There shall be a six (6) foot tall chain link fence of at least eleven gauge in size, with top rail, near and along the western boundary line from Swift Street to the existing wetlands to preclude trespassing and to be maintained by the developer at their cost. (Note: Condition was added at the Planning Commission Meeting)



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

May 11, 2016

BOARD OF SUPERVISORS - NOTICE OF PUBLIC HEARING

Dear owner, agent or occupant of each parcel involved that is abutting property and property immediately across the street or the road from the property affected:

This is notification that the Prince George County Board of Supervisors will hold a public hearing on **Tuesday, May 24, 2016, beginning at 7:30 p.m.** in the Board Meeting Room, on the third floor of the County Administration Building, 6602 Courts Drive, Prince George, VA, to consider the following request that involves the Prince George County Zoning Ordinance:

SPECIAL EXCEPTION SE-16-01 Request of Sun Pool 1, LLC in the R-A, Residential - Agricultural District for the expansion of Pine Ridge Mobile Home Park with connection to County water and sewer on 156. The site is located at 400 Swift Street and is known as Tax Map 240(OA)00-099-0. The comprehensive plan indicates the subject property is appropriate for residential land uses.

A copy of the related materials may be examined in Planning and Zoning within the County Administration Building, (804) 722-8678. The department is open from 8:30 am to 5:00 pm, Monday - Friday. All interested persons shall have the opportunity to be heard at said public hearing.

Sincerely,

Douglas Miles

Douglas Miles
Planning Manager



*Roderick M. Compton
County Assessor*

Real Estate Assessor's Office

MEMORANDUM

TO: Douglas Miles
FROM: Roderick M, Compton, Assessor
DATE: April 28, 2016
SUBJECT: Pine Ridge Manufactured Home Park
TMP# 240(OA)00-099-0

Background

The Assessor's Office has reviewed the above referenced Manufactured Home Park with regards to the proposed submitted expansion plan. In Virginia, manufactured home parks are unique to assess because they possess the components of both real property and personal property.

The Real Estate Assessment is generally determined by the Income Approach. The Income Capitalization Approach is based on the assumption that there is a direct correlation between income production capability and value. From the Real Estate Assessment perspective, this value applies to the potential to collect lot rent.

Typically, higher lot rents can be charged for parks that are well maintained with contributing on-site amenities. The Assessor must only consider the portion of the rent that applies to the lot rent. Income attributable to the personal property must be deducted from the gross income. For example, if the park owns a manufactured home and rents the home and lot to a tenant as a "package", only the income attributable to the lot can be used in the Assessor's valuation. The rent attributable to the manufactured home would be a return on the ownership of the personal property.

The manufactured homes themselves are classified as Personal Property. The owner, either an individual who owns the specific manufactured home or the owner of the Park who rents the manufactured home and lot as a "package", must pay personal property tax. The personal property value is based on the manufacturer, model, size, age, and condition of the manufactured home. Personal Property is assessed by the Commissioner of Revenue utilizing Manufactured Home tables and the tax is calculated using the Manufactured Home Tax Rate. The Code of Virginia requires that the Manufactured Home Tax Rate be at the same rate as the Real Estate Tax Rate.

The real estate assessment valuation process for manufactured home parks in Prince George County is as follows:

1. Valued the underlying land.

Land valuation for Manufactured Home Parks is based on the same model as other high density residential uses in the appraisal neighborhood where the park is located. This is typically the R-3 land model.

2. Value the improvements that are classified as Real Property.

The Real Property could include single family dwellings or commercial buildings that are not classified as personal property. This will also include any amenities or infrastructure that is in addition to the normal operation of the Manufactured Home Park. For example, the private paved roads and utility infrastructure that serves the individual mobile home lots will be captured in the "per lot" value calculated in Step 3.

3. Determine the contributing value of manufactured home lots.

The Assessor's Office creates a market per lot contributing value utilizing the Income Approach. The first step is to determine the Potential Gross Income by surveying the market rent per lot. Then the market Vacancy is deducted, and any additional income is added (utility reimbursements, parking charges, etc.) to calculate the Effective Gross Income (EGI). The market Operating Expenses are subtracted from the EGI to calculate the Net Operating Income (NOI). A market Capitalization Rate is applied to the NOI to value the park.

The PGI, Operating Expenses, NOI, and Capitalization Rate are all a function of the quality of the operation, management, and maintenance of the manufactured home park, including the infrastructure and amenities provided. The Assessor's Office classifies the Manufactured Home Parks, from highest to lowest quality as either A, B, C, or D.

The Land Value from Step 1 and the other Real Property Value from Step 2 are subtracted. This Net Value is then divided by the number of legal lots to determine the contributory value per lot for each of the above Manufactured Home Parks (A, B, C, D).

The contributory value of the lots is then calculated by multiplying the number of legal lots by the assigned value.

4. Calculate the Assessed Value.

The values from Step 1, Step 2, and Step 3 are added to calculate the final Assessed Value.

Valuation and Impact of Expansion

The Assessor's Office has recently completed the FY2017 Valuation and the Assessment for above referenced parcel. The 2016 Personal Property value for the manufactured

homes was completed by the Commissioner of Revenue's office. Please note, because of privacy laws, individual personal property assessments are not available. The Personal Property Value is for all Manufactured Homes located on the subject parcel as provided by the Commissioner of Revenue's Office. This value includes not only the manufactured homes owned by Sun Pool 1 LLC, but also individuals. The tax calculation assumes the FY2017 Adopted Real Estate Tax rate of \$0.86 per \$100 of assessed value. The FY2017 values follow:

PINE RIDGE MANUFACTURED HOME PARK FY2017 VALUES AND TAXES				
	Unit	Value	Per Unit	
Land	108.4149	\$ 1,139,700.00	\$ 10,500.00	per acre (rounded)
Other Amenities		1,800.00		
<u>MH Lots</u>	245	<u>4,900,000.00</u>	\$ 20,000.00	per MH lot
Total Real Property Value		\$ 6,041,500.00	\$ 24,700.00	per MH lot
Real Property Tax		\$ 51,956.90	\$ 212.07	per MH lot
Total Personal Property	243	\$ 5,180,836.00	\$ 21,300.00	per MH unit (rounded)
Personal Property Tax		\$ 44,555.19	\$ 183.35	per MH unit
Total Valuation (Real and Personal)		\$ 11,222,336.00	\$ 45,805.45	per MH lot
Total Tax		\$ 96,512.09	\$ 397.17	per MH lot

The proposed changes include the addition of 139 lots. The calculated values below are the stabilized values after these additional lots are fully developed and rented. The personal property value is calculated as if each lot has a manufactured home. The current extrapolated value per manufactured home shown above is used to forecast the potential value change for this proposed expansion. The potential impact of the proposed change follows:

PINE RIDGE MANUFACTURED HOME PARK AS PROPOSED VALUES AND TAXES				
	Unit	Value	Per Unit	
Size	108.4149	\$ 1,139,700.00	\$ 10,500.00	per acre (rounded)
Other Amenities		1,800.00		
MH Lots	384	<u>7,680,000.00</u>	\$ 20,000.00	per MH lot
Total		\$ 8,821,500.00	\$ 23,000.00	per MH lot
Real Property Tax		\$ 75,864.90	\$ 197.56	per MH lot
Total Personal Property	384	\$ 8,179,200.00	\$ 21,300.00	per MH unit (rounded)
Personal Property Tax		\$ 70,341.12	\$ 183.18	per MH unit
Total Valuation (Real and Personal)		\$ 17,000,700.00	\$ 44,272.66	per MH lot
Total Tax		\$ 146,206.02	\$ 380.74	per MH lot

The chart below summarizes the potential changes in each segment of the property. Please be aware that the calculations are for planning purposes only and utilize the FY2017 base assessment rates (land and improvements), tax rates, personal property assessment projections, and manufactured home rates. These rates will most likely change before the proposed changes are actually completed.

PINE RIDGE MANUFACTURED HOME PARK PROPOSED CHANGES SUMMARY

Real Estate Value

FY2017	\$ 6,041,500.00
<u>Proposed</u>	<u>\$ 8,821,500.00</u>
IMPACT	\$ 2,780,000.00

Real Estate Tax

FY2017	\$ 51,956.90
<u>Proposed</u>	<u>\$ 75,864.90</u>
IMPACT	\$ 23,908.00

Personal Property Value

FY2017	\$ 5,180,836.00
<u>Proposed</u>	<u>\$ 8,179,200.00</u>
IMPACT	\$ 2,998,364.00

Personal Property Tax

FY2017	\$ 44,555.19
<u>Proposed</u>	<u>\$ 70,341.12</u>
IMPACT	\$ 25,785.93

Total Value

FY2017	\$ 11,222,336.00
<u>Proposed</u>	<u>\$ 17,000,700.00</u>
IMPACT	\$ 5,778,364.00

Total Tax

FY2017	\$ 96,512.09
<u>Proposed</u>	<u>\$ 146,206.02</u>
IMPACT	\$ 49,693.93

Please let me know if I may answer any further questions.

**Rod Compton
County Assessor**



1001 Boulders Parkway
Suite 300
Richmond, VA 23225

P 804.200.6500
F 804.560.1016
www.timmons.com

To: Mr. Derrick Johnson, Timmons Group
From: W. Scott Dunn, AICP, PTP
Re: Pine Ridge Mobile Home Park Expansion – Turn Lane Warrant Analysis
Date: March 30, 2016
Copy: Thomas Ruff, PE (Timmons Group)

Per your request, Timmons Group (TG) has performed a turn lane warrant analysis for the proposed expansion of the Pine Ridge Mobile Home Park on Route 156 (Prince George Drive) in Prince George County, VA.

Background

Pine Ridge Mobile Home Park currently consists of 245 units. The owner has proposed an additional 139 spaces; bringing the total potential number of mobile home units to 384. At the reviewing agency's request, Timmons Group has performed a turn lane warrant analysis to determine the need for auxiliary left- and right-turn lanes at each of the four (4) existing driveways that serve the development.

Existing Conditions

Pine Ridge Mobile Home Park is located on the east side of Route 156 (Prince George Drive), between U.S. Route 460 (County Drive) and Route 106 (Courthouse Road) and is shown on Figure 1. The existing mobile home park is served by four (4) driveways that provide both ingress and egress to the existing development (see Figure 2).

Route 156 is a 2-lane, undivided minor arterial with a posted speed limit of 45 mph. Available 2015 VDOT traffic data indicates that Route 156 carries approximately 5,200 vehicles per day in the vicinity of the project. AM and PM peak hour volumes distributions during the AM and PM peak were consistent with 52% heading northbound and 48% heading southbound.

Existing AM and PM peak hour volumes at each of the driveways was calculated using hourly directional traffic data for Route 156 provided by VDOT in conjunction with peak hour estimates for the existing 245-unit mobile home park based on Institute of Traffic Engineers (ITE) *Trip Generation Manual, 9th Edition*. Existing background peak hour traffic data is summarized on Figure 3.

Proposed Land Uses and Trip Generation

A preliminary layout for the proposed 139-space expansion of the Pine Ridge Mobile Home Park is shown on Figure 4.

Trip generation for the proposed expansion was calculated using trip generation data from ITE *Trip Generation Manual, 9th Edition*. It is estimated that the 139-space expansion will generate approximately 775 daily trips and 60 to 80 peak hour trips. A summary of the estimated trip generation is shown in Table 1.

**Table 1
 Land Use/Trip Generation Summary**

LAND USE	ITE CODE	AMOUNT	UNITS	WEEKDAY						
				ADT	AM PEAK HOUR			PM PEAK HOUR		
					IN	OUT	TOTAL	IN	OUT	TOTAL
<i>Existing</i>										
Mobile Home Park	240	245	Occupied DU	1,140	22	86	108	88	54	142
<i>Proposed</i>										
Mobile Home Park	240	139	Occupied DU	767	12	49	61	50	31	81

With respect to traffic distribution among the existing driveways, new site-generated trips were assigned based on their proximity to the each of the driveways. This approach resulted in the following traffic distribution:

- Site Entrance #1 (northern) – 40%
- Site Entrance #2 – 15%
- Site Entrance #3 – 15%
- Site Entrance #4 (southern) – 30%

The traffic distributions above, along with the AM and PM peak hour traffic generated by the proposed 139 additional units, is summarized on Figure 5.

The new site-generated traffic from Figure 5 was combined with the existing background volumes shown on Figure 3 to calculate the total (existing + proposed) projected traffic volumes shown on Figure 6.

Turn Lane Warrant Analysis

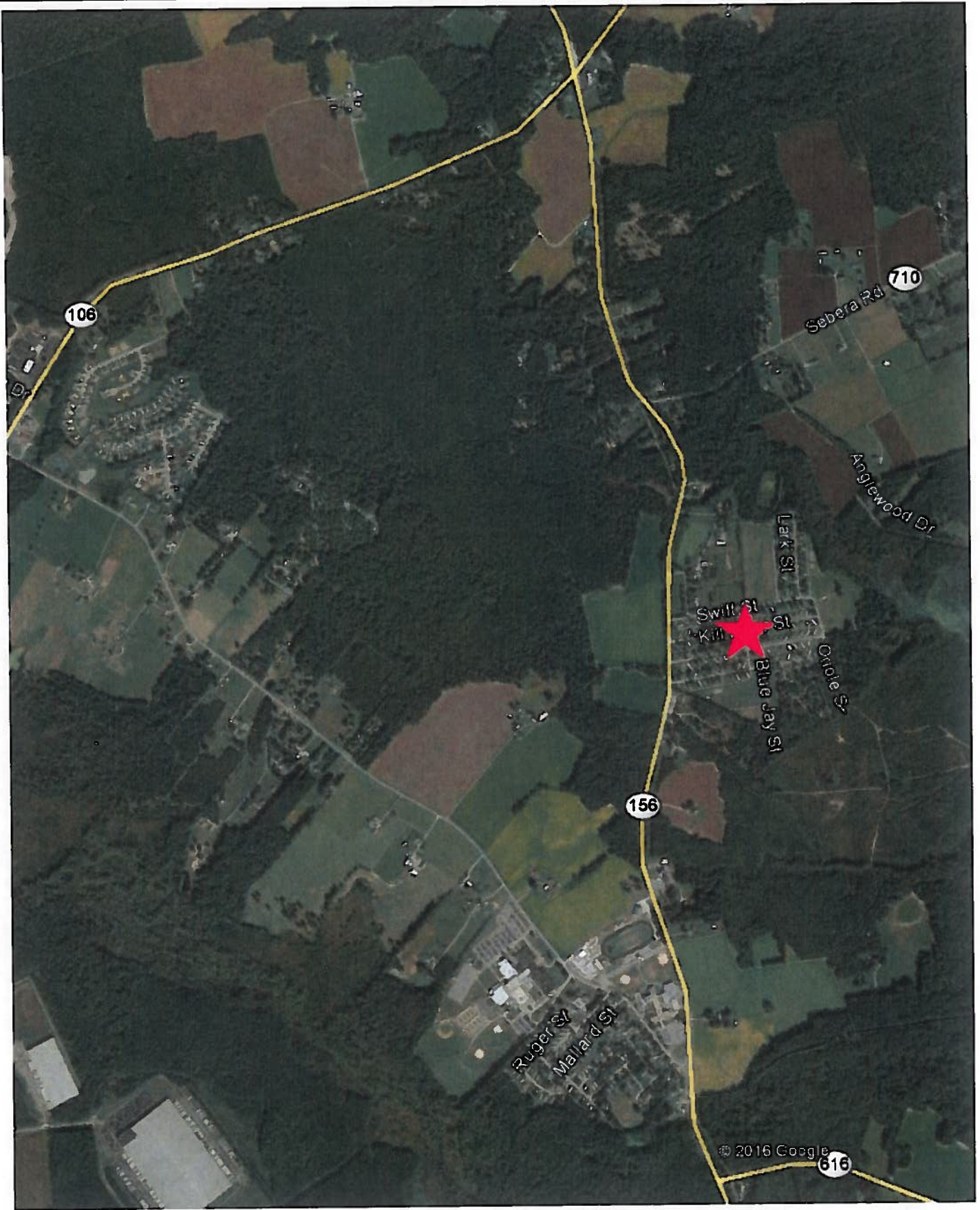
Using the projected AM and PM peak hour volumes shown on Figure 6 and the appropriate left- and right-turn lane warrant nomographs from Appendix F of the VDOT *Road Design Manual*, turn lane warrant analyses were completed for each of the four (4) entrances.

The turn lane warrant analyses indicate that neither a left or right turn lanes are warranted at any of the four (4) entrances to the Pine Ridge Mobile Home Park under proposed buildout conditions.

Copies of the nomographs are shown on Figures 7 through 18.

Conclusions

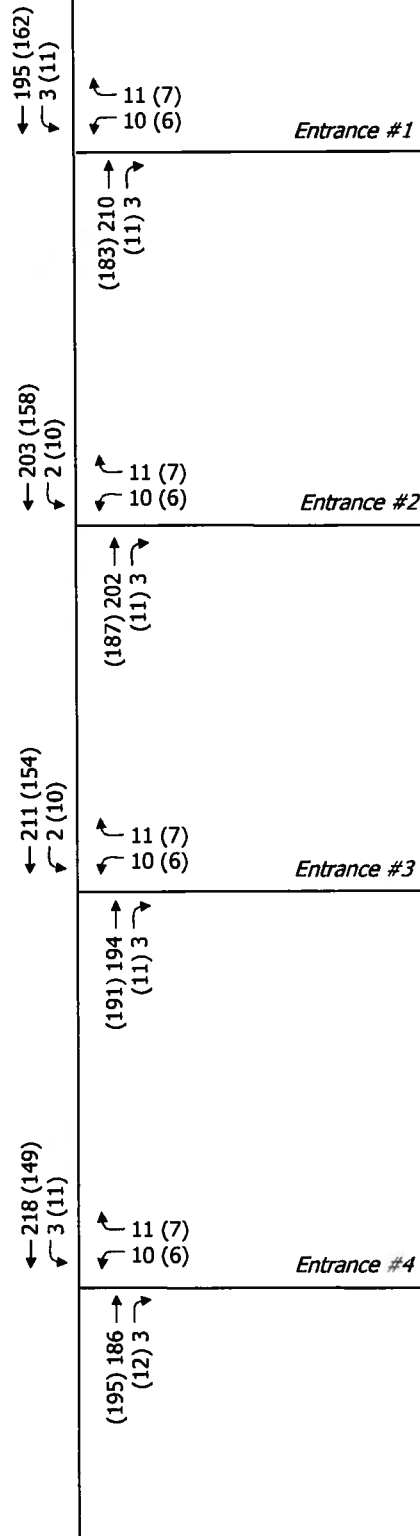
Based on the available data and the turn lane nomographs, auxiliary turn lanes are not required on Route 156 (Prince George Drive) at the entrances to the Pine Ridge Mobile Home Park under full buildout (i.e. 384 units) conditions.

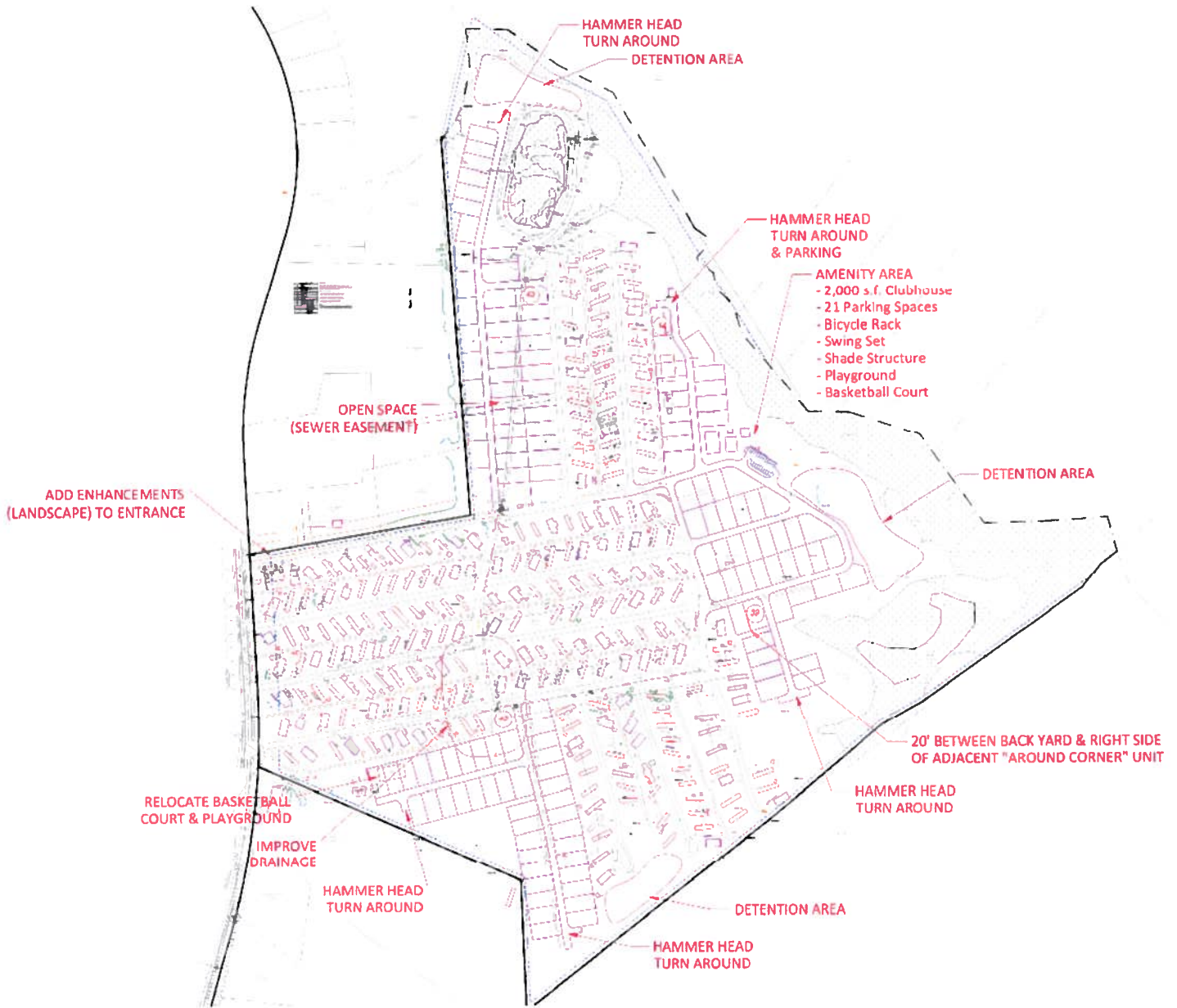


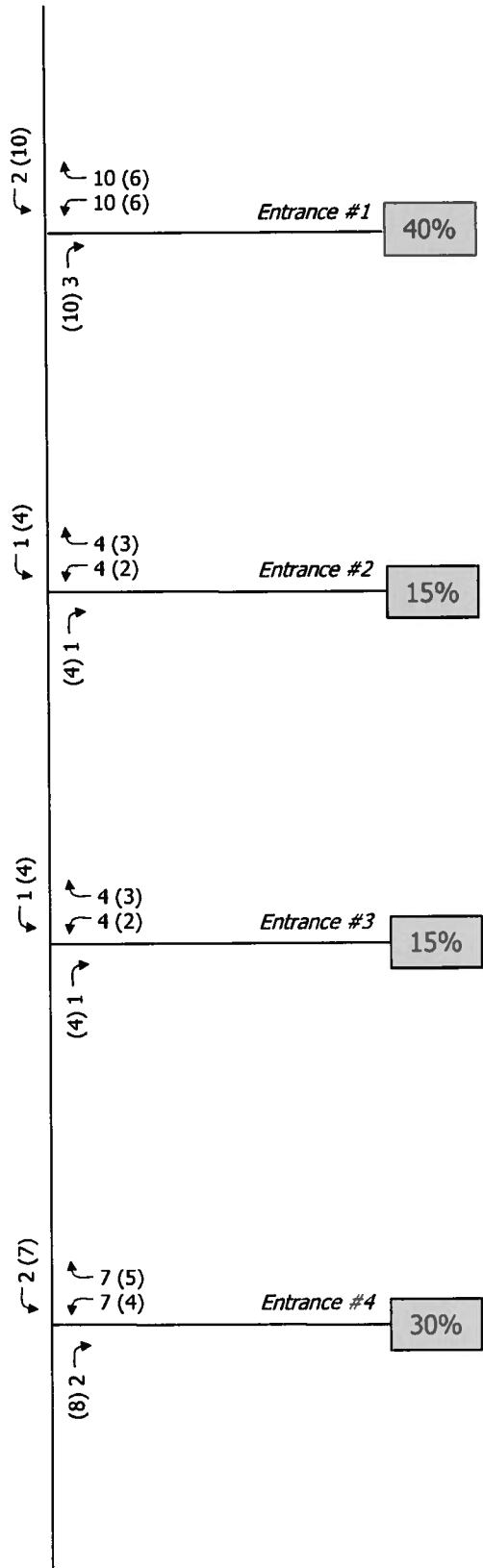
Pine Ridge Mobile Home Park
Surrounding Roadway Network
and Site Location

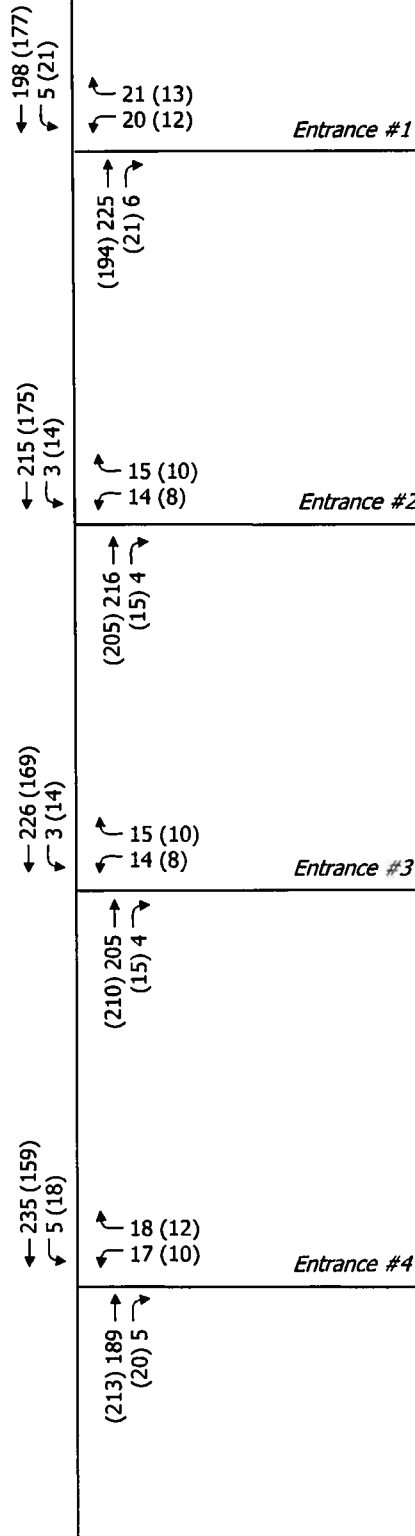
Figure
1



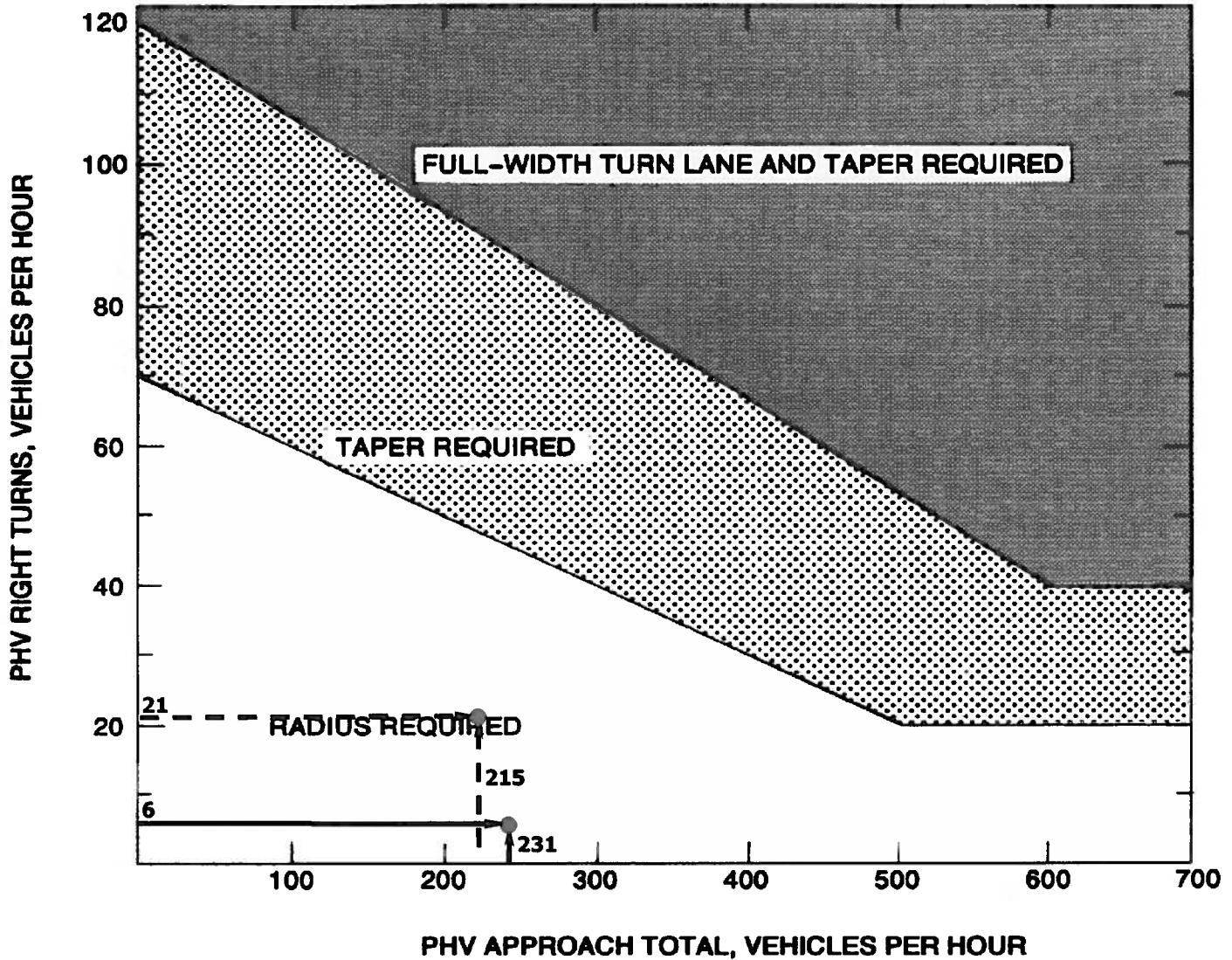








GUIDELINES FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)
 FIGURE 3-26 VDOT ROAD DESIGN MANUAL APPENDIX F



LEGEND
 — AM Peak Hour
 - - - PM Peak Hour

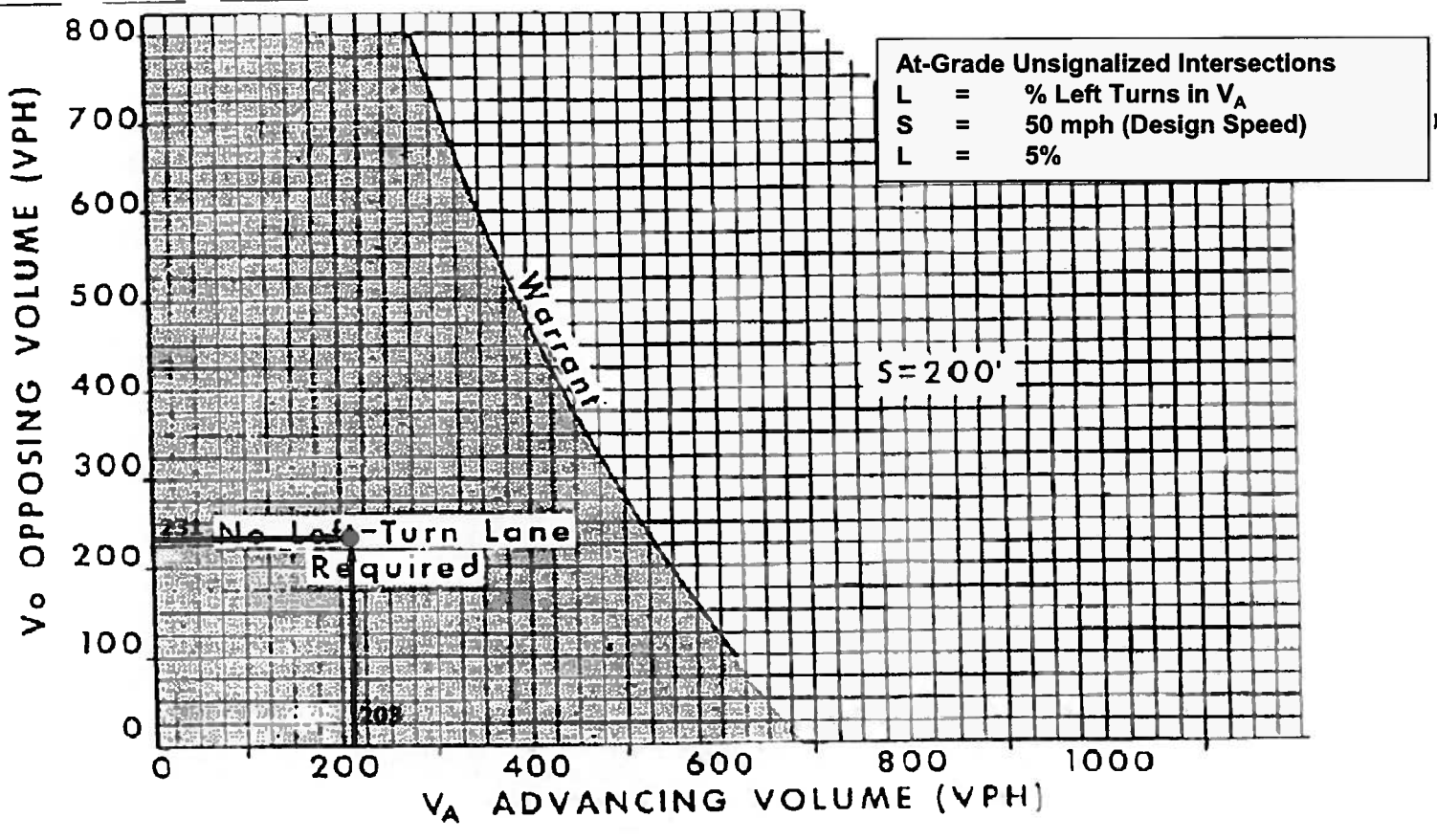
NO RIGHT TURN LANE REQUIRED



Right-Turn Lane Guideline
 Pine Ridge Mobile Home Park
 Entrance 1

Figure
 7

**WARRANT FOR LEFT-TURN STORAGE LANES
ON TWO-LANE HIGHWAYS (50 MPH)
FIGURE 3-11 VDOT ROAD DESIGN MANUAL APPENDIX F**



LEGEND
 — AM Peak Hour
 - - - PM Peak Hour

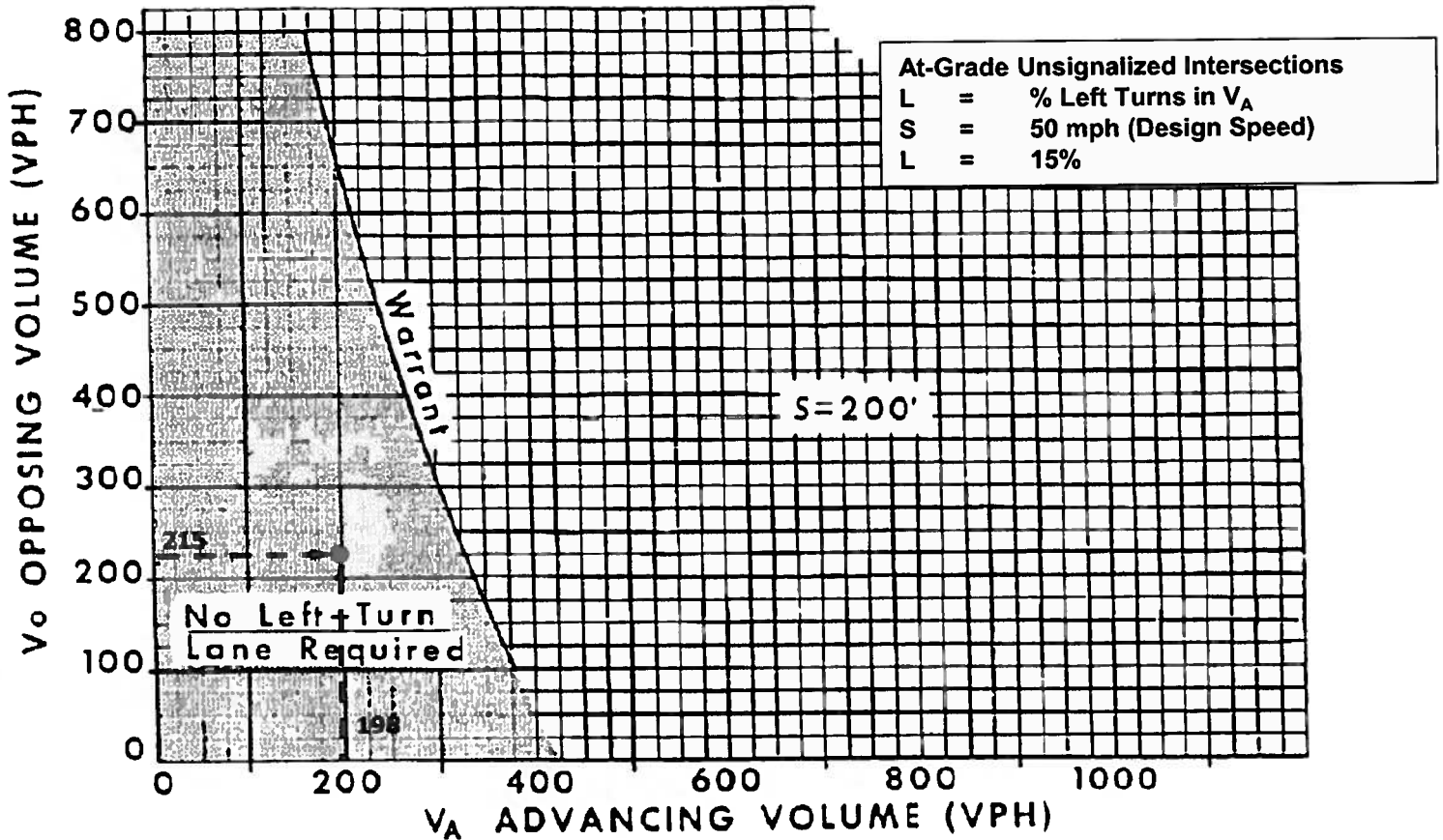
NO LEFT TURN LANE REQUIRED



Left-Turn Lane Warrant
 Pine Ridge Mobile Home Park
 Entrance 1

Figure
 8

**WARRANT FOR LEFT-TURN STORAGE LANES
ON TWO-LANE HIGHWAYS (50 MPH)
FIGURE 3-13 VDOT ROAD DESIGN MANUAL APPENDIX F**



LEGEND
 — AM Peak Hour
 - - - PM Peak Hour

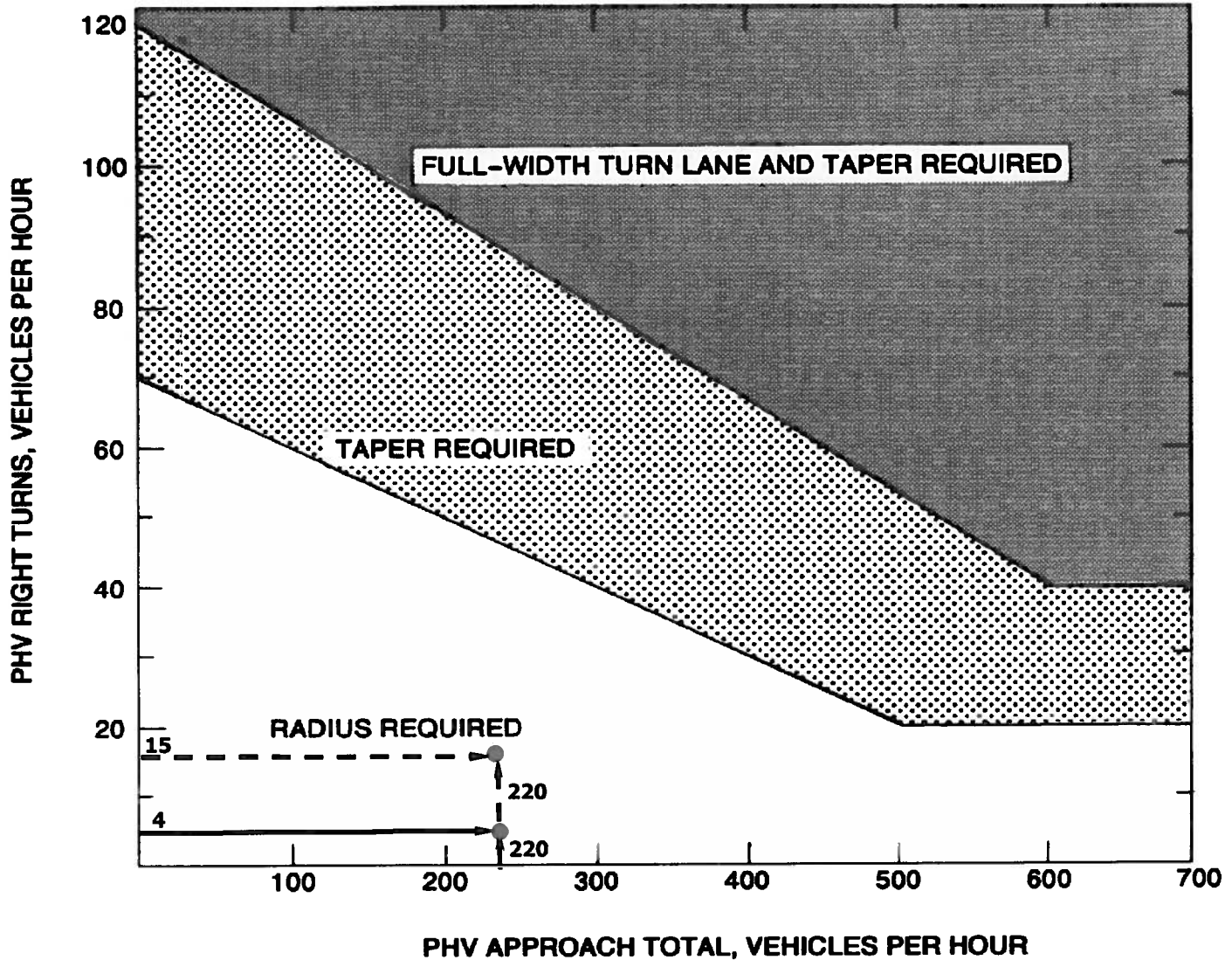
NO LEFT TURN LANE REQUIRED



Left-Turn Lane Warrant
 Pine Ridge Mobile Home Park
 Entrance 1

Figure
 9

GUIDELINES FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)
 FIGURE 3-26 VDOT ROAD DESIGN MANUAL APPENDIX F



LEGEND
 — AM Peak Hour
 - - - PM Peak Hour

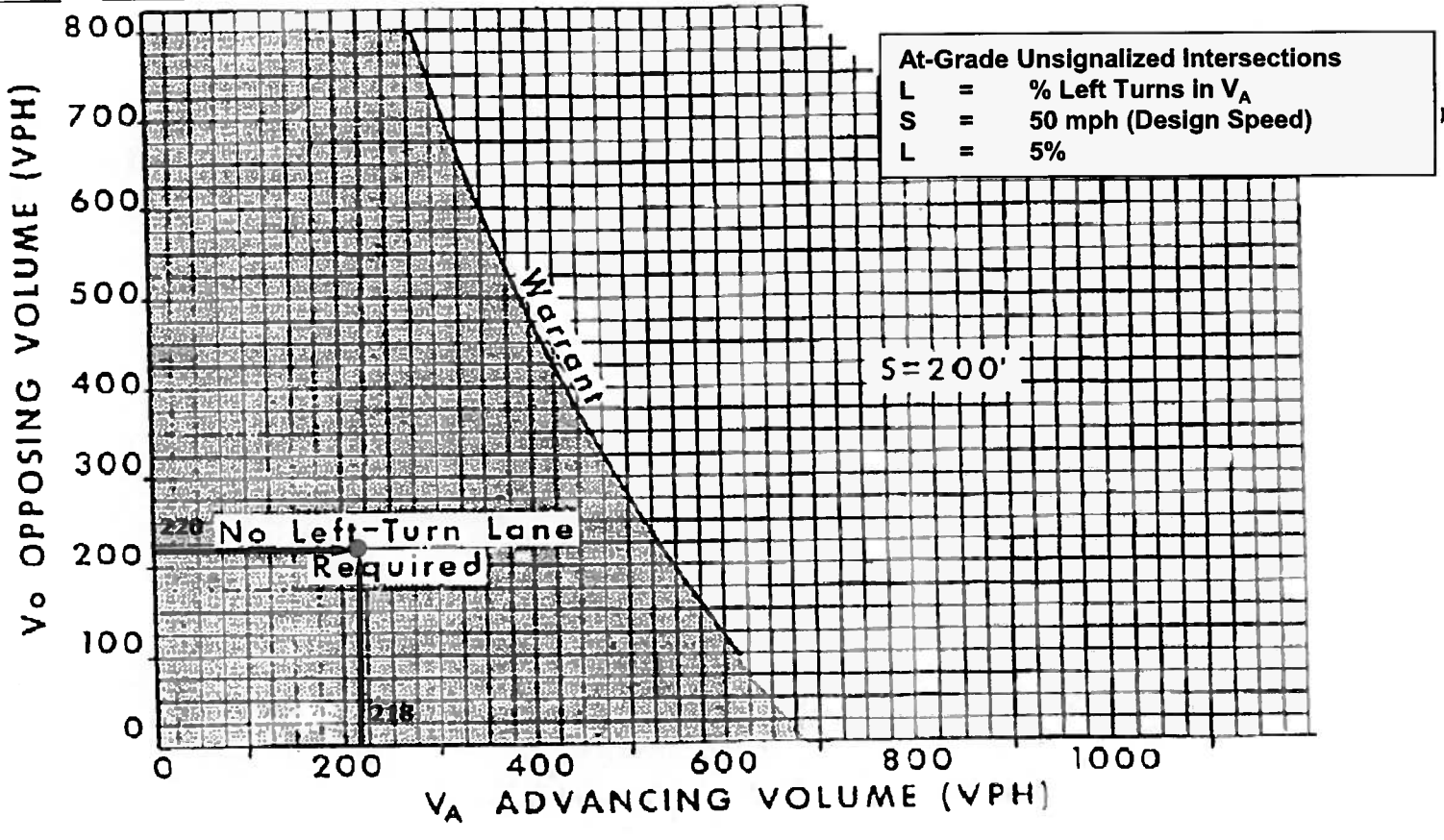
NO RIGHT TURN LANE REQUIRED



Right-Turn Lane Guideline
 Pine Ridge Mobile Home Park
 Entrance 2

Figure
 10

**WARRANT FOR LEFT-TURN STORAGE LANES
ON TWO-LANE HIGHWAYS (50 MPH)
FIGURE 3-11 VDOT ROAD DESIGN MANUAL APPENDIX F**



LEGEND
 — AM Peak Hour
 - - - PM Peak Hour

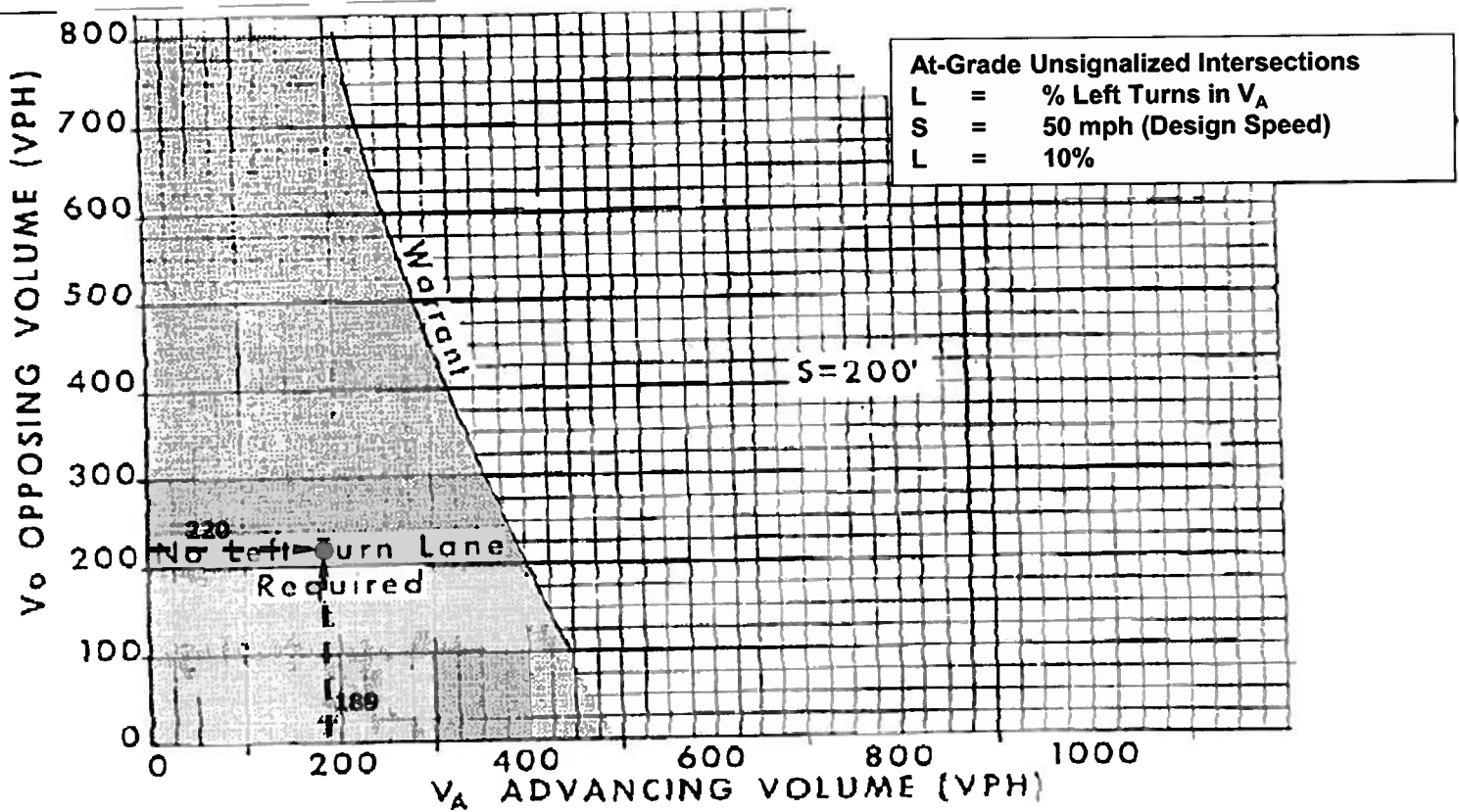
NO LEFT TURN LANE REQUIRED



Left-Turn Lane Warrant
 Pine Ridge Mobile Home Park
 Entrance 2

Figure
 11

**WARRANT FOR LEFT-TURN STORAGE LANES
ON TWO-LANE HIGHWAYS (50 MPH)
FIGURE 3-12 VDOT ROAD DESIGN MANUAL APPENDIX F**



LEGEND
 — AM Peak Hour
 - - - PM Peak Hour

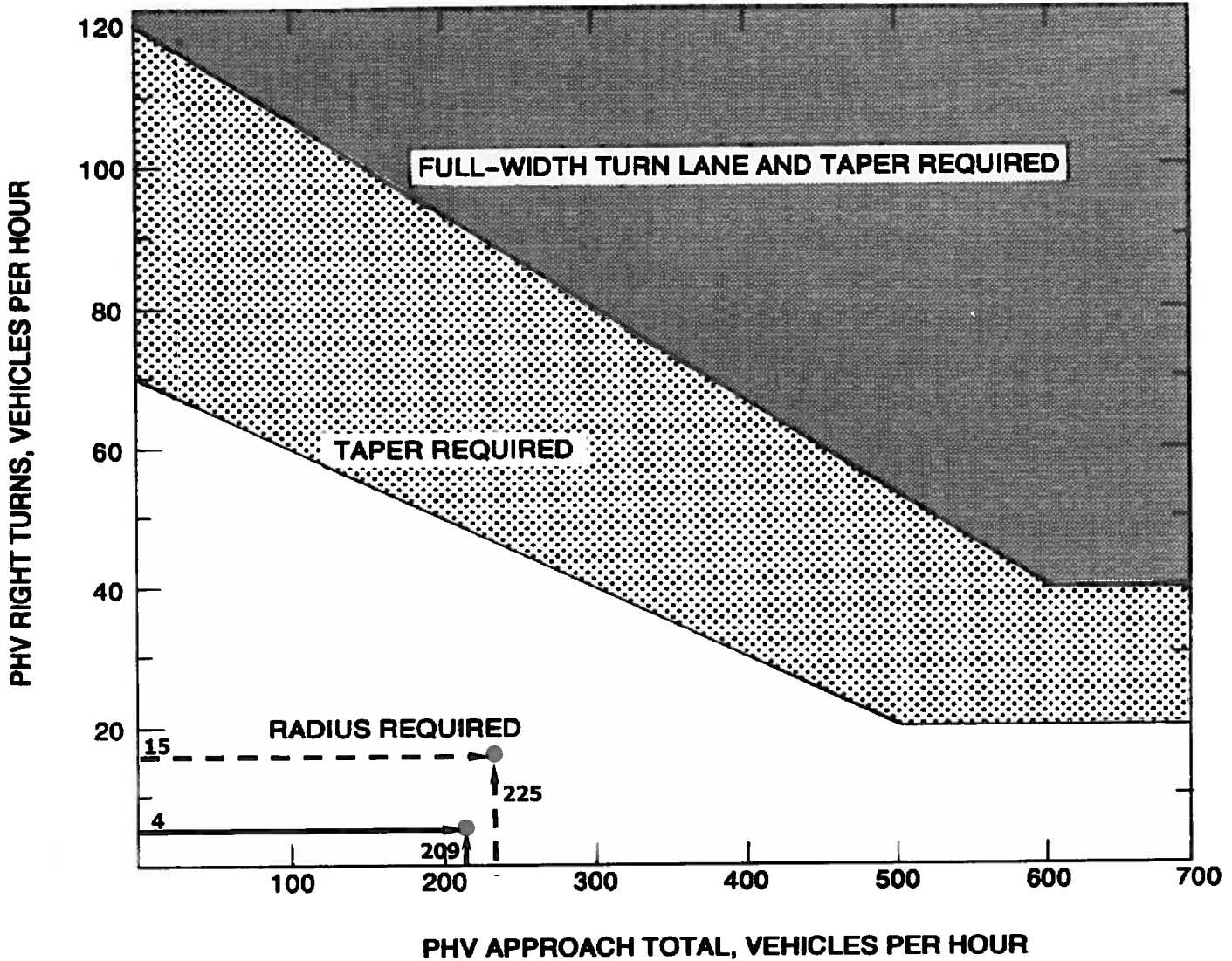
NO LEFT TURN LANE REQUIRED



Left-Turn Lane Warrant
 Pine Ridge Mobile Home Park
 Entrance 2

Figure
 12

GUIDELINES FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)
 FIGURE 3-26 VDOT ROAD DESIGN MANUAL APPENDIX F



LEGEND
 — AM Peak Hour
 - - - PM Peak Hour

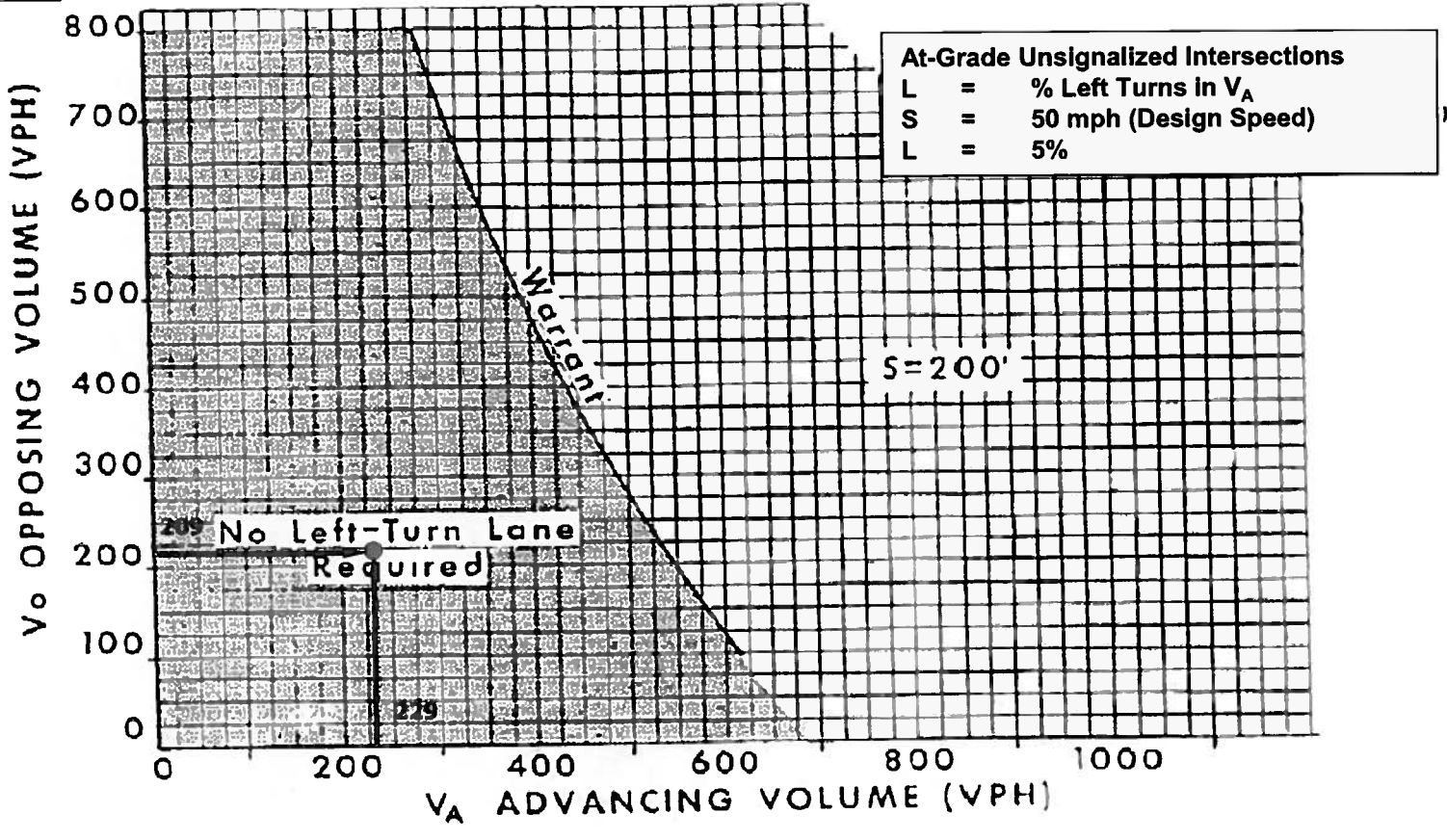
NO RIGHT TURN LANE REQUIRED



Right-Turn Lane Guideline
 Pine Ridge Mobile Home Park
 Entrance 3

Figure
 13

**WARRANT FOR LEFT-TURN STORAGE LANES
ON TWO-LANE HIGHWAYS (50 MPH)
FIGURE 3-11 VDOT ROAD DESIGN MANUAL APPENDIX F**



LEGEND
 — AM Peak Hour
 - - - PM Peak Hour

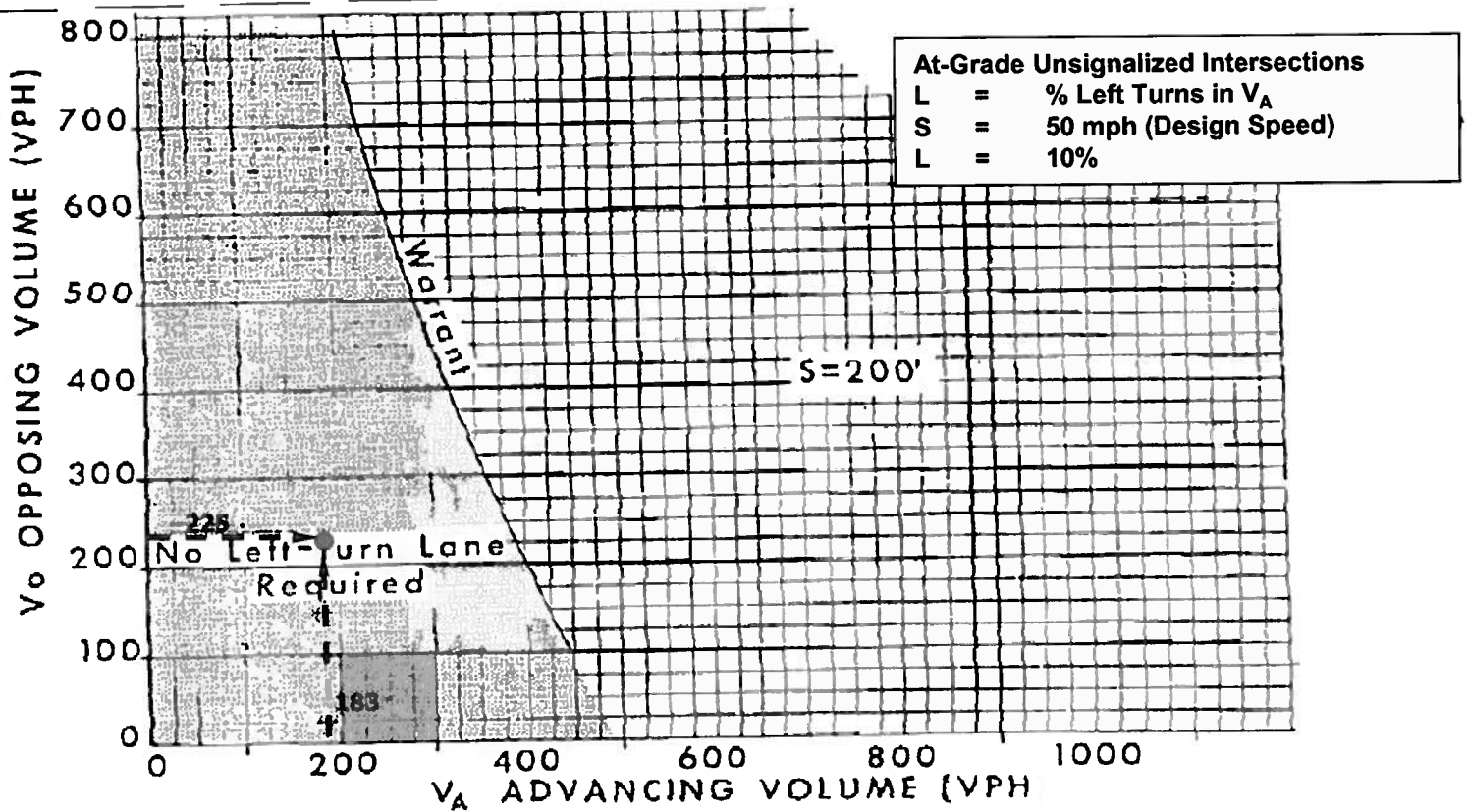
NO LEFT TURN LANE REQUIRED



Left-Turn Lane Warrant
Pine Ridge Mobile Home Park
Entrance 3

Figure
14

**WARRANT FOR LEFT-TURN STORAGE LANES
ON TWO-LANE HIGHWAYS (50 MPH)
FIGURE 3-12 VDOT ROAD DESIGN MANUAL APPENDIX F**



LEGEND
 — AM Peak Hour
 - - - PM Peak Hour

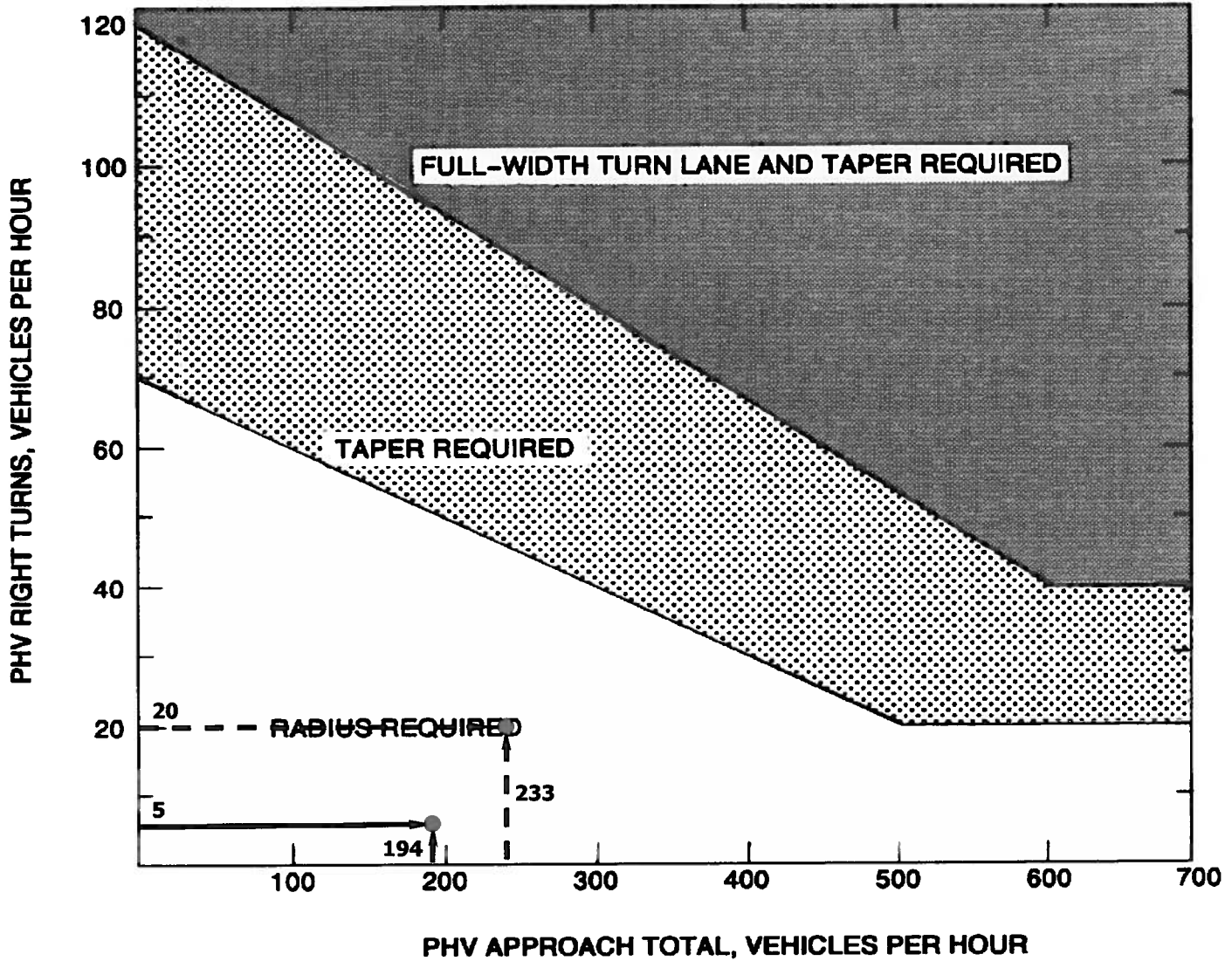
NO LEFT TURN LANE REQUIRED



Left-Turn Lane Warrant
 Pine Ridge Mobile Home Park
 Entrance 3

Figure
 15

GUIDELINES FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)
 FIGURE 3-26 VDOT ROAD DESIGN MANUAL APPENDIX F

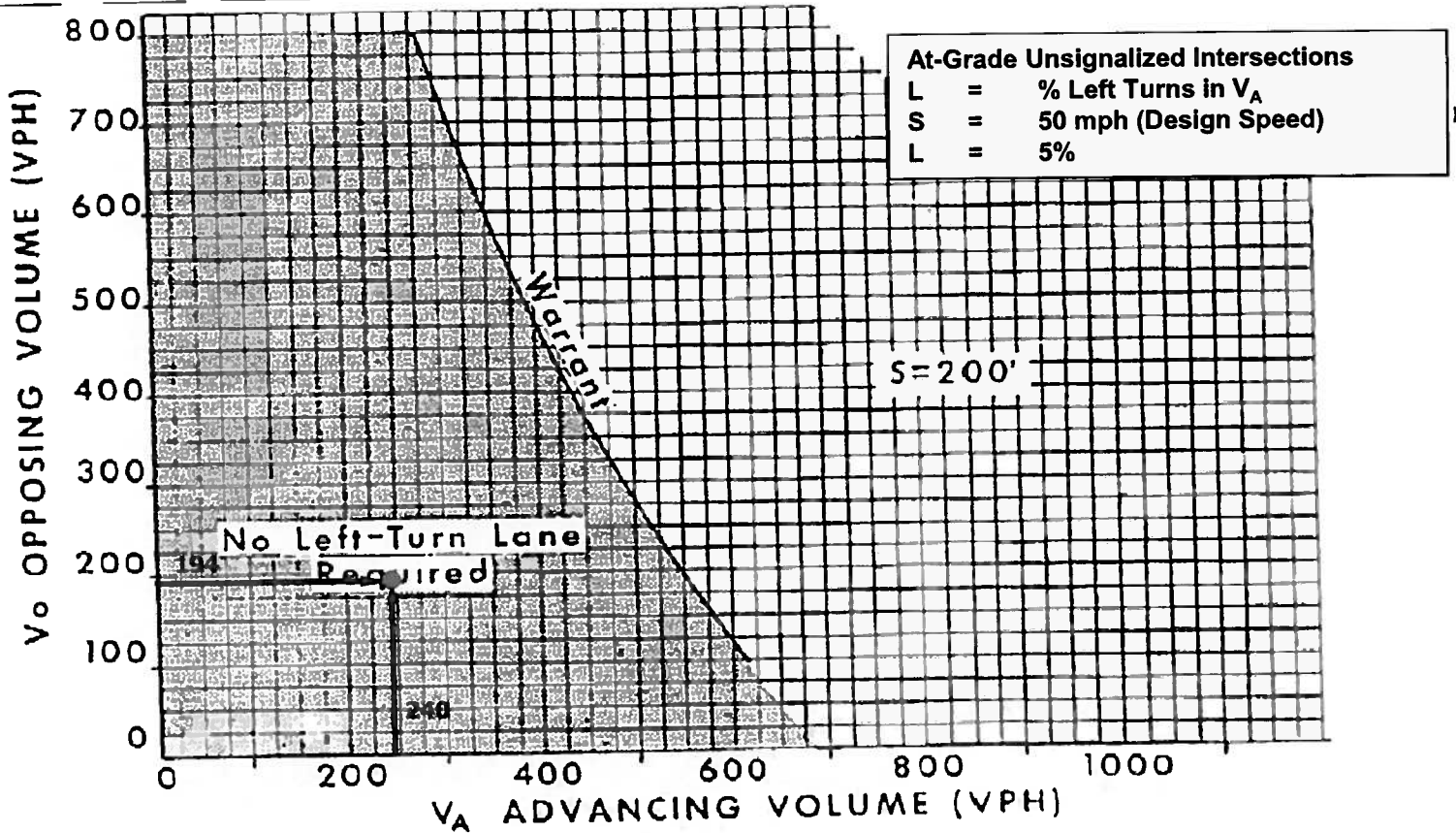


LEGEND

- AM Peak Hour
- PM Peak Hour

NO RIGHT TURN LANE REQUIRED

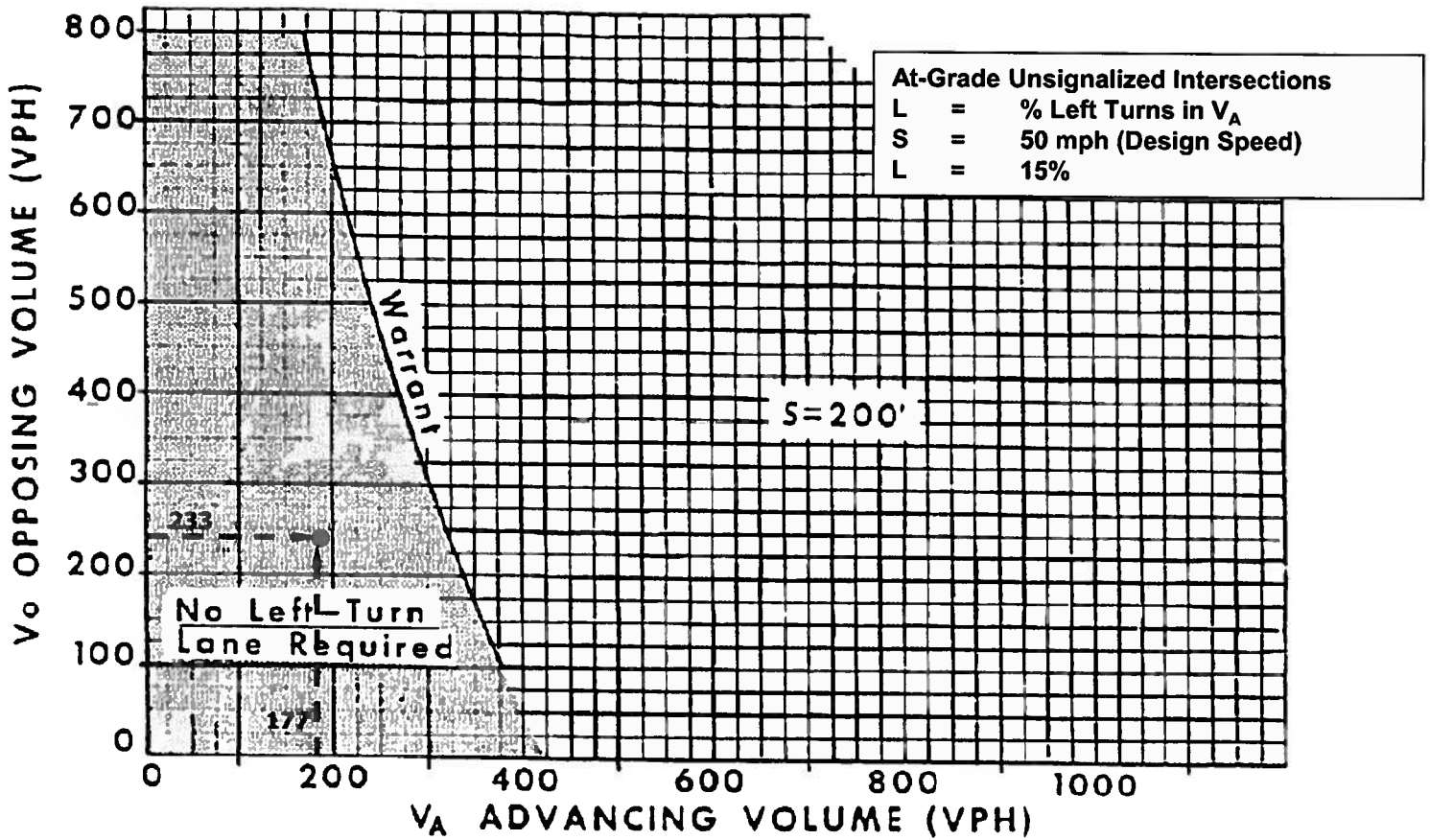
**WARRANT FOR LEFT-TURN STORAGE LANES
ON TWO-LANE HIGHWAYS (50 MPH)
FIGURE 3-11 VDOT ROAD DESIGN MANUAL APPENDIX F**



LEGEND
 — AM Peak Hour
 - - - PM Peak Hour

NO LEFT TURN LANE REQUIRED

**WARRANT FOR LEFT-TURN STORAGE LANES
ON TWO-LANE HIGHWAYS (50 MPH)
FIGURE 3-13 VDOT ROAD DESIGN MANUAL APPENDIX F**



LEGEND
 — AM Peak Hour
 - - - PM Peak Hour


NO LEFT TURN LANE REQUIRED

SPECIFIC LIMITED POWER OF ATTORNEY

Sun Pool 1 LLC, 27777 Franklin Road, Suite 200, Southfield, Michigan 48034, does hereby grant a limited and specific power of attorney to, and by this specific power of attorney do hereby make, constitute, and appoint, Derrick Johnson, P.E., Principal of Timmons Group, whose principal office address is 4701 Owens Way, Suite 900, Prince George, VA 23875 [Telephone No. 804-541-6600], as my true and lawful attorney-in-fact, in my place and stead for the sole purpose of applying for a special exception through the Planning and Zoning Department of Prince George County, Virginia to allow for the expansion of Pine Ridge MHC on Tax Parcel 24D(0A)-00-009-0 in the aforesaid county.

This power of attorney is effective upon execution. This power of attorney may be revoked by Sun Pool 1 LLC at any time, and shall automatically be revoked upon the final action or withdrawal of the application to which this form applies to or on December 31, 2016, whichever is sooner; however, any person relying on this power of attorney shall have full rights to accept and reply upon the authority of the attorney-in-fact until in receipt of actual notice of revocation.

Dated: 4/1/2016




John B. McLaren,
President & Chief Operating Officer

STATE OF MICHIGAN
Oakland County, to-wit:

The foregoing instrument was personally signed and acknowledged before me this 1st day of April, 2016, by the above-named.

My Commission expires: 05/04/2019



Carol Thomas, Notary Public

CAROL A. THOMAS
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES May 4, 2019
ACTING IN COUNTY OF Oakland



APPLICATION FOR SPECIAL EXCEPTION - CONDITIONAL USE PERMIT

Department of Community Development and Code Compliance
6602 Courts Drive
Prince George, VA 23875
Planning Division (804) 722-8678
www.princegeorgecountyva.gov

OFFICE USE ONLY
APPLICATION #: SE-16-01
DATE SUBMITTED: 3-17-16
ZONING ORDINANCE SECTION: 90-103 (6+9)

(PLEASE FILL-IN ALL BLANKS)

GENERAL PROPERTY INFORMATION

LEGAL OWNER(S) OF PROPERTY REQUESTED FOR PERMIT:
Sun Pool 1, LLC

ADDRESS: **Sun Communities, Inc.
27777 Franklin Road Suite 200**

CITY: Southfield	STATE: MI	ZIP CODE: 48034	PHONE NUMBER: 248-208-2500
----------------------------	---------------------	---------------------------	--------------------------------------

E-MAIL ADDRESS:

TAX MAP OF SUBJECT PARCEL: **240(OA)-00-009-0**

RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE:
DEED BOOK 378 PAGE 159 Date 12/15/1993 DEED RESTRICTIONS:

ACREAGE: 108 acres	PARTIAL PARCEL: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	SUBDIVISION:
------------------------------	--	--------------

PRESENT USE:
Mobile Home Park

ZONING CLASSIFICATION

LAND USE CLASSIFICATION: Residential/Agriculture	PRESENT ZONING: A-R
--	-------------------------------

OWNER AGENT/REP

AGENT OR REPRESENTATIVE OF PROPERTY OWNER(S), IF ANY (SPECIFY INTEREST):

NAME: **Robert Hufnagel, Atwell, LLC**

ADDRESS:
311 Main Street

CITY: Ann Arbor	STATE: MI	ZIP CODE: 48104	PHONE NUMBER: 734-994-4000
---------------------------	---------------------	---------------------------	--------------------------------------

E-MAIL: **rhufnagel@atwell-group.com**

PROJECT DESCRIPTION

PROVIDE A GENERAL DESCRIPTION OF THE PROJECT: (ATTACH A SEPARATE LETTER IF NECESSARY)

Initial project plans include:

- 139 additional sites in what is currently vacant land owned by the community.
- A component of this expansion is the anticipated change to municipal water supply instead of the current community well water. Sun Communities will construct a 12-Inch water main approximately 1/2 mile along State Route 156. This water main will become part of the County public water system.
- The expansion will allow for the updating and addition of amenities for community residents to potentially include:
 - ❖ Creation of a Community Clubhouse available for resident use
 - ❖ Remodel and Updating of the Community Offices.
 - ❖ Relocating and improving community playgrounds including new play equipment and basketball court
 - ❖ Upgrades to road sections, landscaping, signage and other common areas.
 - ❖ Modify site drainage to reduce ponding water after rainfall near Cardinal and Wren Streets.
 - ❖ Connecting to the municipal public water supply includes fire hydrants along State Route 156.
 - ❖ 4 existing alley connections to State Route 156 will be eliminated.

AFFIDAVIT

A. The undersigned (1) Property Owner or (7) duly authorized agent or representative certifies that this petition and the foregoing answers, statement, and other information herewith submitted are in all respect true and correct to the best of their knowledge and belief.

SIGNED: [Signature] DATE: 3/9/2016

MAILING ADDRESS: 27777 Franklin Road Suite 200

CITY/STATE/ZIP: Southfield, MI 48034

PHONE NUMBER: 248-208-2500

E-MAIL ADDRESS: _____

STATE BELOW THE NAME, ADDRESS, AND PHONE NUMBER OF PERSON(S) TO BE CONTACTED REGARDING THIS APPLICATION IF OTHER THAN ABOVE PERSON(S):

NAME: Robert Hufnagel, Atwell, LLC

MAILING ADDRESS: 311 Main Street

CITY/STATE/ZIP: Ann Arbor, MI 48104

PHONE NUMBER: 347-994-4000

E-MAIL ADDRESS: rhufnagel@atwell-group.com

AFFIDAVIT

STATE OF VIRGINIA Michigan

COUNTY OF: ~~PRINCE GEORGE~~ Oakland

Subscribed and sworn before me this 9th day of March, 2016.

[Signature]

Notary Public

My Commission expires: May 4, 2019

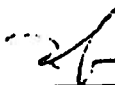
CAROL A. THOMAS
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES May 4, 2019
ACTING IN COUNTY OF Oakland

SPECIFIC LIMITED POWER OF ATTORNEY

Sun Pool 1 LLC, 27777 Franklin Road, Suite 200, Southfield, Michigan 48034, does hereby grant a limited and specific power of attorney to, and by this specific power of attorney do hereby make, constitute, and appoint, Robert Hufnagel, Project Manager of Atwell, LLC, whose principal office address is Two Towne Square, Suite 700, Southfield, Michigan 48076 [Telephone No. (248) 448-2000], as my true and lawful attorney-in-fact, in my place and stead for the sole purpose of applying for a special exception through the Planning and Zoning Department of Prince George County, Virginia to allow for the expansion of Pine Ridge MHC on Tax Parcel 24D(0A)-00-009-0 in the aforesaid county.

This power of attorney is effective upon execution. This power of attorney may be revoked by Sun Pool 1 LLC at any time, and shall automatically be revoked upon the final action or withdrawal of the application to which this form applies to or on December 31, 2016, whichever is sooner; however, any person relying on this power of attorney shall have full rights to accept and reply upon the authority of the attorney-in-fact until in receipt of actual notice of revocation.

Dated: 3/9/2016



John B. McLaren,
President & Chief Operating Officer

STATE OF MICHIGAN
Oakland County, to-wit:

The foregoing instrument was personally signed and acknowledged before me this 9th day of March, 2016, by the above-named.

My Commission expires: 05/04/2019



Carol Thomas, Notary Public

CAROL A. THOMAS
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES May 4, 2019
ACTING IN COUNTY OF Oakland



COMMUNITY ANNOUNCEMENT

February 19, 2016

We are pleased to announce plans for an expansion to the Pine Ridge community. The community has been at near full occupancy for some time and we continue to see demand for quality, well valued housing in the local market.

Initial project plans include:

- 139 additional sites in what is currently vacant land owned by the community.
- A component of this expansion is the anticipated change to municipal water supply instead of the current community well water.
- The expansion will allow for the updating and addition of amenities for community residents to potentially include:
 - ❖ Creation of a Community Clubhouse available for resident use.
 - ❖ Remodel and Updating of the Community Offices.
 - ❖ Relocating and improving community playgrounds including new play equipment and basketball court.
 - ❖ Upgrades to road sections, landscaping, signage and other common areas.
 - ❖ Modify site drainage to reduce ponding water after rainfall near Cardinal and Wren Streets.

Our Community Management Team is available to answer questions you may have regarding this planned expansion. Please feel free to visit the community office to review conceptual drawings of the planned expansion and to discuss this anticipated addition to Pine Ridge.



CONSULTING. ENGINEERING. CONSTRUCTION.

March 10, 2016

We are pleased to submit for a Special Exceptions for an expansion to the Pine Ridge community. The community has been at near full occupancy for some time and we continue to see demand for quality, well valued housing in the local market.

The Pine Ridge community currently consists of 245 lots. The park maintains an 85% - 90% annual renewal rate.

Initial project plans for expansion include:

- 139 additional sites in what is currently vacant land owned by the community.
- A component of this expansion is the anticipated change to municipal water supply instead of the current community well water. Sun Communities will construct a 12-Inch water main approximately ½ mile along State Route 156. This water main will become part of the County public water system.
- The expansion will allow for the updating and addition of amenities for community residents to potentially include:
 - ❖ Construction of a Community Clubhouse available for resident use.
 - ❖ Remodel and Updating of the Community Offices.
 - ❖ Relocating and improving community playgrounds including new play equipment and basketball court.
 - ❖ Upgrades to road sections, landscaping, signage and other common areas.
 - ❖ Modify site drainage to reduce ponding water after rainfall near Cardinal and Wren Streets.
 - ❖ Connecting to the municipal public water supply includes fire hydrants along State Route 156.
 - ❖ 3 existing alley connections to State Route 156 will be eliminated.
 - ❖ New roads will be constructed with curb and gutter. All roads will remain as private roads.
- Two adjacent residential properties are currently served with water and sewer through the Pine Ridge System. As part of the new municipal water system, Sun will connect (and pay connection charges) the existing homes to the municipal system so that the properties are no longer served through the Pine Ridge system. The homes will continue to have their sanitary sewer connection go through the Pine Ridge systems. Sun is in the process of developing a written agreement to clarify this arraignment with the residential properties.

PINE RIDGE SPECIAL EXCEPTION CONCEPT PLAN

Premier Manufactured Housing Community

PRINCE GEORGE COUNTY, VIRGINIA



SITE DATA

City/County	108 12 Sites
County/Agency	200 Residential/Industrial District
County/Agency	Manufactured Housing Dept.
Project Name	Manufactured Housing Park
Cracking Date	2/01/2018
Project Status	1700 Sites
North	44 Sites
West	14 Sites
East	39 Sites
South	42 Sites
PARK TOTAL	184 SITES

NOTES

1. All proposed improvements are subject to final approval by the Prince George County Board of Supervisors.
2. Final site plan shall be submitted to the Prince George County Board of Supervisors for final approval.
3. Final site plan shall be submitted to the Prince George County Board of Supervisors for final approval.
4. Final site plan shall be submitted to the Prince George County Board of Supervisors for final approval.
5. Final site plan shall be submitted to the Prince George County Board of Supervisors for final approval.
6. Final site plan shall be submitted to the Prince George County Board of Supervisors for final approval.
7. Final site plan shall be submitted to the Prince George County Board of Supervisors for final approval.
8. Final site plan shall be submitted to the Prince George County Board of Supervisors for final approval.
9. Final site plan shall be submitted to the Prince George County Board of Supervisors for final approval.
10. Final site plan shall be submitted to the Prince George County Board of Supervisors for final approval.

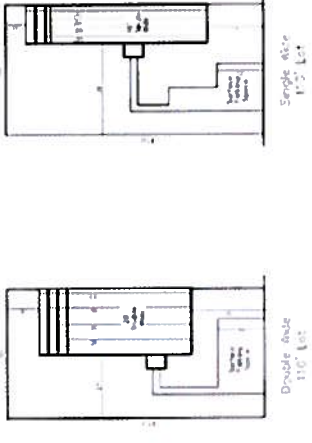
LEGAL OWNER

Star Pines, LLC
 8500 Northpark
 3111 North Street
 Annapolis, MD 21403
 410.291.7000

ENGINEER / AGENT OF OWNER

Star Pines, LLC
 8500 Northpark
 3111 North Street
 Annapolis, MD 21403
 410.291.7000

UNIT DETAILS

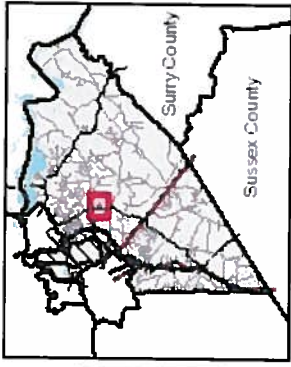
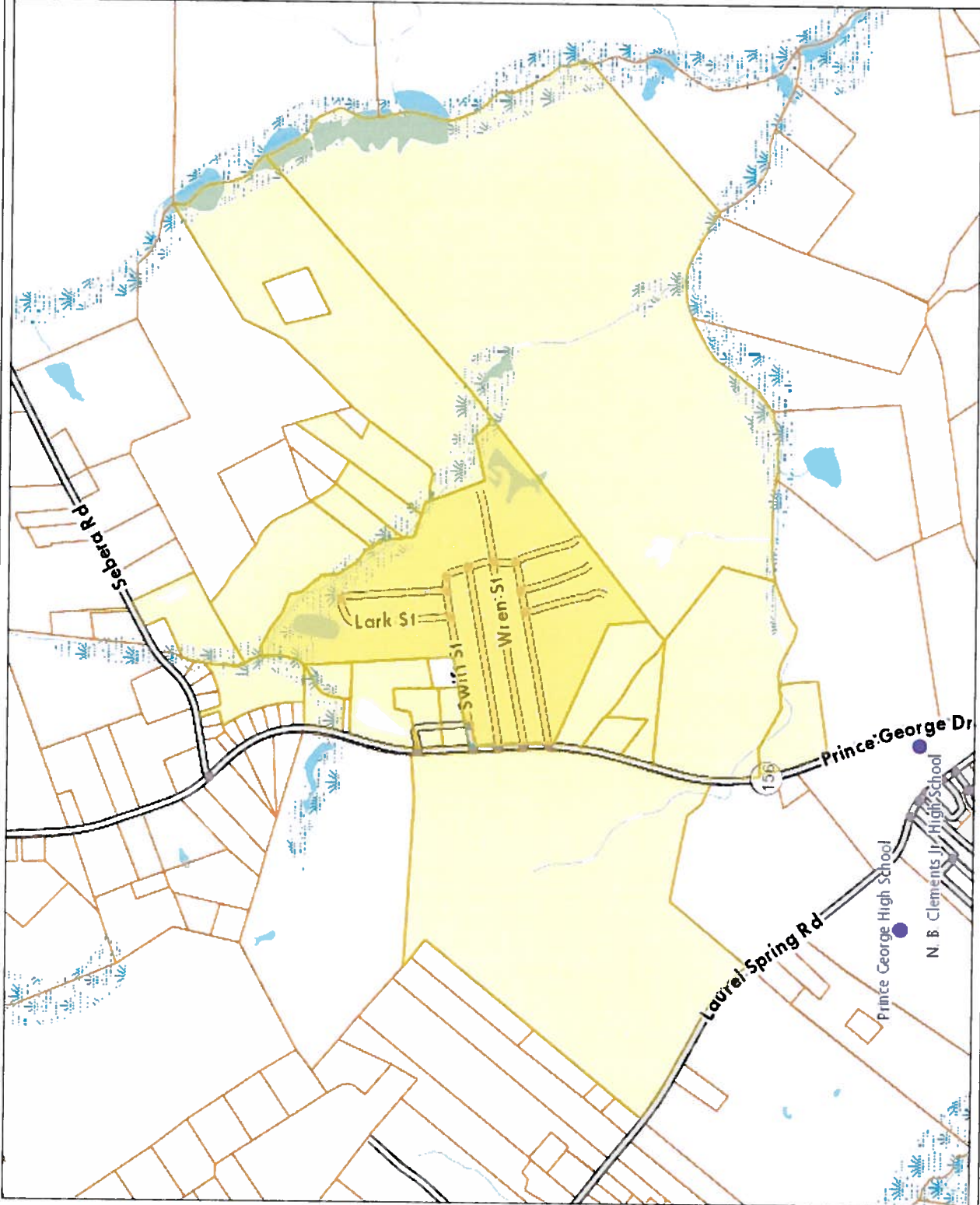


PRINCE GEORGE COUNTY, VIRGINIA

MANUFACTURED HOUSING COMMUNITY
 SPECIAL EXCEPTION CONCEPT PLAN

DATE	11/03/2018
BY	J. D. CAMP
SCALE	1" = 100'
PROJECT NO.	1801237
CLIENT	STAR PINES, LLC

County of Prince George



- Legend**
- Schools
 - Firestations
 - Political Boundaries
 - Tax Parcels
 - Swamps

Notes

Map Scale 1: 15,625

3/1/2016

2,604.2 Feet

1,302.1

0

The information contained in this data should not be used as a "legal description". Map information is believed to be accurate, but accuracy is not guaranteed.

Copyright, 2014 County of Prince George, VA



PINE RIDGE IMPROVEMENTS: CONCEPT PLAN

Premier Manufactured Housing Community
PRINCE GEORGE COUNTY, VIRGINIA



SITE SUMMARY

Existing Sites: 254
New Sites: +139

Total Sites in Park: 393

- RELOCATED + NEW POTENTIAL AMENITY AREA
- + Clubhouse
 - + Parking Spaces
 - + Covered Structure
 - + Playground
 - + Basketball Court

----- Forwarded message -----

From: Christopher Rashid <CRashid@suncommunities.com>

Date: Mar 23, 2016 6:33 PM

Subject: RE: Paperwork signed Mar 22 2016

To: 'Lesley' <mcnewl@aol.com>

Cc:

Hello Lesley,

Attached is a copy of the document that you signed.

I will also forward the signed copy once the appropriate people from Sun Communities also sign.

Thank you

Christopher Rashid
Regional Vice President
Sun Communities, Inc
27777 Franklin Road Suite 200 | Southfield, MI 48034
Phone: 248-864-0191
Fax: 248-208-2645
Email: crashid@suncommunities.com
cid:image003.png@01D0BF93.398C7B30

From: Lesley [mailto:mcnewl@aol.com]
Sent: Wednesday, March 23, 2016 6:20 PM
To: Christopher Rashid
Subject: Paperwork signed Mar 22 2016

Mr. Rashid,

This is Lesley McNew, from 6903 Sandpiper Lane. My husband and I would like to have a copy of the paperwork that we signed on 3/22/2016. The paperwork indicated that we were not responsible for the installation/connection to the water line in Pine Ridge.

You may send a copy to this email address or mail to the address above or leave a copy on the door.

Thank you.

Lesley McNew
804-861-5956

Sent from my Verizon Wireless 4G LTE DROID

WATER AND SANITARY SEWER AGREEMENT

This Agreement, is entered as of _____, 2016 by and between SUN POOL 1 LLC, a Michigan limited liability company (“Developer”) and James and Leslie McNew of 6903 Sandpiper Lane, Prince George County, Virginia (“Homeowner”).

RECITALS

A. Developer is the owner of the Pine Ridge MHC located at 400 Swift St., Prince George County, Virginia.

B. Homeowner is the owner of property located at 6903 Sandpiper Lane, Prince George County, Virginia (the “Premises”).

C. The Premises draws water service from a well located on the Pine Ridge MHC and is connected to the sanitary sewer system located on the Pine Ridge MHC.

D. In a separate agreement with Prince George County, Developer plans to provide water service to the Pine Ridge MHC by constructing and installing an extension of the County water main along Route 156 (also known as Prince George Highway) (“Water System”).

E. Upon completion, the Developer intends to convey the Water System to Prince George County which will thereafter be own, operate and maintain the Water System.

In consideration of the premises and covenants made herein, the Parties agree as follows:

1. As part of the construction and installation of the Water System, Developer, at its own cost, shall provide Homeowner’s Premises with service connection to the Water System.

2. Developer shall furnish and install, at its own cost, a meter setting and water meter at the Premises.

3. After the connection to the Water System is complete, the Premises will be permanently disconnected from the Pine Ridge MHC well water system.

4. Homeowner grants Developer the right to access the Premises to connect the Premises to the Water System and disconnect the Premises from the current well

water system, including but not limited to surveying, planning, installation and disconnection.

5. The Homeowner's Premise will remain connected to the Pine Ridge MHC sanitary sewer system.

6. Developer will operate and maintain the sanitary sewer system within Pine Ridge MHC, but assumes no responsibility for maintaining the service connection, water meter, or any part of the Water System on the Homeowner's Premises.

7. Homeowner shall be responsible for maintaining the service connection on the Homeowner's Premises.

8. Prince George County shall be responsible for maintaining the Water System and the water meter on Homeowner's Premises.

9. Upon connection of the Premises to the Water System, Prince George County will meter and bill the Premises directly for water and sewer and all such bills will be paid directly to Prince George County.

10. Developer and Homeowner have all the requisite power and authority to enter into this Agreement.

The Parties have hereunto signed this Water and Sanitary Sewer Agreement as of the day and year first written above.

SUN POOL 1, LLC

JAMES McNEW

By _____

LESLIE McNEW

Its _____

May 9, 2016

Mr. Percy C. Ashcraft, County Administrator
County Administration
P.O. Box 68
Prince George, Virginia 23875

Subject: Special Exception Request SE-16-01, Sun Pool 1, LLC / Pine Ridge Mobile Home Park.

To be included in the information provided to the Board on this agenda item for the Public Hearing on May 24, 2016

Dear Mr. Ashcraft,

We are writing to you to express our concerns over the above named action by Sun Pool 1, LLC in the proposed expansion of the Pine Ridge Mobile Home Park located at 400 Swift Street, Prince George County, Tax Map 240(OA)00-099-0.

We (Beth H. Lipp, Melissa H. Norris, Sarah H. Marsteller) are co-owners of the property at 6911 Sandpiper Lane Tax Map 240(OA) 00-099-I and 240 (OA) 00-99-E through the Helen B. Hoover TR DTD October 25, 2001 as amended, administered by Don Anderson of Don Anderson & Associates, Ltd., that is directly beside and in front of the above named property.

First, let us state that we are in no way against the expansion of the Mobile Home Park by Sun Pool. We do however have deep reservations over the number of new rental lots and the close proximity of the expansion to our property line which borders the current park on two sides. Our intent is to keep the property in the family and maintain the property according to the terms of the Trust for our use and benefit.

Our first concern is the manner of how this expansion was planned. We were never contacted by Sun Pool directly until late March of this year. The contact that was made was through two family members who met informally with a representative from Sun Pool. This representative related that the park was in the process of planning an expansion that would require them to connect the Park to the Prince George County Utility Department for water service. They were told that the two properties that were next to the park would be connected to the new water service at no charge or cost to us. No mention was made as to the total expansion or the fact that the expansion included 44 new lots directly behind our property lines. We were notified of the expansion through the Prince George Planning Office via a letter dated April 15, 2016 and again we had no knowledge of the proximity to our property based on the letter or the map that was provided.

We made plans with our family to attend the Planning Commission Meeting that was scheduled for April 28th to determine what impact this expansion would have to our property.

The Planning Office was contacted by Beth H. Lipp on April 28th and they provided to her the agenda and all related documentation regarding the expansion the day of the meeting. Beth also determined that this process has been ongoing since approximately June of 2015. A brief discussion was held with the Planning Manager in which Beth stated that there were restrictions negotiated during the sale of the Park in 1986 that required the developer, in the case of expansion, to install a 6 foot chain link fence along the border of the property. She further discovered that the proposed water line, if approved, would cross the front of the property parallel to Prince George Drive and proceed north just past Sandpiper Lane.

We would like to point out that none of the property owners were contacted regarding the water line and the fact that it would have to cross our property in order for the expansion to go forward. No agreements have been proposed or are in writing detailing the terms of this water line and the incursion onto our property or the other properties that are located next to it.

We were shocked to see on the proposed map the full extent of the expansion and the fact that 44 new lots would be developed and placed directly behind our property line.

Just prior to the meeting as we were entering the Administration Building we were approached by a representative from Sun Pool offering to install the required 6 foot fence and that this requirement would be added to the list of Exception Conditions presented to the Planning Commission.

During the meeting Beth spoke on behalf of the Trust as Don Anderson was out of town and could not attend the meeting to request that the Planning Commission consider the following:

- Elimination of the "North 44" lots from the proposed development
- The installation of a 6 foot solid-board fence along the property line
- The setback distance between the fence and the park be maintained by Sun Pool so as not to impact the plantings that were established by the family on our property to create a buffer between our property and the park
- Concern was also expressed as to the incursions by park residents and others onto the property which has resulted in trespassing, vandalism and theft

During the meeting it was observed by some members of the Commission that perhaps this matter should be deferred until these issues were worked out with the affected property owners. This was not the case and the vote was 4-3 to send the matter to the Board of Supervisors for consideration at the May 24th scheduled meeting.

After the agenda item was complete some of the family and the representatives from Sun Pool met and discussed having a meeting prior to the scheduled Board meeting to discuss these issues. This meeting is set for May 18th in the Planning Conference Room.

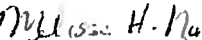
Since the Planning Commission meeting, Beth has done further research to determine the route of the proposed water line and the terms of the sale of the Park in 1986. The terms of that sale are not being honored in a truthful way and the offer of a "free" hookup was misrepresented to us as this is only one of MANY items negotiated in the deed of sale which is recorded in the Prince George County Court House.

Perhaps we will be able to work out these issues in this meeting and perhaps we won't. In any case we do request that this information be included in the discussion on this item at the May 24th meeting.

Please consider that we have been residents of this community for over 100 years and have striven to make our community a better place to live, work and play. We feel that this situation was not handled properly and that our rights as property owners have not been considered in this process.

With Kind Regards,


Beth H. Lipp


Melissa H. Norris


Sarah H. Marsteller


Donald W. Anderson, Trustee

Charles W & Barbara Benesek

6827 Prince George Dr
Prince George, VA 23875



May 12, 2016

Mr. Percy C. Ashcraft, County Administrator
County Administration
P.O. Box 68
Prince George, Virginia 23875

Subject: Special Exception Request SE-16-01, Sun Pool 1, LLC/Pine Ridge Mobile Home Park

Dear Mr. Ashcraft,

This letter is to express issues and concerns over the expansion of Pine Ridge Mobile Home Park owned by Sun Pool.

We have resided at 6827 Prince George Drive since 1988. Our property borders approximately 700 feet to the North Portion expansion site of the Mobile Home Park, as indicated on the map, which includes 44 of the 139 proposed new sites.

We were not aware of any expansion until the latter part of March when representative from Sun Pool LLC and Manager of Pine Ridge contacted us at our house and gave us basic information on the improvement and additions, but did not really go into detail or give us any time frame. No written concerns were submitted from us to the Planning Commission that met in April, but our verbal concerns were expressed in the meeting by another family representative.

Our main concerns are with privacy issue, noise, water hook up and property values. At present, there is a large grassy field which borders our property that belongs to the Mobile Home Park. This serves as a buffer and with the addition of 44 sites located in that field (North Portion) which includes 16 of them located in a row nearest our property line, we feel our concerns are justified. Elimination or relocation of those 16 sites that border that property line would help remedy that concern. We have planted large trees and small evergreens along the existing wire fence that is located on our land along the border, however due to power lines in the area and the use of weed killer to spray foliage we feel that the screen is not adequate. A request for a 6 foot fence along property line and assurance that existing wire fence and established foliage and trees would not be disturbed or damaged by maintenance or improvements.



adequate. A request for a 6 foot fence along property line and assurance that existing wire fence and established foliage and trees would not be disturbed or damaged by maintenance or improvements. Trespassing has been occasional problem and due to safety issues, request park residents be informed as to property lines and adherence to no trespassing signs, also refrain from using Sandpiper Lane for convenience. At present, we have a well that supplies our water. With the information that connection to county water would tentatively be available and taking into account the expansion with so many families taking residence, we would have a desire to connect to county water if given opportunity at no cost to us. With all the above issues property values are a concerned and remains to be seen as to how effected.

These concerns and requests addressed in the paragraph above will be discussed on 18 May with the families involved and representative from Mobile Home Park prior to board meeting on the 24th of May. We are not totally against the park expansion, but wanted to make sure the issues are addressed since this has been our home for a number of years and will continue to be our home.

Thank you for your time and attention to this matter.

Warm regards,

Charles W Benesech
Barbara Benesech

Charles W & Barbara Benesech



May 10, 2016

Percy C. Ashcraft, County Administrator
County Administration
P.O. Box 68
Prince George, Virginia 23875

Subject: Special Exception Request SE-16-01, Sun Pool 1, LLC / Pine Ridge Mobile Home Park -
To be included in the information provided to the Board on this agenda item for the
Public Hearing on May 24th, 2016

Dear County Administrator Ashcraft,

We are writing to you to express our concerns over the above named action by Sun Pool 1, LLC in the proposed expansion of the Pine Ridge Mobile Home Park located at 400 Swift Street, Prince George County, Tax Map 240(OA)00-099-0.

We (Sheryle B. Okum and Robert A. Okum) are the owners of the residence and property at 6725 Prince George Drive Tax Map 240(12)00-003-0 (3.380 AC) that is directly in front of the above named property.

First, let us clearly say that we are not against the expansion of the Mobile Home Park by Sun Pool. But we do have deep reservations over the number of new rental lots and the close proximity of the expansion to our property line. Currently, the land behind our property line is covered with trees and brush, and is a habitat for wildlife.

Our first concern is the manner of how this expansion was planned. We were never contacted by Sun Pool directly until late March of this year. The contact that was made was through two family members who met informally with a representative from Sun Pool. This representative related that the park was in the process of planning an expansion that would require them to connect the Park to the Prince George County Utility Department for water service. They were told that the two properties that were next to the park would be connected to the new water service at no charge. No mention was made as to the total expansion or the fact that the expansion included 44 new lots directly behind the four residence property lines. We were later notified about the expansion through the Prince George Planning Office via a letter dated April 15, 2016. Again, we had no knowledge of the proximity to our property based on the letter or the map that was provided. We then made plans with our affected family members to attend the scheduled April 28th Planning Commission Meeting to figure out the actual impact this expansion would have on our property.

Beth H. Lipp contacted the Planning Office on April 28th to get the agenda and all related documentation regarding the expansion to prepare us for the evening meeting. Beth also found out that this process has been in the making since approximately June of 2015.

It was extremely overwhelming to see the full extent of the expansion on the proposed map. Now there was no doubt of the fact that 44 new lots would be developed and placed directly behind our property line. Our property line is approximately 200 feet behind our home. The new tenants will be able to see every move that we make.

Just before the meeting as we entered the Administration Building we were approached by a representative from Sun Pool offering to install the required 6 foot fence. He added that this requirement would be included in the list of Exception Conditions presented to the Planning Commission.

During the meeting Beth spoke on behalf of the Trust as Don Anderson was out of town and could not attend the meeting to request that the Planning Commission consider the following:

- Elimination of the "North 44" lots from the proposed development
- The installation of a 6 foot solid-board fence along the property line
- The setback distance between the fence and the park be maintained by Sun Pool so as not to impact the plantings that were established by the family on our property to create a buffer between our property and the park
- Concern was also expressed as to the incursions by park residents and others onto the property which has resulted in trespassing, vandalism and theft

After Beth spoke, Sheryle got up to speak also. Sheryle represented herself and her husband, Robert Okum; and the remaining residence owners - Charles W. Benesek and wife Barbara Benesek, and Lesley B. McNew and her husband, James McNew. Sheryle stated that all family members were in agreement with Beth's considerations. She also requested that the Planning Commission reconsider the expansion request – could there possibly be some reduction of the amount of lots. Sheryle stated that her property line is 200 feet from the location where they plan to place the first row of 16 lots. These tenants will be able to see any and everything that we do. She brought up the fact that we have all lived with various issues for many years; park tenants trespassing on all of the home owners property. We have dealt with people walking their dogs; young people making themselves at home in the gazebo; people fishing in the pond throughout the night; kids riding their bikes on all of our driveways – despite the properties being heavily posted. She finished with asking once again that the Planning Commission reconsider the amount of lots for the expansion.

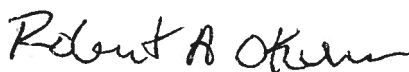
During the meeting it was observed by some members of the Commission that perhaps this matter should be deferred until these issues were worked out with the affected property owners. This was not the case and the vote was 4-3 to send the matter to the Board of Supervisors for consideration at the May 24th scheduled meeting.

After the agenda item was complete some of the family and the representatives from Sun Pool met. Sun Pool didn't think they could forego the North 44 entirely so the family asked if it was possible to remove the front 16? Sun Pool said that they would go back to the engineers and see what could be done. Sun Pool took down the family phone numbers and assured us that we would be contacted. It has now been established that we will have a May 18th meeting in the Planning Conference Room (prior to the next Board meeting) to discuss these issues.

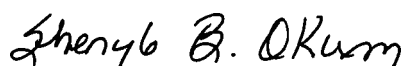
Perhaps we will be able to work out these issues in this meeting and perhaps we won't. In any case we do request that this information be included in the discussion on this item at the May 24th meeting.

Please consider that, as a family, we have been residents of this community for over 100 years and have striven to be upstanding Prince George residents and supported our County in any way that we can. We feel that this situation was not handled properly and that our rights as property owners have not been considered in this process.

With Kind Regards,



Robert A. Okum



Sheryle B. Okum

May 10, 2016

Percy C. Ashcraft, County Administrator
County Administration
P.O. Box 68
Prince George, Virginia 23875

Subject: Special Exception Request SE-16-01, Sun Pool 1, LLC / Pine Ridge Mobile Home Park

Dear Mr. Ashcraft,

We are writing to you to express our concerns over the above named action by Sun Pool 1, LLC in the proposed expansion of the Pine Ridge Mobile Home Park located at 400 Swift Street, Prince George County, Tax Map 240(0A)00-099-0.

I, Lesley McNew, and my husband, James McNew, are owners of the property at 6903 Sandpiper Lane. Our property is located between 6911 Sandpiper Lane and 6827 Prince George Drive. We have lived here since December 2004, along with our child.

We are not totally against the expansion and improvement of the mobile home park; however we do have some concerns for our property and surrounding properties at 6911 Sandpiper Lane, 6827 Prince George Drive, 6725 Prince George Drive and Rte 156.

The first that my husband and I heard of the expansion and water line was on March 22, 2016. We received a phone call from Christopher Rashid, RVP Operations and Sales Rep for Sun Pool 1 LLC. Mr. Rashid advised that he was in town and would like to meet with my husband and I to discuss the water line issue. We agreed and met with Mr. Rashid and the manager of Pine Ridge, in our residence on March 22, 2016.

During this meeting, we were told that the mobile home park has plans to expand the number of home sites and in order to do this they would have to connect to county water and disconnect the well that serves the mobile park and residents at 6903 and 6911 Sandpiper Lane. Mr. Rashid provided paperwork for me and my husband to review and sign explaining that all cost associated with disconnecting the well, installing and hooking our home up to the new water line would be absorbed by Sun Pool 1 LLC. Copy of this paperwork is attached "Water and Sanitary Sewer Agreement." My husband and I expressed concerns on how our property would be affected by the water line installation and requested that we be included on all plans on where the water main/line would go on our property to avoid unnecessary destruction to our land. Mr. Rashid agreed and advised that we would be kept abreast on all actions and any destruction to the property, during installation of the water main/line would be corrected.

My husband and I also expressed concerns for the number of trailers that would be located in the North Field behind our property. We advised Mr. Rashid and the park manager that we have issues with park residents trespassing on our property, using the private road, Sandpiper Lane and noise issues. We have concerns that an increase in the number of park residents will directly increase these concerns. Mr.

Rashid advised that he believed there was going to be just one row of trailers in the field, behind our property, however would provide a copy of the proposed expansion plans to us. A copy of the proposed expansion was taped to my door on March 23, 2016. (Copy attached) Once we received the copy of the proposed expansion, our concerns were greatly heightened. One row of trailers in the North field was now going to 3 rows, totaling 44 trailer sites, located within feet of the property lines at 6911 Sandpiper Lane, 6827 Prince George Drive and 6725 Prince George Drive.

My parents, Charles and Barbara Benesek, who reside at 6827 Prince George Drive, have over 700 FT of property line with the mobile home park's north field. My father has spent many hours and dollars, planting trees and shrubs to provide a barrier between our properties and the park. My husband and I have also planted trees and shrubs to provide privacy for our property.

My husband and I are in agreement that at least a 6 ft or taller privacy fence be installed and maintained by Pine Ridge Mobile Home Park along all property lines with the park and 6911 Sandpiper Lane, 6827 Prince George Drive and 6725 Prince George Drive, if this expansion is allowed. I believe that installation of the fence will provide another deterrent to the park residents from trespassing.

As for the installation of the water line, if approved, we request the Sun Pool 1 LLC include us in all plans, and consider our input, of the extension of the water main, along Rte 156 at our property frontage and water line connection to our residence. My husband and I will not allow extension of the water lines through our property that are not strictly for our use and connection of our residence to the water main. Thus we will not allow water main or line to be run through our property for the mobile home parks use. We do understand that the 12" water main will run through the front field, at the road frontage, along Rte 156, to continue past the entrance to Sandpiper Lane.

As stated previously, my husband and I have lived at 6903 Sandpiper Lane, since December 2004. We have encountered numerous trespassing and other issues from the park residents:

1. People fishing, walking and riding golf carts around, trying to swim and setting in the gazebo, at all hours of the day, at the pond located adjacent to our property and owned by Charles and Barbara Benesek, of 6827 Prince George Drive. There are No Trespassing and Private Property signs posted, however they are constantly overlooked and disregarded. This is not only is a trespassing issue but can also be a liability and safety if someone where to get hurt at the pond.
2. We have witnessed children from the park jumping the chain link fence, located along the property line of 6911 Sandpiper Lane and Swift Street, crossing 6911 Sandpiper Lane to gain access to our property to jump our trampoline. They were run off, but only to return later in the evening hiding behind trees and bushes.
3. Sandpiper Lane is posted as a private road; however we witness daily, cars turning off of Rte 156, onto Sandpiper Lane, to enter the park from Sandpiper Lane into Swift Street. They will also drive up our driveway thinking that they can access the park from our property.
4. We have also heard of reports of gun activity in the park causing us at times to prevent our child from playing with friends in the park.

We contacted the Pine Ridge Mobile Home Park Office several times over the years to request that they inform all existing and new residents of the park, that our property is private and to not enter.

We hope that your review and take into consideration our position and not allow the "North 44" sites that is part of the expansion plans for Pine Ridge Mobile Home Park. My husband and I do not have a concern with connecting to county water, providing that all expenses associated with the water line connection at our residence, is absorbed by Sun Pool 1 LLC, as indicated. We request that Pine Ridge Management, make all efforts to inform their residents that we are not part of the Mobile Home Park as to help prevent further trespassing or damage to our property. This will include installation of Private Property or No Trespassing signs along property lines.

We request that this information be included in the discussion of this item at the Board of Supervisors meeting, scheduled for May 24, 2016.

Thank you for your time and consideration.

Regards,

Lesley McNew
James McNew