

Issue Analysis Form

Date: July 12, 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 allow for 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 131 additional home sites, to construct a 2000 square foot community clubhouse, construct a new 50' X 60' playground with a multi-use ½ basketball court and new playground equipment, 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
July 12, 2016

Does this require a Public Hearing?

Yes No

If so, before what date?

n/a

Fiscal Impact Statement

The proposed park expansion use will have a limited fiscal impact to the County. It will provide an additional 131 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 12th day of July, 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 located on Tax Map 240(0A)00-099-0.
2. The Pine Ridge Special Exception Concept Plan, dated June 22, 2016, as prepared by Atwell, LLC shall be considered the development plan for this mobile home community:
 - a. The developer shall construct a 2,000 square foot community clubhouse building to be occupied and be in use by the mobile home park residents before the issuance of the 50th mobile home unit certificate of occupancy out of the 131 expanded mobile home units in the park as shown on the development plan and administered in conjunction with site plan approval.
 - b. The developer shall construct a 50' X 60' community playground near the community clubhouse that includes new playground equipment and multi-use ½ basketball court to be in use by the residents before the issuance of the 50th mobile home unit certificate of occupancy out of the 131 expanded mobile home

units in the park. The Prince George County Parks and Recreation Director shall approve the playground equipment and multi-use ½ basketball court in conjunction with site plan approval.

- c. The developer shall eliminate the three (3) existing alley connections to State Route 156 through the Virginia Department of Transportation (VDOT) procedures as shown on the development plan and administered in conjunction with site plan approval.
 - d. The developer shall construct a 12 inch water main approximately a ½ mile along State Route 156 that will serve the expansion needs through the Prince George County Utilities Department and administered in conjunction with site plan approval.
 - e. The developer shall modify and improve the site drainage to reduce ponding water after rain events near Cardinal and Wren Streets and other specified areas and be administered in conjunction with site plan approval for positive stormwater drainage.
 - f. The developer shall perform upgrades to road sections, site landscaping, signage and common areas in conjunction with site plan approval and the planned updating of their community offices to manage the mobile home community on the premises.
 - g. The developer, at their cost, shall maintain an active Neighborhood Watch program with regular quarterly meetings, on-site activities and promotional materials in conjunction with the Prince George County Police Department.
 - h. The developer shall install a six (6) foot solid fence, 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 as is shown on the development plan. The fence installation shall be done prior to units being placed on the North 36 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.

Adopted on July 12, 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

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.

The Board of Supervisors deferred this request by 5-0 vote to the June 14, 2016 Board Meeting due to the comments during the public hearing.

Tuesday, June 14, 2016 at 7:30 p.m.

The Board of Supervisors deferred this request by 5-0 vote to the July 12, 2016 Board Meeting and re-advertised the request based upon the changes to the proposed Special Exception.

Tuesday, July 12, 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. Revised Conceptual Plan and VDOT Turn Lane Analysis

PRINCE GEORGE COUNTY, VIRGINIA
BOARD OF SUPERVISORS STAFF REPORT
SPECIAL EXCEPTION SE-16-01 PINE RIDGE MHP
PUBLIC HEARING: JULY 12, 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 **131** 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 131 home sites for a total of 376 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.

Board of Supervisors:

At the Public Hearing on Tuesday, May 24, 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. The adjacent property owners had a spokesperson that presented the unresolved issues from the May 18th meeting with the developer, site engineer and County staff such as the 16 mobile home spaces, a 6 foot solid fence and the private deed restrictions from the sale of this mobile home park property. The spokesperson presented additional public safety concerns to include trespassing, vandalism and similar calls for service. The developer was not in agreement to the removal of the 16 mobile home spaces on the site. They indicated they would work on a response to a solid fence and the public safety concerns.

The tabled Special Exception zoning request on Tuesday, June 14, 2016 was brought back up before the Board of Supervisors by Josh Schnakenberg, applicant, from Sun Communities, Inc. He indicated that the private concerns between the applicant and the adjacent property owners had been worked out and agreed upon by both parties. The applicant stated that they had also agreed upon installing a solid wood fence and the removal of eight (8) units behind their homes. The Chairman of the Board allowed for some brief discussion between the applicant and board members and then was advised by the County Attorney to end the discussion and asked for the case to be re-advertised for their July 12th meeting as a Public Hearing to review this request.

Recommendation:

County Staff recommends Approval of the proposed expansion of the existing mobile home park 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 located on Tax Map 240(OA)00-099-0.
2. The Pine Ridge Special Exception Concept Plan, dated June 22, 2016, as prepared by Atwell, LLC shall be considered the development plan for this mobile home community:

- a. The developer shall construct a 2,000 square foot community clubhouse building to be occupied and be in use by the mobile home park residents before the issuance of the 50th mobile home unit certificate of occupancy out of the 131 expanded mobile home units in the park as shown on the development plan and administered in conjunction with site plan approval.
 - b. The developer shall construct a 50' X 60' community playground near the community clubhouse that includes new playground equipment and multi-use ½ basketball court to be in use by the residents before the issuance of the 50th mobile home unit certificate of occupancy out of the 131 expanded mobile home units in the park. The Prince George County Parks and Recreation Director shall approve the playground equipment and multi-use ½ basketball court in conjunction with site plan approval.
 - c. The developer shall eliminate the three (3) existing alley connections to State Route 156 through the Virginia Department of Transportation (VDOT) procedures as shown on the development plan and administered in conjunction with site plan approval.
 - d. The developer shall construct a 12 inch water main approximately a ½ mile along State Route 156 that will serve the expansion needs through the Prince George County Utilities Department and administered in conjunction with site plan approval.
 - e. The developer shall modify and improve the site drainage to reduce ponding water after rain events near Cardinal and Wren Streets and other specified areas and be administered in conjunction with site plan approval for positive stormwater drainage.
 - f. The developer shall perform upgrades to road sections, site landscaping, signage and common areas in conjunction with site plan approval and the planned updating of their community offices to manage the mobile home community on the premises.
 - g. The developer, at their cost, shall maintain an active Neighborhood Watch program with regular quarterly meetings, on-site activities and promotional materials in conjunction with the Prince George County Police Department.
 - h. The developer shall install a six (6) foot solid fence, 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 as is shown on the development plan. The fence installation shall be done prior to units being placed on the North 36 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.

***Community Development &
Code Compliance***



*Julie C. Walton, Director
Jeff Brown, Building Official
Douglas Miles, Planning Manager*

County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

July 1, 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, July 12, 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(0A)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. Please note that a revised conceptual plan has been submitted showing the six (6) foot solid board fence along the western boundary line and a decrease of eight (8) unit sites.

Sincerely,

Douglas Miles

Douglas Miles
Planning Manager



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	ADT	WEEKDAY					
					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

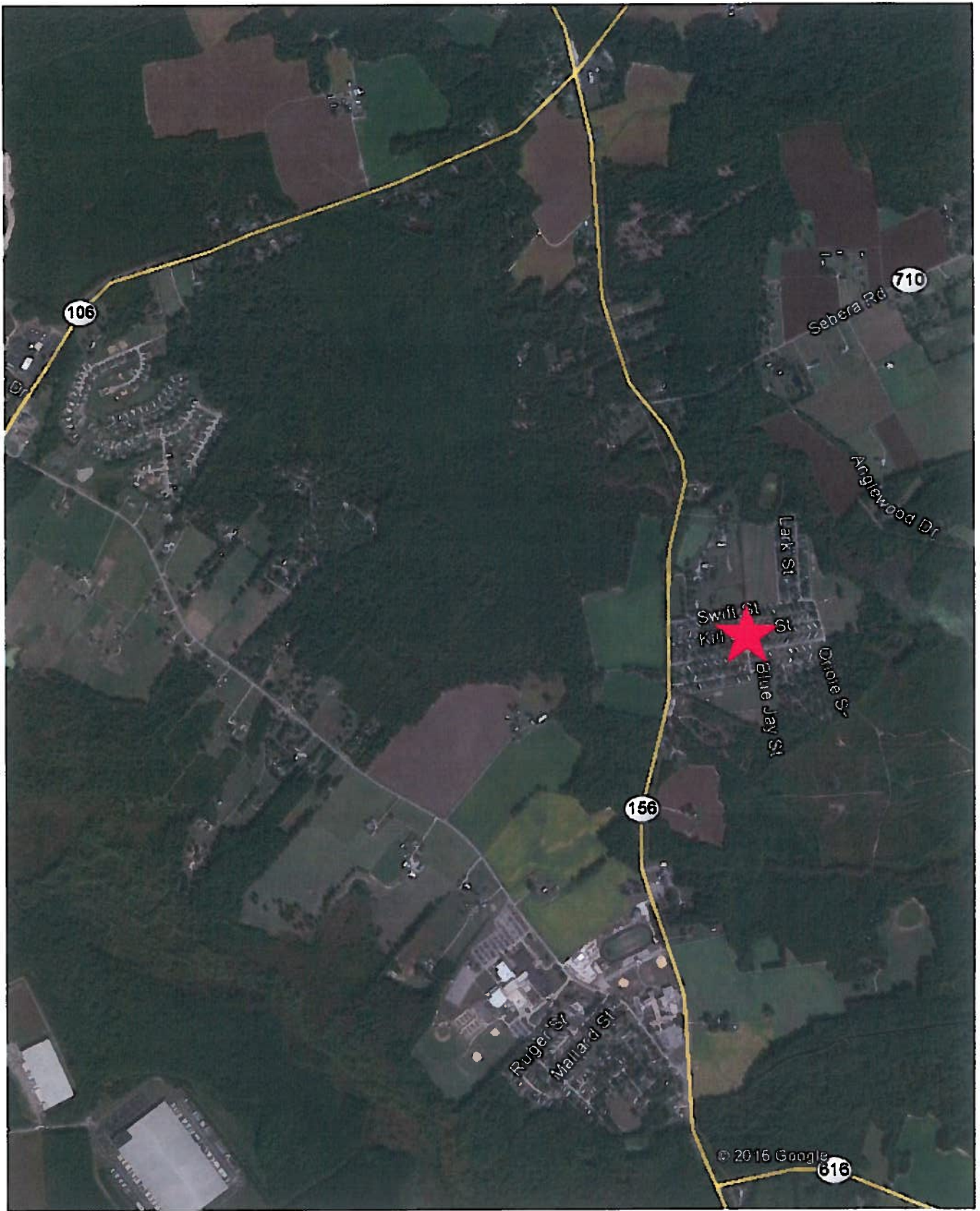
Using the projected AM and PM peak hour volumes shown on Figure 6 and the appropriate left- and right-turn lane warrant nomographs from Appendix F of the VDOT *Road Design Manual*, turn lane warrant analyses were completed for each of the four (4) entrances.

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

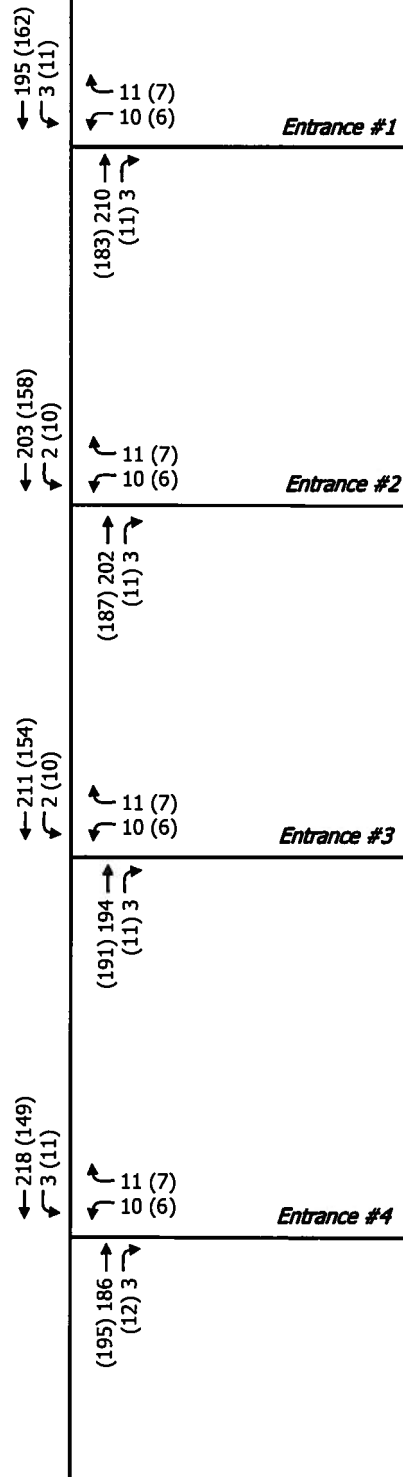
Based on the available data and the turn lane nomographs, auxiliary turn lanes are not required on Route 156 (Prince George Drive) at the entrances to the Pine Ridge Mobile Home Park under full buildout (i.e. 384 units) conditions.

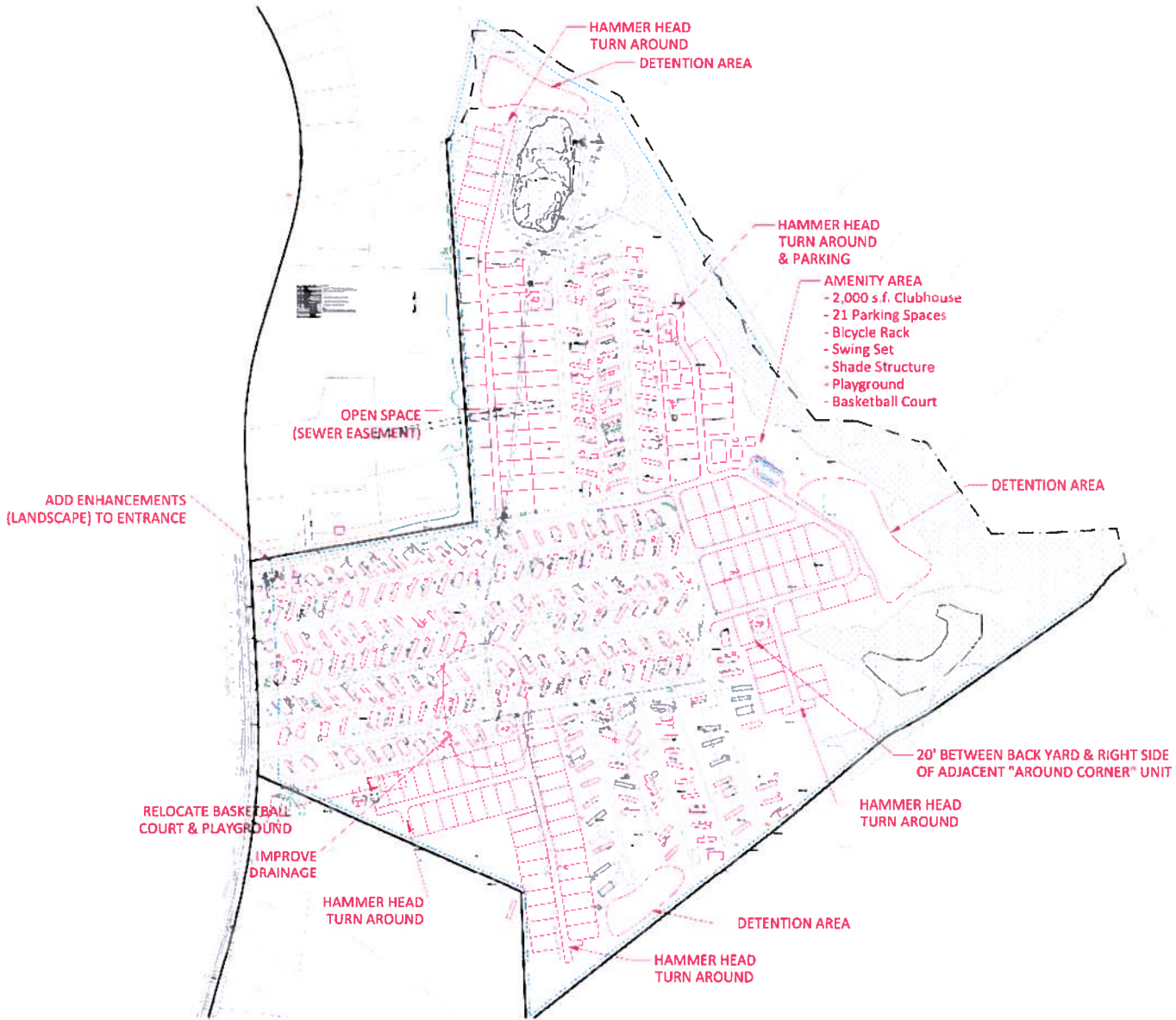


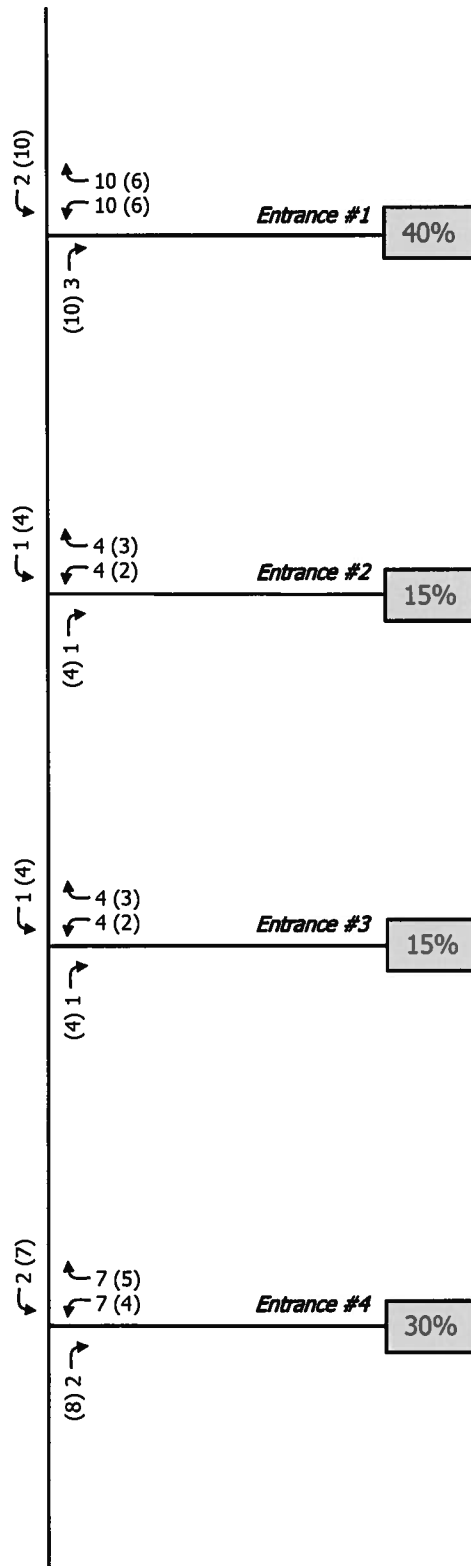
Pine Ridge Mobile Home Park
Surrounding Roadway Network
and Site Location

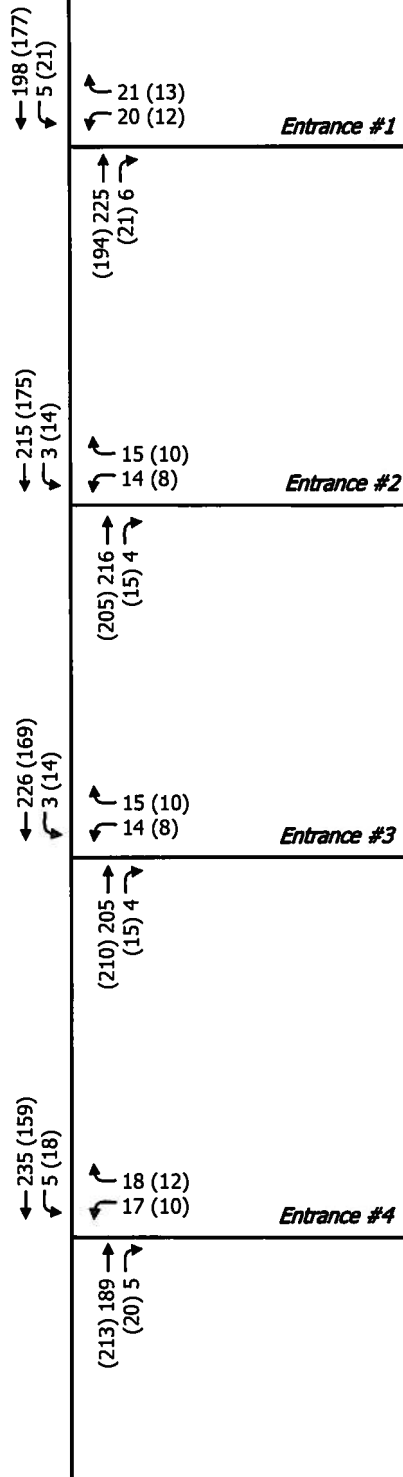
Figure
1



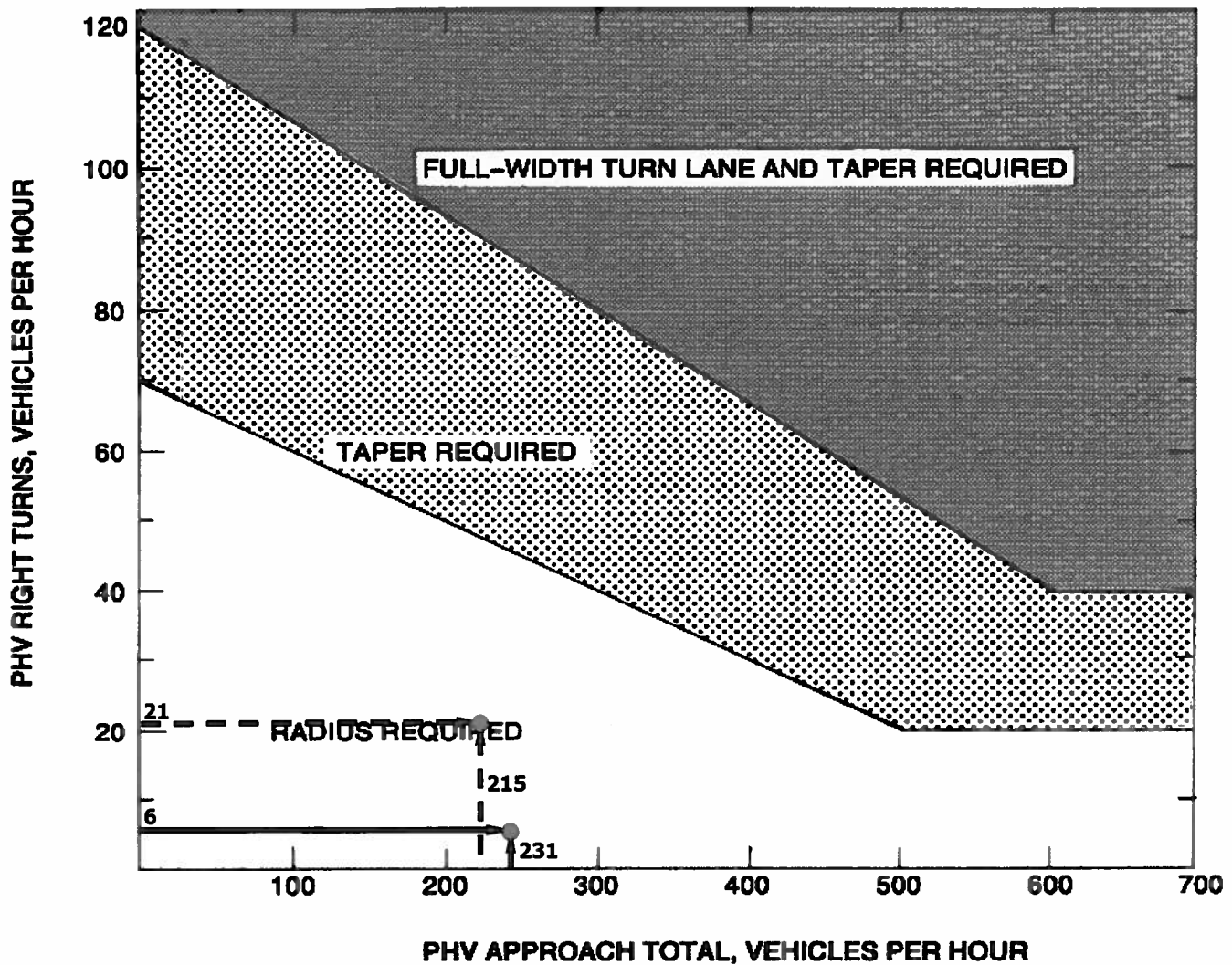








GUIDELINES FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)
 FIGURE 3-26 VDOT ROAD DESIGN MANUAL APPENDIX F



LEGEND
 — AM Peak Hour
 - - - PM Peak Hour

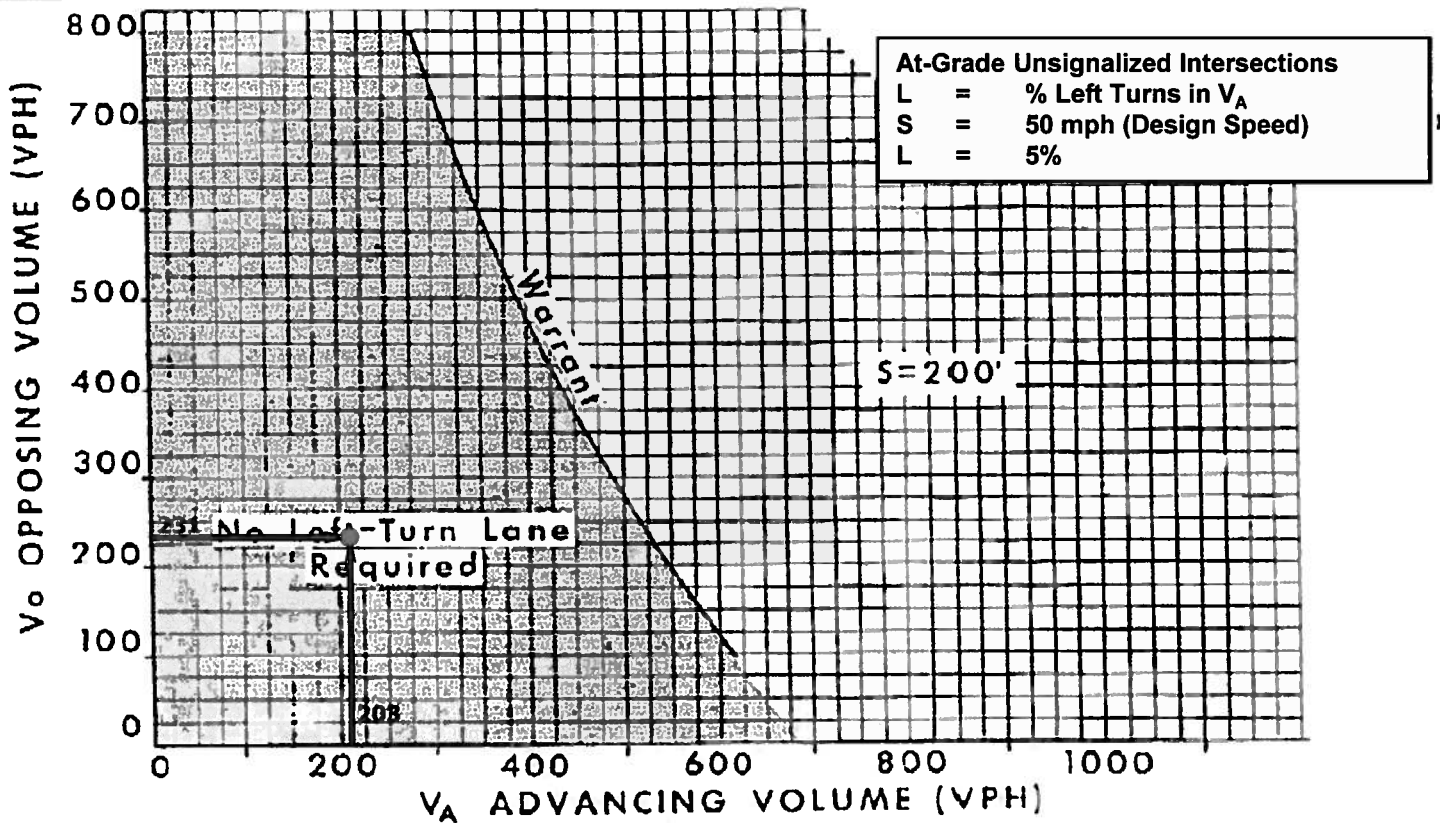
NO RIGHT TURN LANE REQUIRED



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

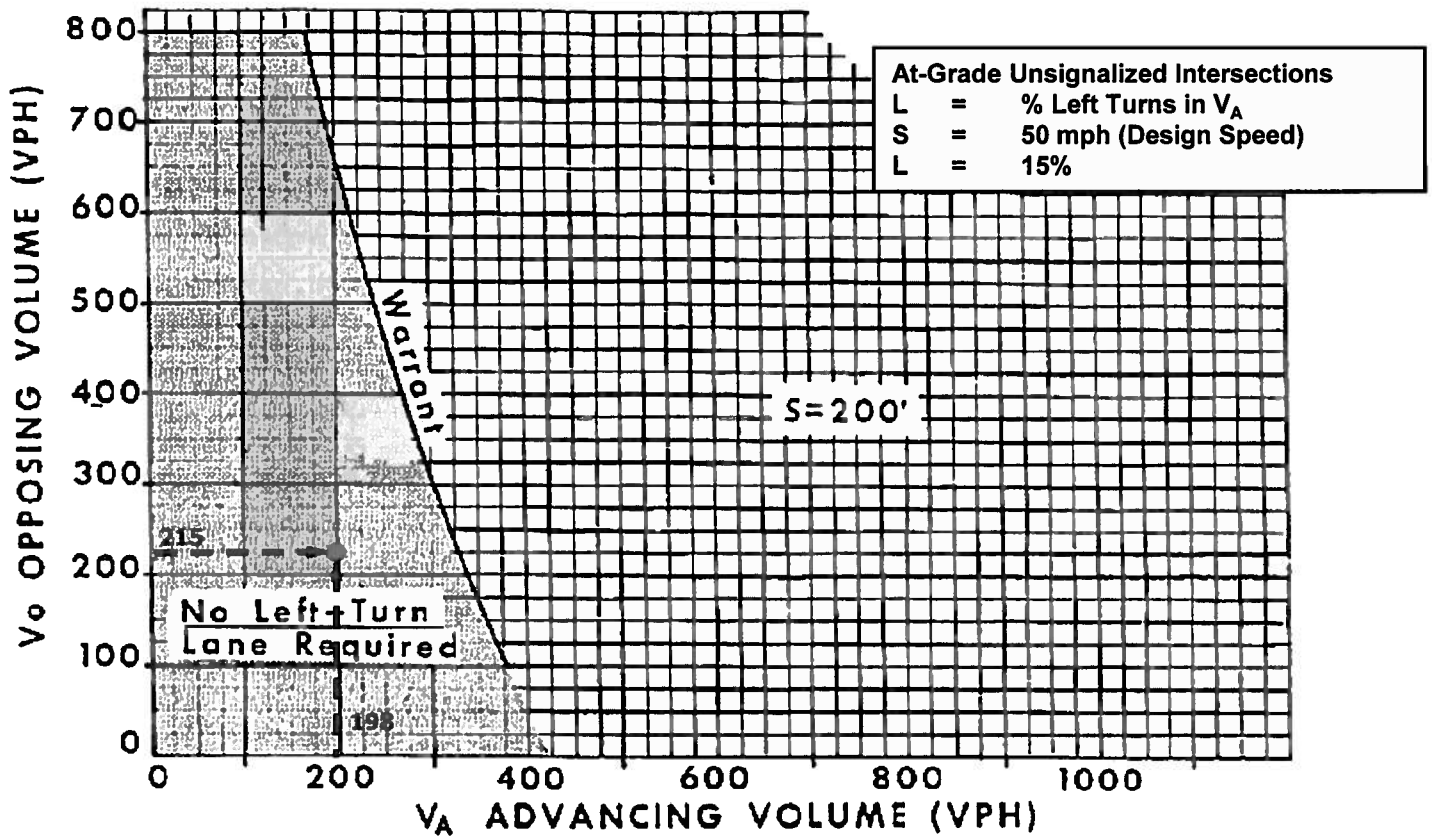
NO LEFT TURN LANE REQUIRED



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

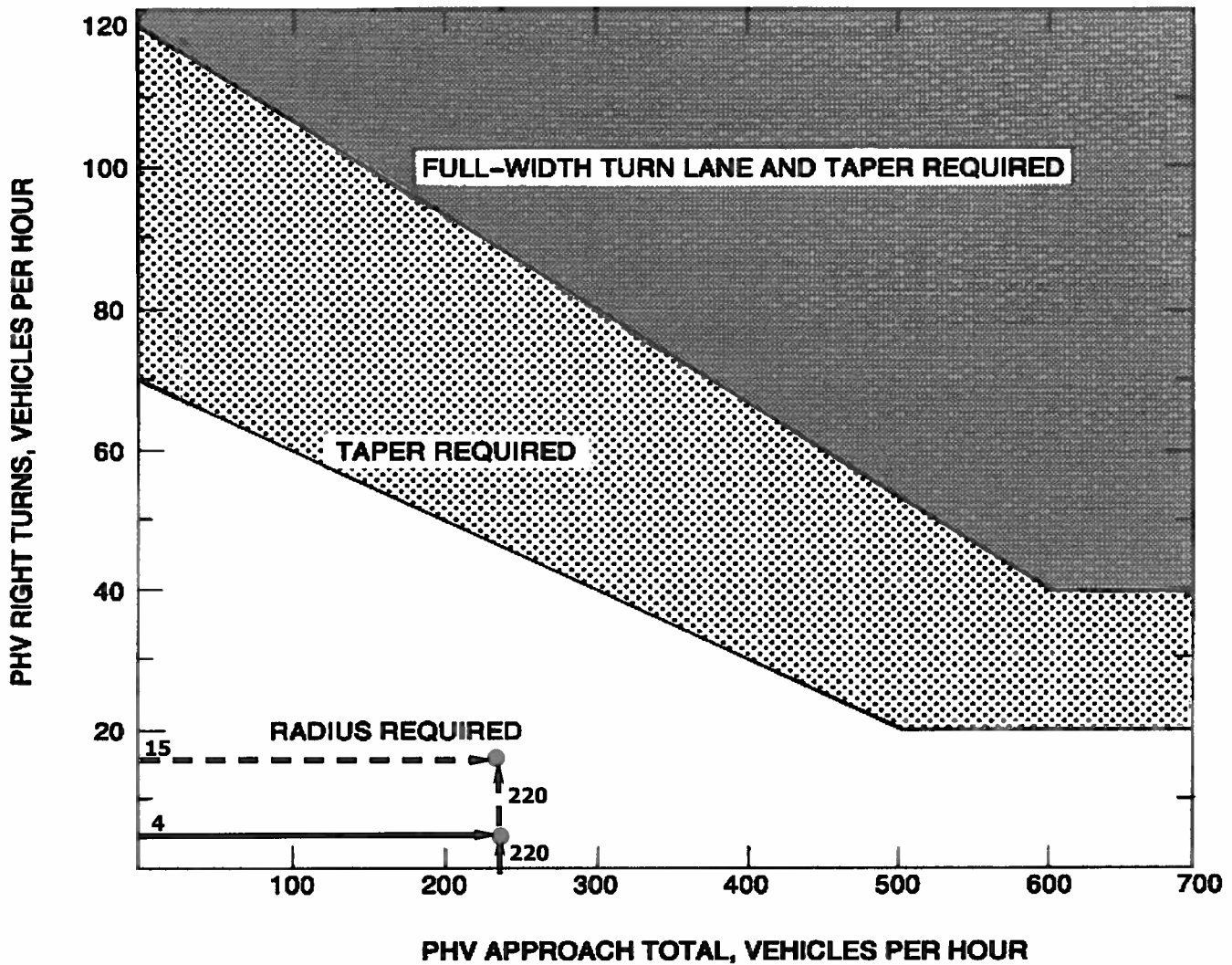
NO LEFT TURN LANE REQUIRED



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

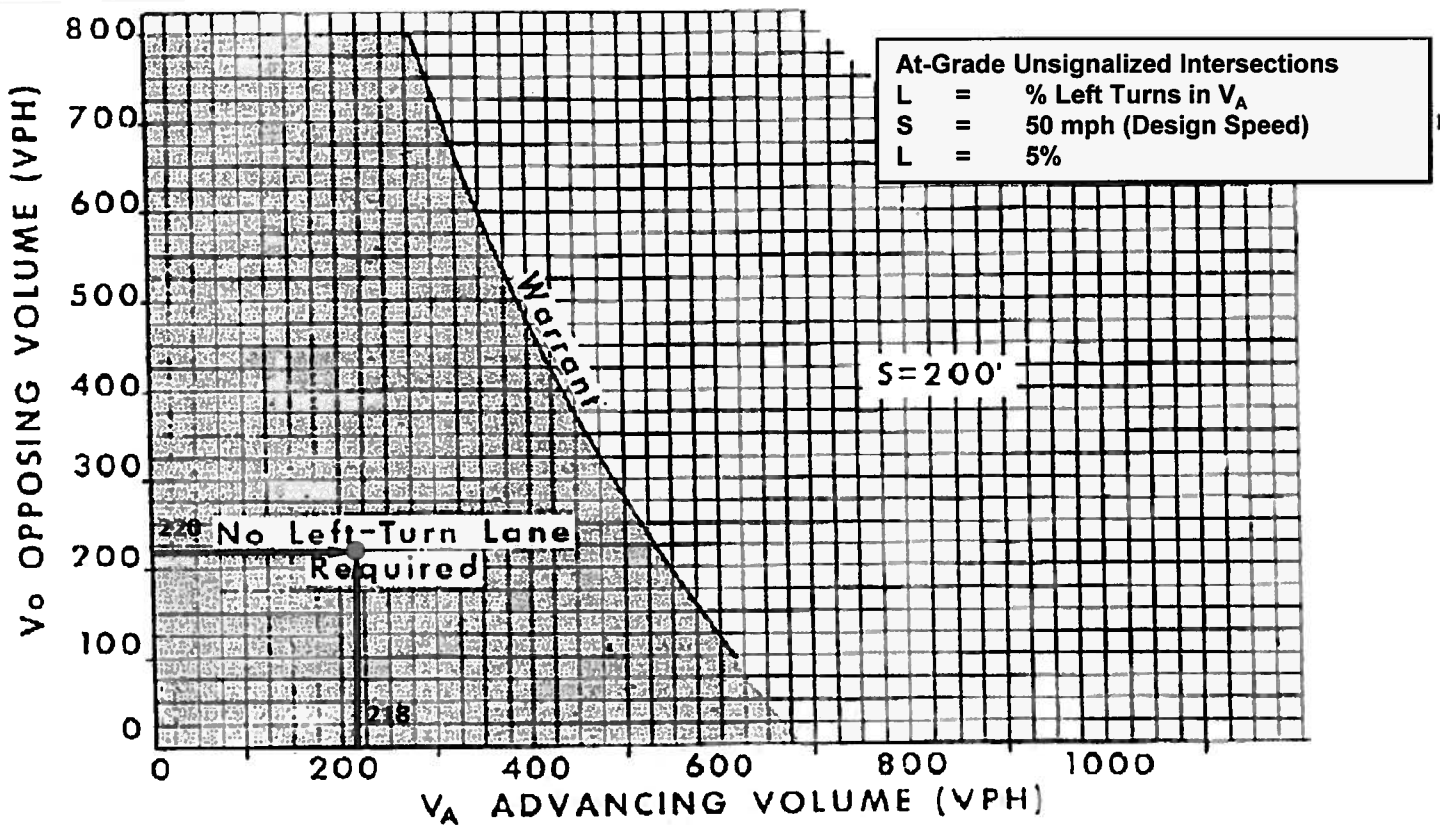
NO RIGHT TURN LANE REQUIRED



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

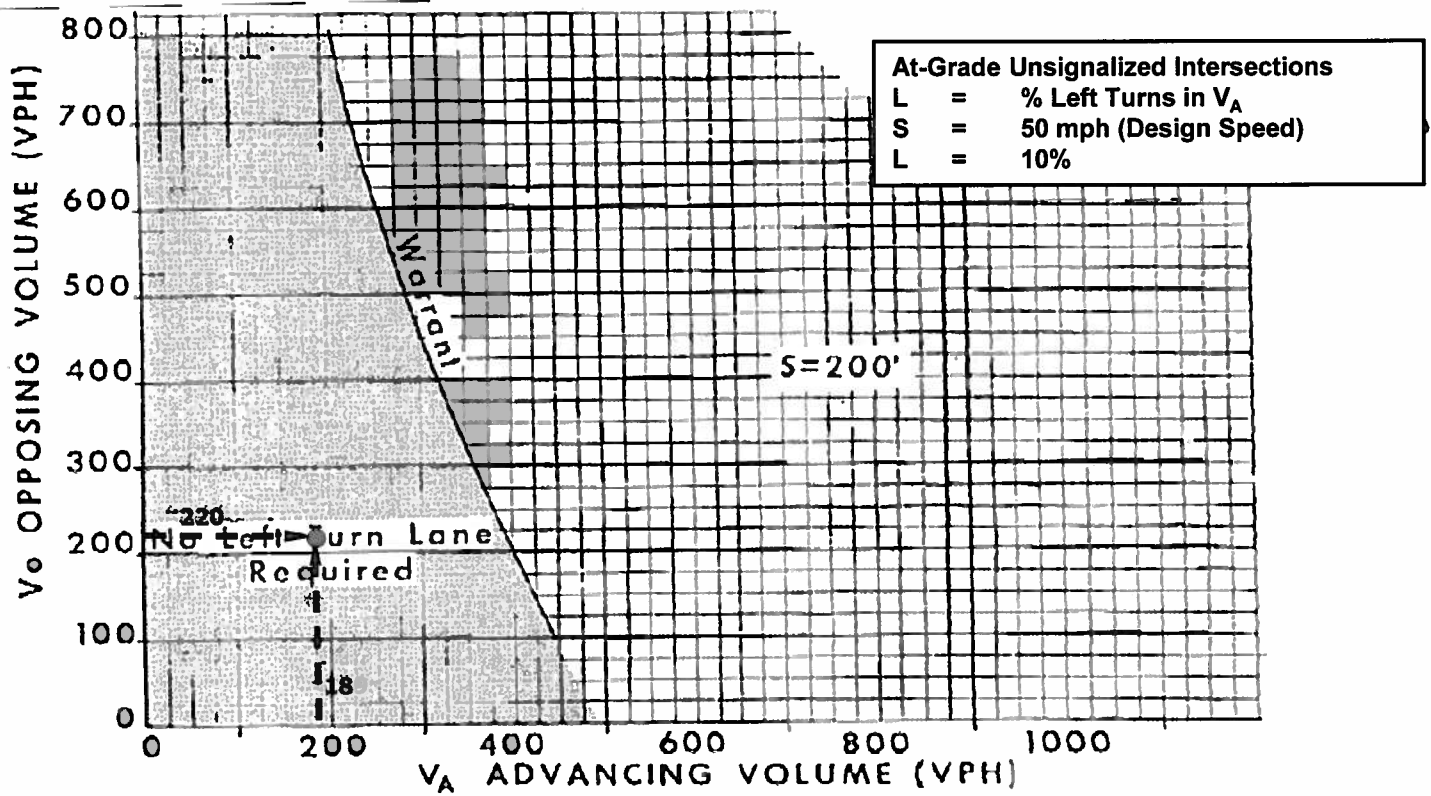
NO LEFT TURN LANE REQUIRED



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**

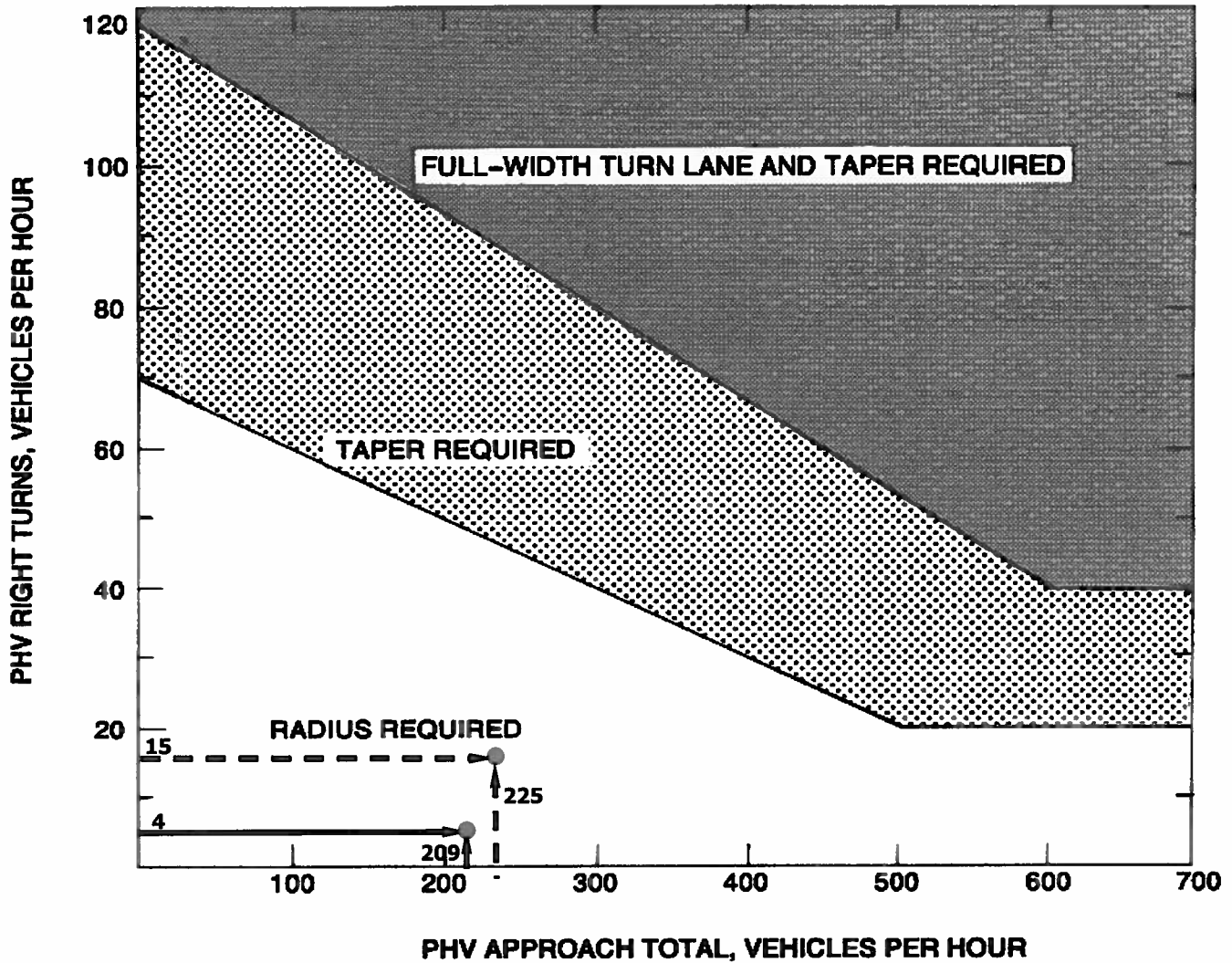


LEGEND

- AM Peak Hour
- - - PM Peak Hour

NO LEFT TURN LANE REQUIRED

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



LEGEND
 — AM Peak Hour
 - - - PM Peak Hour

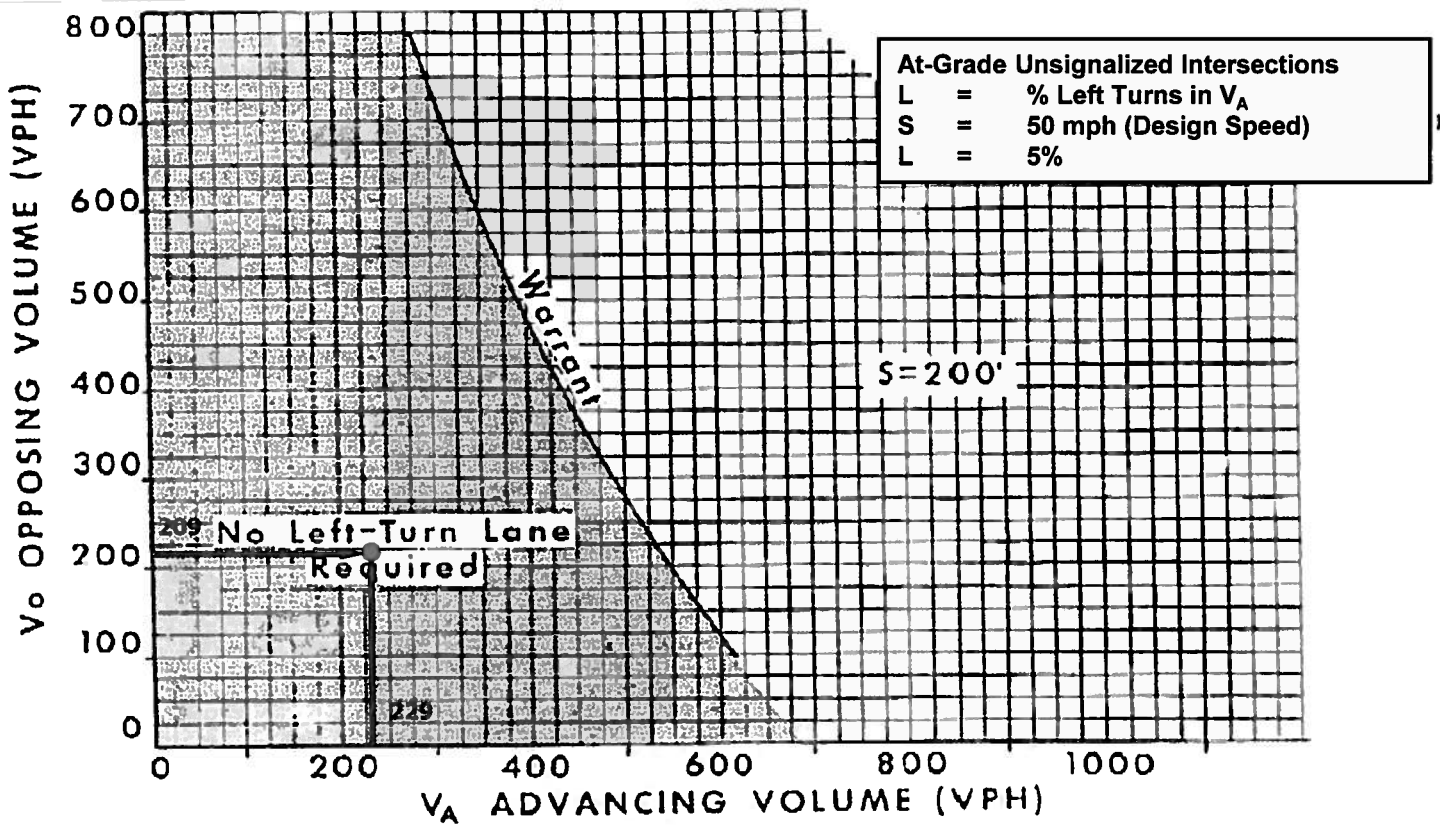
NO RIGHT TURN LANE REQUIRED



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

Figure
 13

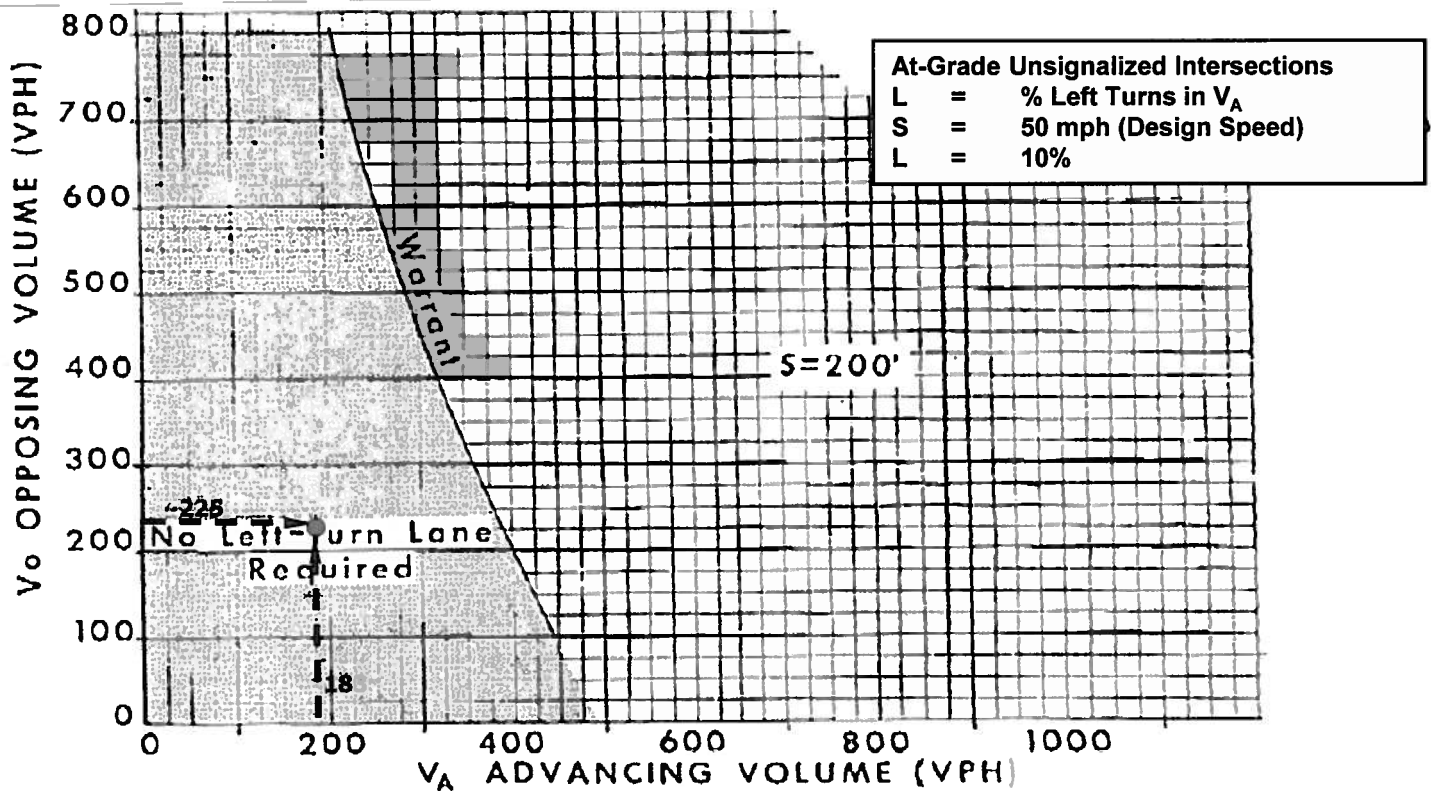
**WARRANT FOR LEFT-TURN STORAGE LANES
ON TWO-LANE HIGHWAYS (50 MPH)
FIGURE 3-11 VDOT ROAD DESIGN MANUAL APPENDIX F**



LEGEND
 — AM Peak Hour
 - - - PM Peak Hour

NO LEFT TURN LANE REQUIRED

**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

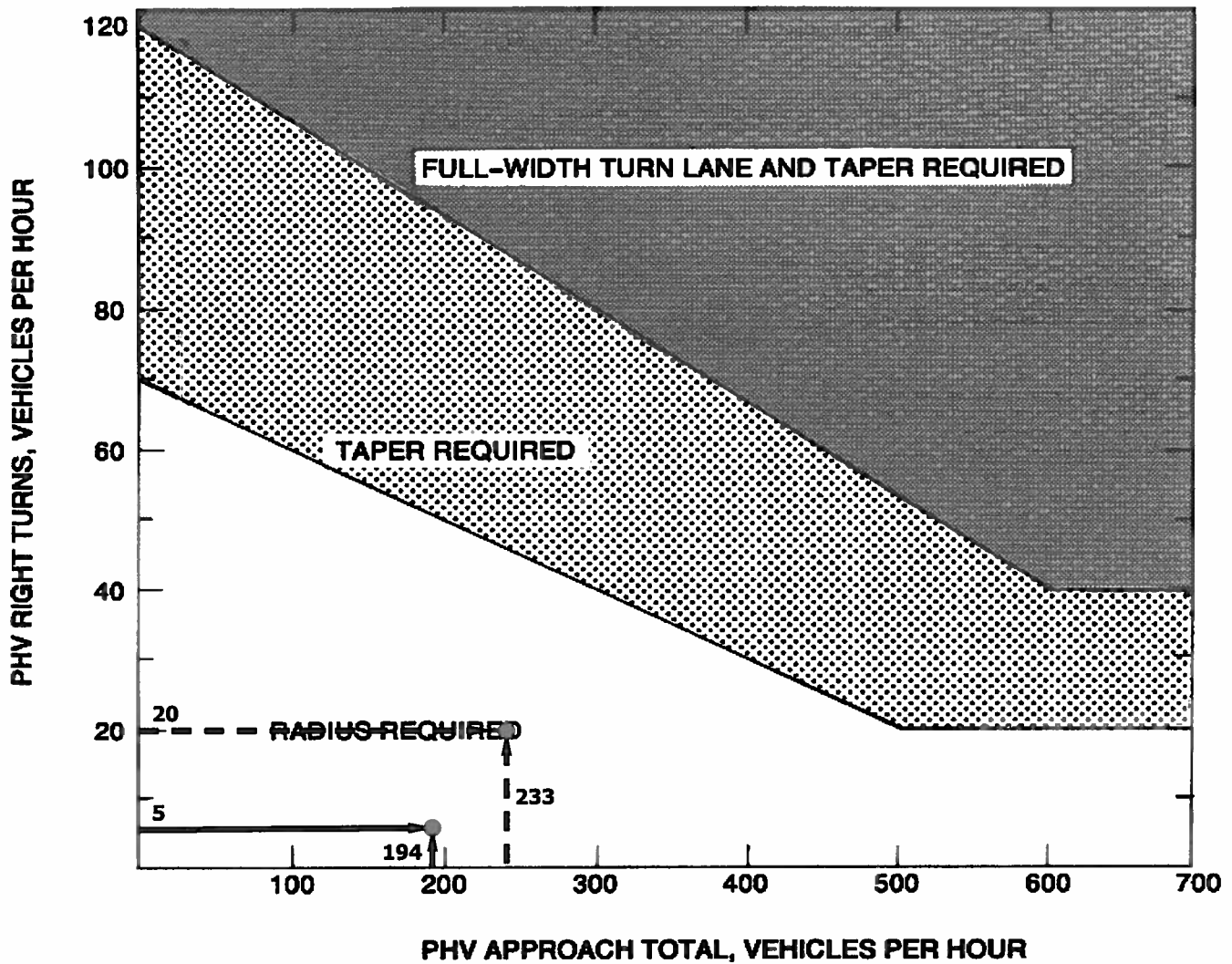
NO LEFT TURN LANE REQUIRED



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

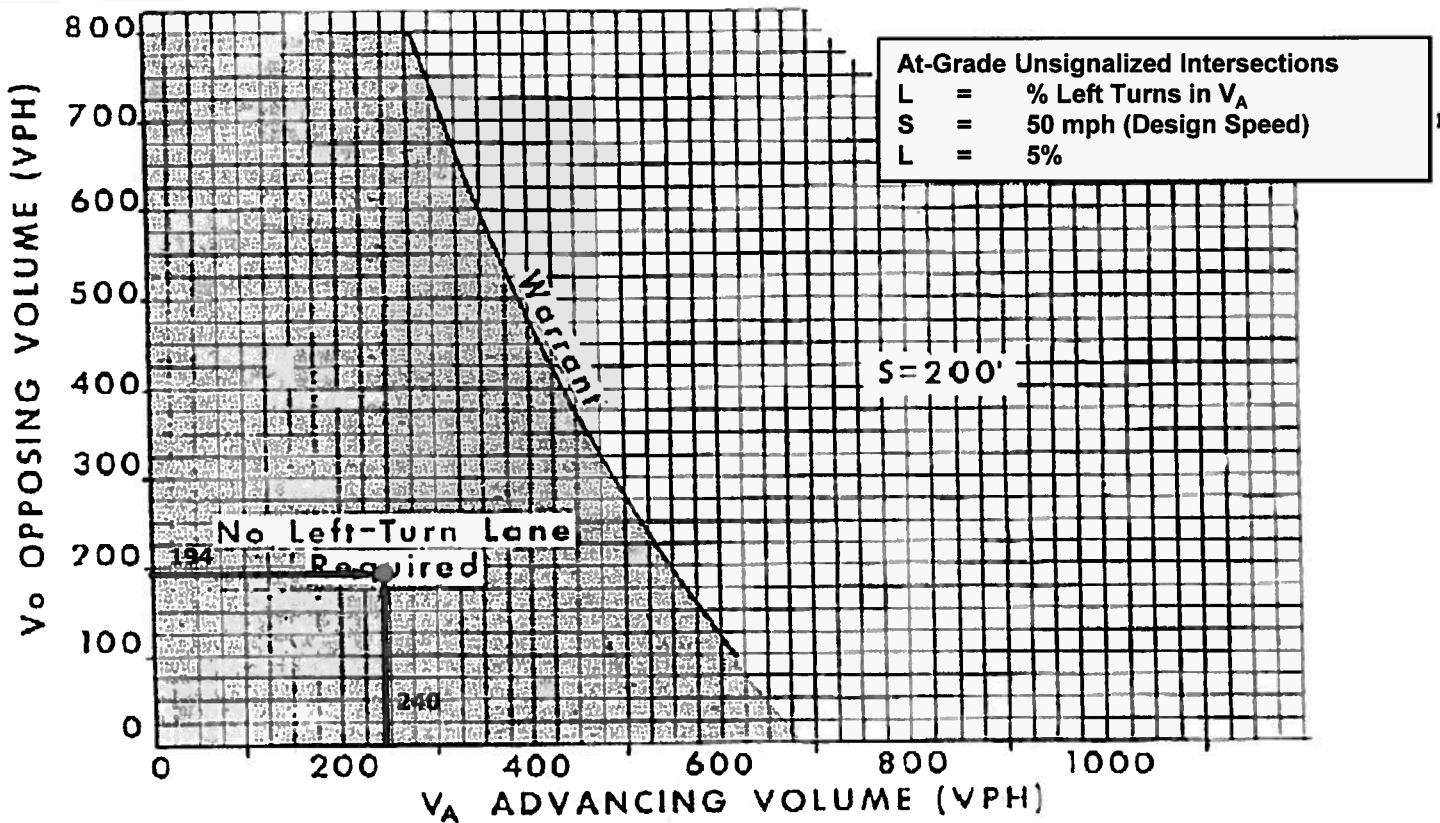
NO RIGHT TURN LANE REQUIRED



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

Figure
 16

**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

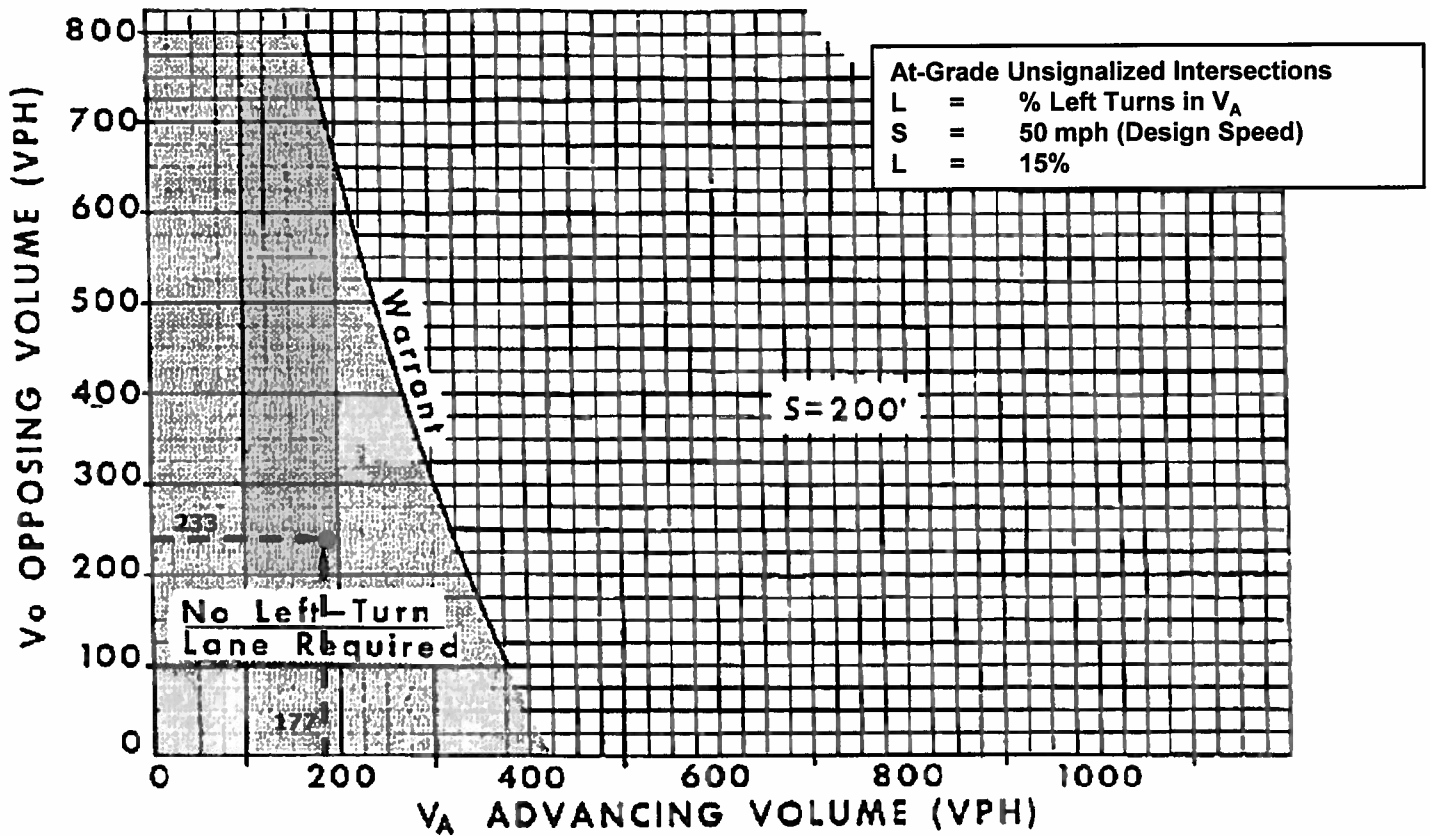
NO LEFT TURN LANE REQUIRED



Left-Turn Lane Warrant
 Pine Ridge Mobile Home Park
 Entrance 4

Figure
 17

**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

HP Color LaserJet M452dn

Job Storage

Job Storage Description

Job Storage allows you to send the print job to the printer and have it stored there until you print it from the printer's control panel. Some Job Storage jobs allow an optional PIN to be associated with the job for extra security.

Job Storage USB Installation

To enable Job Storage, you must first insert a dedicated USB storage device (with at least 16GB of memory) in the rear USB slot. This USB storage device will hold the Job Storage jobs sent to the printer. If this USB storage device is removed, Job Storage will be disabled on the printer.

Insert the USB drive in the rear USB slot and follow the instructions on the control panel. This USB drive will be dedicated to Job Storage. The front USB slot will not work for Job Storage.

1. The USB cover may need to be removed to reveal the USB slot on some printer models. If there is a cover, remove it.
2. Insert a USB drive with at least 16GB of memory.
3. Follow the Control Panel messages to format the USB drive for Job Storage.

You may need to update your printer driver if you do not find the "Job Storage" tab after enabling the feature in the printer. Go to the following URL for instructions on how to update the printer driver.

<http://www.hp.com/support/jobstorage>



*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				
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**



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
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E-MAIL ADDRESS:

TAX MAP OF SUBJECT PARCEL: 240(0A)-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
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AGENT OR REPRESENTATIVE OF PROPERTY OWNER(S), IF ANY (SPECIFY INTEREST):

OWNER AGENT/REP

NAME: Robert Hufnagel, Atwell, LLC

ADDRESS:
311 Main Street

CITY: Ann Arbor	STATE: MI	ZIP CODE: 48104	PHONE NUMBER: 734-994-4000
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E-MAIL: rhufnagel@atwell-group.com

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

PROJECT DESCRIPTION

- Initial project plans include:
- 13 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

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

AFFIDAVIT

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.

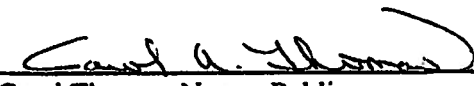
Dated: 3/9/2016 

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

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



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 arrangement with the residential properties.

Douglas Miles

From: Derrick Johnson <Derrick.Johnson@timmons.com>
Sent: Friday, June 24, 2016 9:18 AM
To: Douglas Miles
Subject: FW: Pine Ridge
Attachments: 15001297 Special Exception Concept Plan-2016-06-22.pdf

From: Robert Hufnagel [mailto:rhufnagel@atwell-group.com]
Sent: Wednesday, June 22, 2016 11:55 AM
To: Derrick Johnson <Derrick.Johnson@timmons.com>
Cc: William Anderson <wanderson@atwell-group.com>; Kurt Beleck <kbeleck@atwell-group.com>; Trey Brice (tbrice@jaffelaw.com) <tbrice@jaffelaw.com>; Jim Hoekstra <JHoekstra@suncommunitiles.com>; Josh Schnakenberg (JSchnakenberg@suncommunities.com) <JSchnakenberg@suncommunities.com>
Subject: RE: Pine Ridge

Attached is the updated site plan. The plan has been updated as follows:

- Added proposed 6 foot solid wood fence along west property line per Exhibit A of the agreement.
- Deleted 8 lots per Exhibit B of agreement with Ms. Lipp. Revised total new units to 131 and 376 existing plus new.

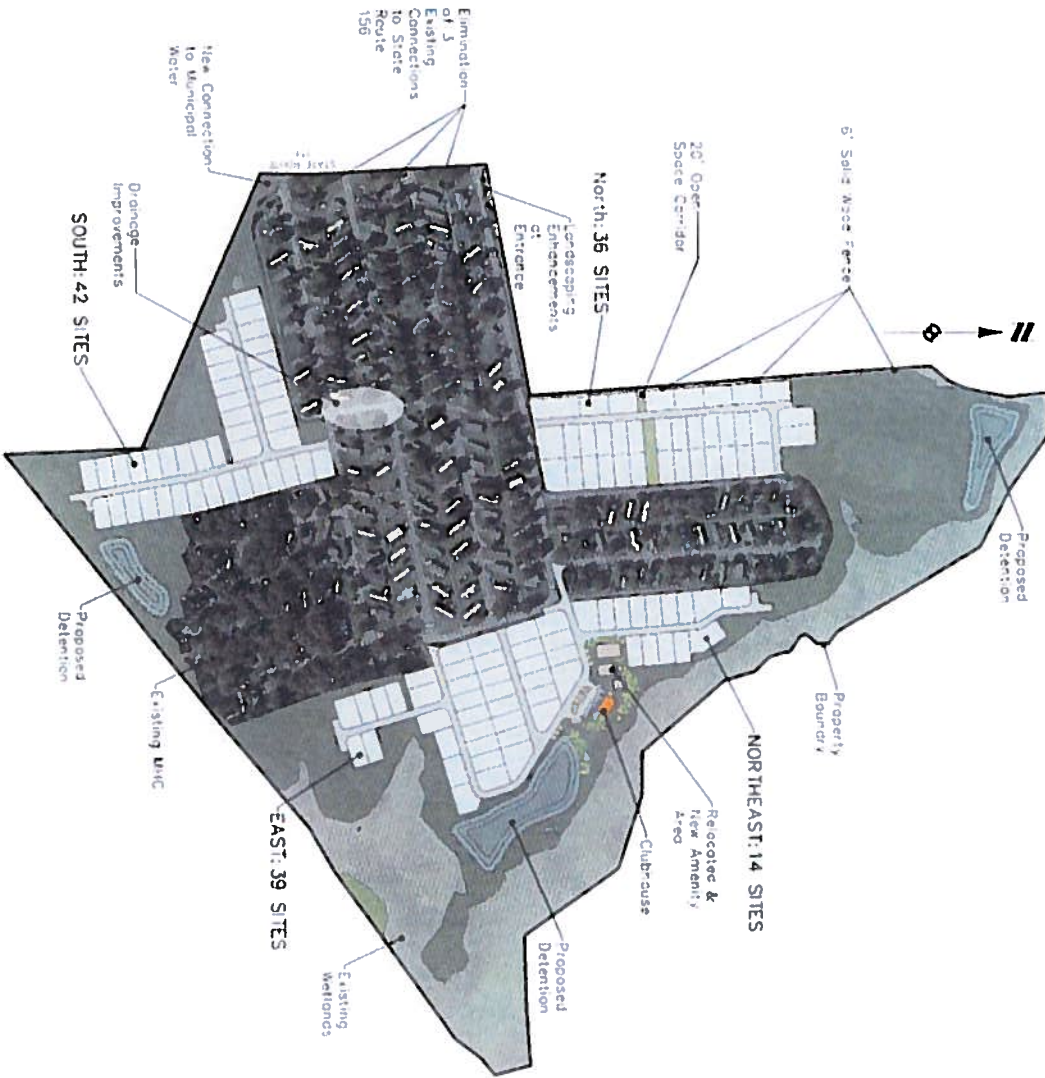
Derek, can you ensure that the County has this updated plan for the meeting on the 12th.

Bob

PINE RIDGE: SPECIAL EXCEPTION CONCEPT PLAN

Premier Manufactured Housing Community

PRINCE GEORGE COUNTY, VIRGINIA



SITE DATA

Site Area	106.47 Acres
Existing Zoning	R-4, Residential Agricultural District
Existing Use	Manufactured Housing Park
Proposed Use	Manufactured Housing Park
Existing Sites	245 Sites
Proposed Sites	131 Sites
North	36 Sites
East	39 Sites
South	42 Sites
TOTAL	376 SITES

NOTES

- Remove drainage in existing development area east of Blue Jay Street to term Street A. Cardinal Street to reduce ponding after site rainfall.
- Provide detention for new encroachment areas (3 basins proposed).
- Wetland
- No impacts proposed.
- Aerial
- New connection to municipal water utility instead of the 12" vent covering an existing 12" vent. Approximately 1/2 mile along State Route 156. This water main will become part of the County public water system.
- Removal and upgrade of Community Clubhouse for residential use.
- Addition to improve stormwater management.
- Addition to add stations, separating sewage and other common areas connections to State Route 156. All be encroached.
- Lease Areas
- Special perpendicular site: 55' x 110' (see unit detail below)
- Special Parallel site: 100' x 70'
- Open Space (20' minimum) around units back to other units.

LEGAL OWNER

Sun Communities, Inc.
 2777 Francis Road
 South-East, VA 23024
 252.528.1200

ENGINEER/AGENT OF OWNER

Robert McLaughlin
 Atwell, L.C.
 311 N. New Street
 Arlington, VA 22204
 703.594.4000

UNIT DETAILS





SUN COMMUNITIES, INC.
 PINE RIDGE
 MOBILE HOME COMMUNITY
 SPECIAL EXCEPTION CONCEPT
 PLAN



ATWELL
 800.650.4200 www.atwell-group.com

PRINCE GEORGE COUNTY, VIRGINIA

DATE: 01/15/2014
 TIME: 10:00 AM
 DRAWN BY: R. McLaughlin
 CHECKED BY: R. McLaughlin
 SCALE: AS SHOWN
 SHEET NO: 01

June 23, 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 July 12, 2016.

Dear Mr. Ashcraft,

I am writing to you in reference to 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.

As you know, I was in attendance at the Board of Supervisors meeting on June 14, 2016 when the Sun Pool I representative indicated that they had reached an agreement with my family regarding some objections that we had posed to their application for the expansion of the Pine Ridge Mobile Home Park.

I wanted to advise you that this is, in fact, correct, and that we have worked with Sun Pool I and have executed a Memorandum of Understanding between Sun Pool I and my family members. I have attached a copy of that Memorandum of Understanding for your review and for it to become part of the file.

I wish to advise you that our family is not opposed to the expansion being presented by Sun Pool I, as long as the Memorandum of Understanding becomes part of this record, and that the expansion would include a requirement that Sun Pool I complete all the items set forth in the Memorandum of Understanding as a condition of the approval. I plan on attending the next Board of Supervisors meeting and the public hearing on this matter on July 12, 2016 and will be happy to answer any questions that you have at that time.

With Kind Regards,

Beth H. Lipp
804-931-5387

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING is made this 13th day of June, 2016, by and between BETH H. LIPP, as the Duly Authorized Agent for SHERYLE B. AND ROBERT OKUM, 6725 Prince George Drive, Prince George, Virginia 23875, CHARLES W. AND BARBARA BENESEK, 6827 Prince George Drive, Prince George, Virginia 23875, LESLEY B. AND JAMES McNEW, 6903 Sandpiper Lane, Prince George, Virginia 23875, and BETH H. LIPP, MELISSA H. NORRIS AND SARAH H. MARSTELLER, Co-Owners of 6911 Sandpiper Lane, Prince George, Virginia 23875, as well as DON ANDERSON, As Administrator, HELEN B. HOOVER TR DTD, October 25, 2001 as amended, P. O. Box 517, Colonial Heights, Virginia 23834, hereinafter "Lipp", as First Party; and SUNPOOL I, LLC, the Developer of Pine Ridge Mobile Home Park ("SunPool I"), as Second Party, in order to memorialize an understanding between the parties in conjunction with the continued development and expansion of Pine Ridge Mobile Home Park by SunPool I. Lipp had requested certain concessions from SunPool I in light of the proximity of the new development to the family's homes, and SunPool I is willing to do the following:

1. SunPool I will construct and maintain an aesthetically appealing six foot (6') solid frame privacy fence which is to be installed along the easterly boundary line of the properties parallel to Lark Street. This obligation shall run with the land as to each party. Attached hereto as Exhibit 1 is a map from the Timmons Group which depicts with a red line where the fence is to be located adjacent to 6725 Prince George Drive, 6827 Prince George Drive, and 6911 Sandpiper Lane.

2. To the extent that during construction of the expansion of Pine Ridge Mobile Home Park, or during any normal maintenance at the site, there is any damage done to the planting or foliage in the buffer area between the homes and the mobile home park, which damage is caused by this work or by the normal maintenance, SunPool I shall be responsible to replace the plantings or foliage damaged during such construction of the expansion or normal maintenance at the site.

3. Upon completion of the new water line by SunPool I which is a condition of their expansion and development which they have proposed to Prince George County, they agreed to be responsible at their cost to connect the water line to the homes located at 6911 Sandpiper Lane, 6903 Sandpiper Lane and 6827 Prince George Drive. In doing so, SunPool I will be responsible for all costs and for all hookup and tap fees. The understanding is that these three properties referenced above shall be completely connected to the new water line at no cost whatsoever to the owners.

4. SunPool I will make all reasonable efforts to warn their tenants that the property contiguous to the mobile home park is privately owned, and that there shall be no trespassing on that property. This would include and not be limited to SunPool I posting "no trespassing" signs along the property lines.

5. SunPool I will eliminate in perpetuity the eight hookups shown on the plans presented to Prince George County that run along the eastern boundary line and are the closest eight lots to the homes of Lipp and her family. A copy of the Pine Ridge Improvements Concept Plan is attached hereto as Exhibit 2, and the eight hookups in question are marked with an asterisk on that plan.

6: The expansion of Pine Ridge Mobile Home Park will continue to be subject to all easements and agreements which have been recorded and remain on record which benefit the properties of the Lipp family members. These obligations set forth herein shall run with the land.

In light of working these issues out between the parties, Lipp will advise Prince George County that if these obligations are met, she and her family members have no objection to the pending request by SunPool I to expand the mobile home park as provided for in the pending request.

Beth Lipp ind & on behalf of those
BETH H. LIPP, INDIVIDUALLY AND ON *listed above*
BEHALF OF ALL THOSE LISTED HEREIN

SUNPOOL I, LLC

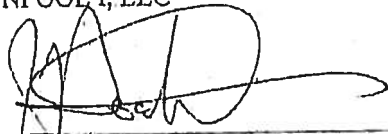
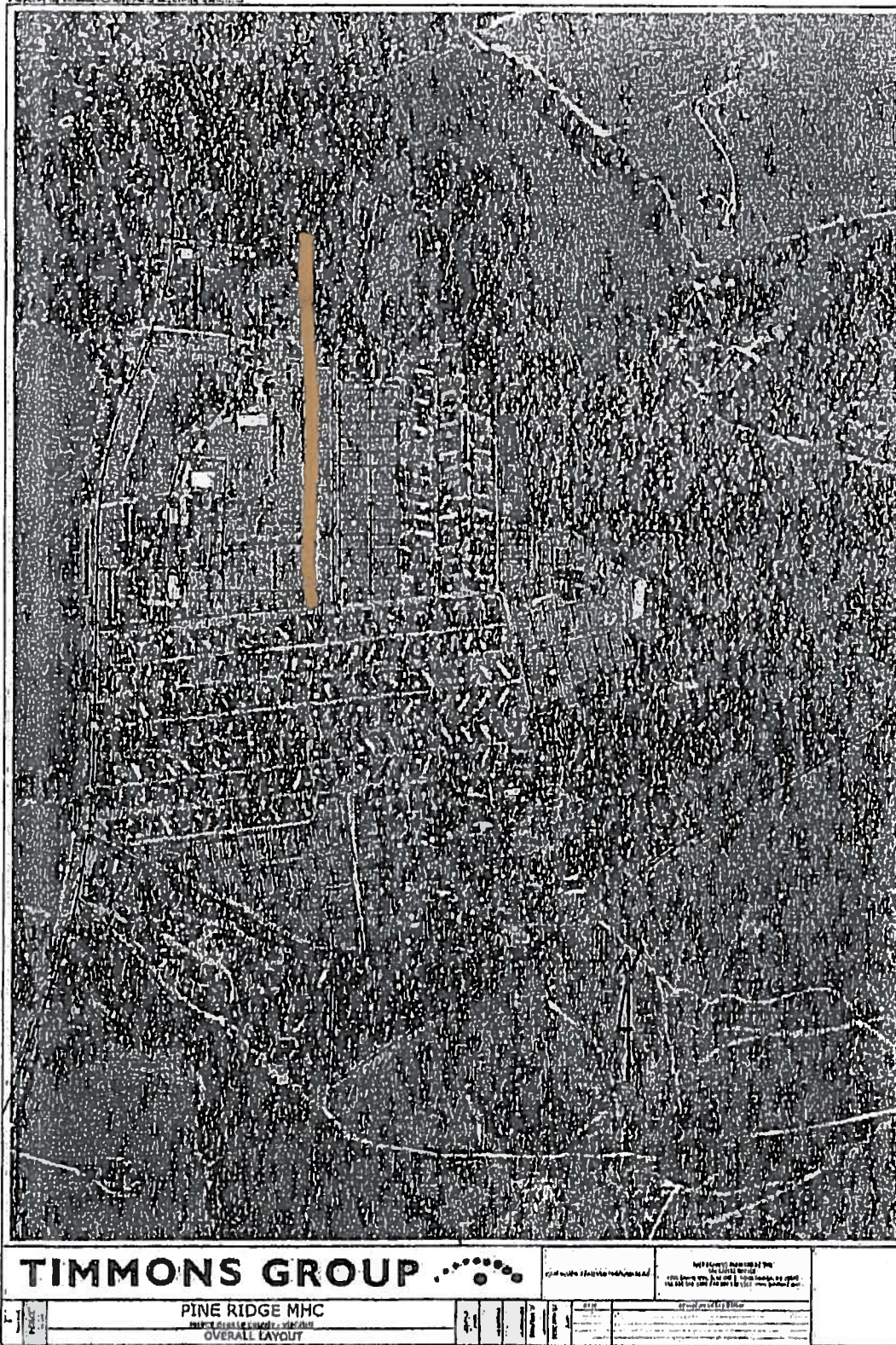
By 
ITS MANAGING MEMBER
Its Agent SUP 925

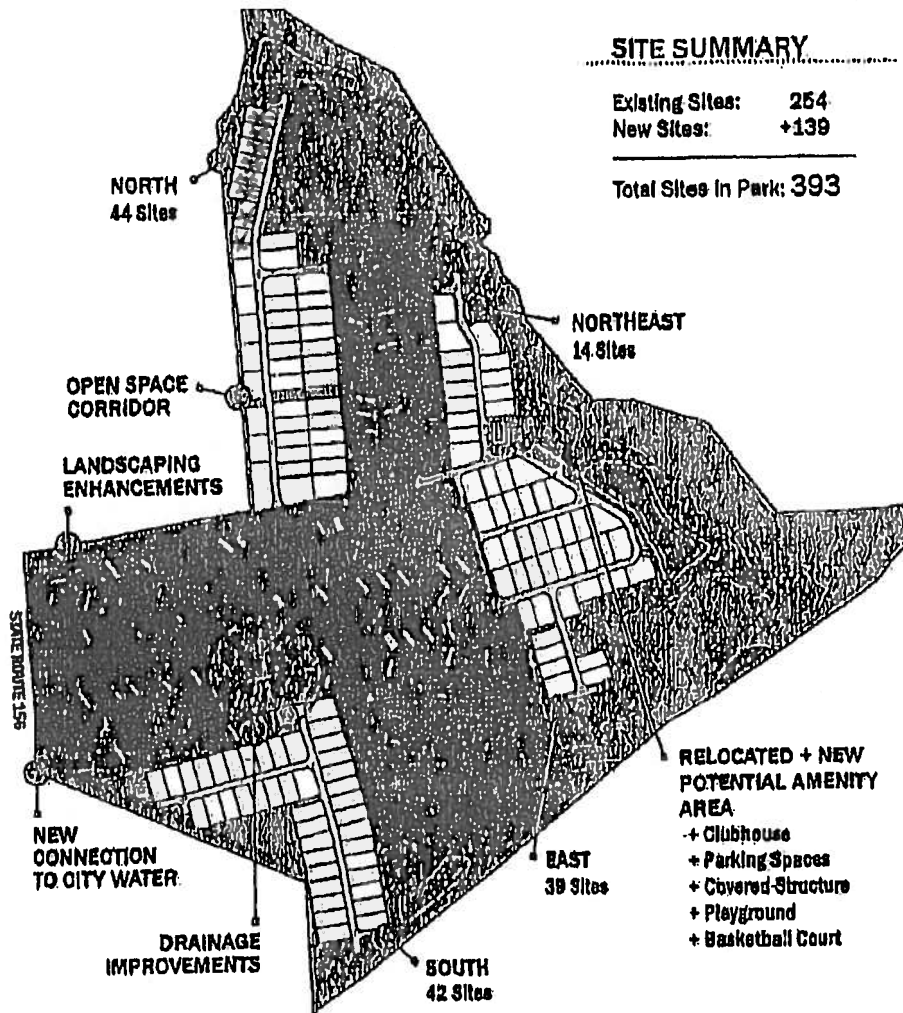
EXHIBIT 1



* the gold line denotes the fence to be installed by Sun Pool I.

PINE RIDGE IMPROVEMENTS: CONCEPT PLAN

Premier Manufactured Housing Community
PRINCE GEORGE COUNTY, VIRGINIA



SITE SUMMARY

Existing Sites:	254
New Sites:	+139
<hr/>	
Total Sites in Park:	393

* the red districts denotes the lots (8) that will be removed from the development plan