



# 22MH0004 –William Hambright

Magisterial District – Bermuda

Applicant's Contact – William Hambright (804-382-1861)

BOS Public Hearing – August 24, 2022

Time Remaining

**365 Days**

Case Manager

**Amy Somervell**

(804-748-1970)

## Request

### Renewal of a manufactured home permit

Renewal of manufactured home permit Case 15SN0119 to permit a temporary manufactured home in a Heavy Industrial (I-3) District.

## Staff Recommendation

**Approval**

## The Property

8321, 8325 & 8329 Haven Avenue

## Site Size

.69 Acre

Figure 1: Aerial of Request Area – Click Image for Link to GIS



Figure 2: street view



## NOTES FOR THE BOARD OF SUPERVISORS

1. Conditions may be imposed.
2. The ordinance limits the maximum period of time for which a temporary manufactured home may be granted to seven (7) years. Should the Board wish to approve this request, this approval would be for seven (7) years unless conditioned for less time.
3. Recommended conditions, and conditions of Case 15SN0119 are located within the report.

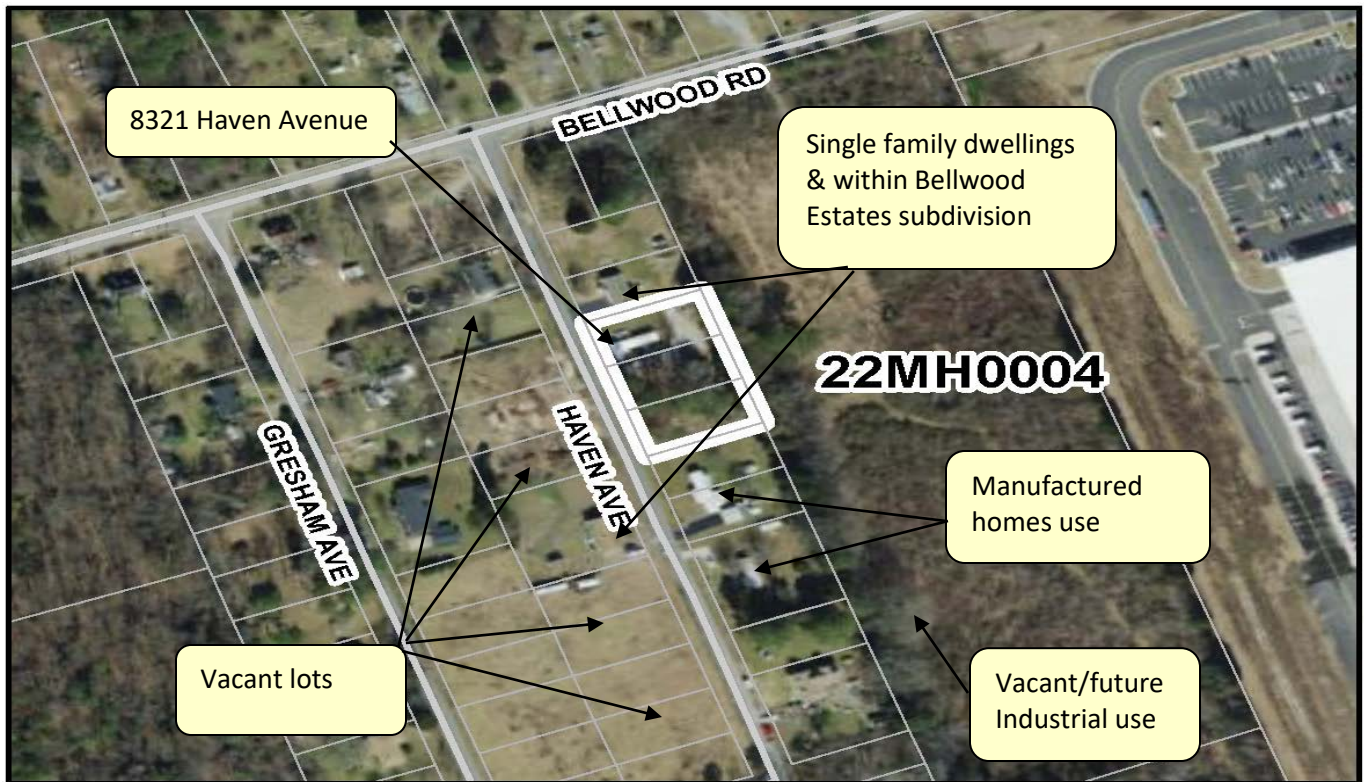
## Recommendation

### STAFF - APPROVAL

- Renewal of previously approved temporary manufactured home permit.
- Minimal impact on existing area development.
- Conditions ensure that use remains temporary.



## Aerial



## Planning

### Permit History

A manufactured home has been located on the subject property since 1991. The initial request and subsequent renewals for the current applicant: 92SN0123, 00SR0182, 07SN0138 and 15SN0119. On January 28, 2015, the Board of Supervisors approved the most recent permit, Case 15SN0119, which was approved for seven (7) years, expiring January 2022.

8321 Haven Avenue previously enjoyed a separate manufactured home permit approved by the Board in 2015. Since the last approval, that manufactured home was removed and property deeded to the applicant William Hambright which has been added to this request.

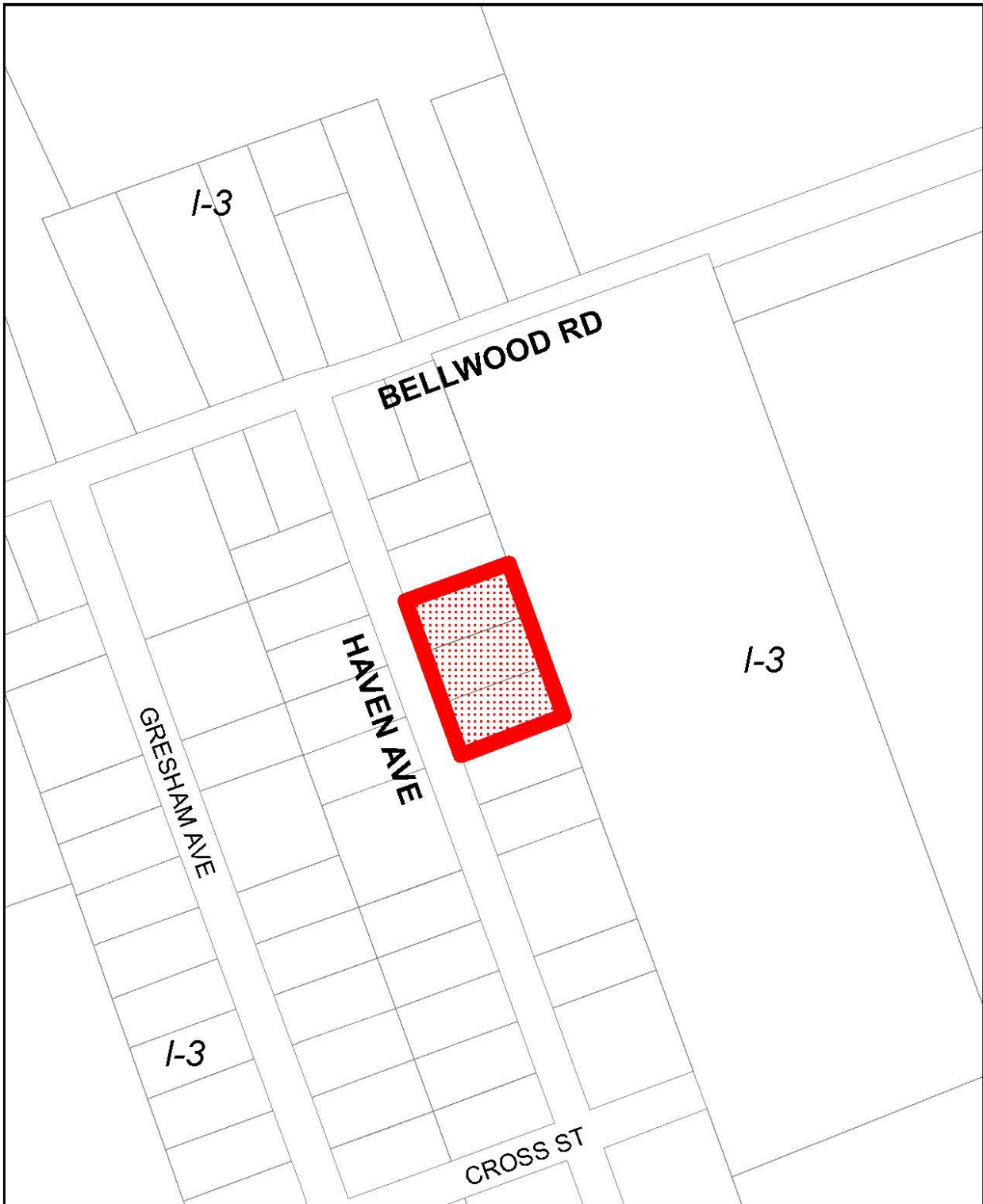
### Proposal

The applicant is seeking renewal of the temporary manufactured home permit for an additional seven (7) years. In this situation, the applicant has resided in the temporary manufactured home since 1991.

### Examination of Request

The subject property is located within Bellwood Estates Subdivision which was recorded in 1941. This subdivision is zoned Heavy Industrial (I-3) which appears to have been zoned to this industrial zoning in 1955. Staff is typically supportive of renewals for previously-approved applicants as owners/occupants of the manufactured home when the manufactured home and property continue to be well-maintained and in compliance with conditions of their previous permit approval. The property is surrounded by a single-family dwelling to the north, vacant lots to the west, manufactured home use to the south and vacant industrial zoned property to the east. Staff's inspection of the property revealed the manufactured home is beginning to show some signs of age (1984 model); however, is in fair condition. The manufactured home is within a relatively undeveloped subdivision which minimizes the awareness of the use. Given the manufactured home has been located on the subject property since 1991 without any known complaints related to the use, the request will have minimal impacts on the surrounding properties.





**Map 1:**  **Subject Property**

Case #: 22MH0004


Acreage: 0.69

Address: 8321, 8325 AND 8329 HAVEN AVENUE

GPIN's: 796-676-2102, 796-675-2495 AND 2588

200 100 0 200



 Resource Protection Area

 Streams

## Supplemental Analysis

### Environmental Engineering

This request will have minimal impacts on this facility.

### Fire & Emergency Medical Services

This request will have minimal impacts on this facility.

### Transportation - County Department of Transportation

This request will have minimal impacts on this facility.

### Transportation - Virginia Department of Transportation

This request will have minimal impacts on this facility.

### Utilities – Water and Wastewater

Property not connected to public water and sewer, and connection not required. Water approximately 350' from the property, and sewer not available.

### Virginia Department of Health

Not applicable

## Conditions

1. The applicant shall be the owner and occupant of the manufactured home. (P)
2. No permanent type living space may be added to the manufactured home. The manufactured home shall be skirted but shall not be placed on a permanent foundation. (P)
3. Should the applicant cease to reside in the manufactured home, the manufactured home shall be removed from the property. (P)

(Note: The Zoning Ordinance limits the maximum period of time for which a manufactured home permit may be granted to seven (7) years. Should the Board wish to approve this request, this approval would be for seven (7) years unless conditioned for less time and then subject to renewal.)

## Case 15SN0119 - Approved Conditions

### 15SN0119

In Bermuda Magisterial District, William Hambright requests renewal of manufactured home permit (Case 07SN0318) to permit a temporary manufactured home and amendment of zoning district map in a Heavy Industrial (I-3) District on .4 acre known as 8325 Haven Avenue. Density is approximately .3 unit per acre. The Comprehensive Plan suggests the property is appropriate for General Industrial use. Tax ID 796-675-2588 and 2495.

On motion of Ms. Jaeckle, seconded by Mr. Gecker, the Board approved Case 15SN0119, subject to the following conditions:

1. The applicant, William Hambright, shall be the owner and occupant of the manufactured home. (P)
2. No permanent-type living space may be added to the manufactured home. The manufactured home shall be skirted but shall not be placed on a permanent foundation. (P)

Ayes: Elswick, Warren, Jaeckle, Holland and Gecker.

Nays: None.

## Case Contacts

### Applicant

- William Hambright  
(804-382-1861)

### Staff

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