

## Agenda Item V.B.



**Meeting Date:** September 19, 2023

**Department:** Planning & Zoning

**Topic:** **Special Exception 2023-359 Ronnie Wright**

**Board Action:** The Board is conducting a public hearing for a special exception in the R-2, General Residential District.

**Attachment:**

1. August 2023 Public Notice - PC
2. R Wright application
3. Wright Adj Notice
4. Pictures - Wright
5. Proposed Setbacks
6. R Wright Plat
7. Staff report

**Summary:** Request by Ronnie Wright for a special exception in the R-2, General Residential District. The purpose of the special exception is to allow a manufactured home (single-wide) on the property. The property is located at 200 Boxwood Circle and is further identified as tax map number 124-A-77.

**Recommended Motion:** I move that the Board of Supervisors approve special exception 2023-359 with the planning commission's recommended conditions.

Planning Commission's Recommended Conditions

1. Drainfield: Prior to the issuance of a zoning permit, approval from the Virginia Department of Health will be required to determine that the drain field will be adequate for the dwelling.
2. Vegetation: The existing vegetation between the proposed single-wide and Sprouse Drive shall be left in place.
3. Abandonment: In the event that the manufactured home is abandoned for a period of more than twenty-four (24) months, the manufactured home and related items shall be removed from the property.

**Comprehensive Plan Impact: Housing Goal #1** - To ensure access to safe, comfortable, attractive, and affordable housing for all County residents.

**Housing Goal#1, Objective#2, Strategy#11** - Encourage the preservation of manufactured housing to support a source of affordable housing as declared in state code 15.2-2223.5