

October 8, 2025



Jim Frydl
Greene County Board of Supervisors
40 Celt Road (Room 226)
Stanardsville, VA 22973

RE: Commercial Rezoning in Ruckersville and Park 1 Residents

Dear Jim and Board Members:

Background

The trailer park in question was built in the 1970's by Ricky Daniels. At the time, there was little government oversight. The park sewage was directed to septic fields but there was no requirement at the time to provide backup fields, as would be required today. The septic fields in the park began showing signs of failure 6 years ago and, in an effort to address the problem, we purchased property to the East of Daniels Park 2 in 2020 and were granted by the Board rezoning of the parcel from A-1 to R-2 with the intent to provide replacement lots for residents in Park 1, knowing that septic failures were imminent.

In 2021, we submitted a preliminary site plan for the park expansion. At the same time we authorized the design of a sewer pump station and distribution lines to serve both Park 2 and the new expansion area. We did so in hopes that we could avoid a similar fate for Park 2 which also has no back up septic fields. Knowing that the park residents could not afford the cost of public sewer, much less the cost of the pump station and distribution lines, we worked with the county to apply for grant funding from DHCD. Unfortunately, the grant ended up being of little use because it only helped cover the cost of the sewer laterals and each and every resident would have to be income qualified. Consequently we had to design the park expansion with Septic fields instead of public sewer.

In February 2024, we solicited bids from contractors for the park expansion plan. To our surprise and dismay, prices came back at more than \$65,000 per lot. In order to support the bank debt alone for the project, we would have had to double rents from \$290 per month average at the time to almost \$600. As a result we had to scrape that plan and start over. In the meantime, VDOT took 4 trailers in park 1 as part of the 33 widening project. By mid-2024, we were having to pump 3 septic fields every month.



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In June of this year, we submitted an amended site plan for the park expansion to the County for review. The new plan includes 24 pads in phase 1 and phase 2 will require public sewer. We have made the plan more efficient in hopes that it will be affordable to construct. The plan will provide space to accommodate all the remaining units in Park 1.

Zoning Impacts

The current rezoning request will not impact any existing residents in Park 1. Attached is a recent aerial image showing the area subject to rezoning and its relationship to existing homes. In the small strip being rezoned from R-2 to B-2, there are 3 trailers remaining. Two are vacant and the owners plan to either sell or relocate the trailers. The remaining trailer is owned by the park manager. No families or trailers will be impacted by this rezoning request.

Future Plans

Our hope is to complete construction of the Park 2 expansion by April 30 2026. Residents who can move their trailer, can qualify for up to \$5,000 in financial assistance to help pay for the relocation costs. For those whose trailers are too old to move, we will pay for demo costs and help connect them with suppliers like Clayton Homes who can provide them with a new home in the park expansion.

In addition, we are committed to finding a way to bring public sewer to residents of Park 2 at an affordable cost. To do so, we are exploring new grant opportunities in conjunction with Habitat for Humanity. We are also exploring resident ownership of the park through a co-op that will enable residents to build equity in their homesite. ROC USA is a national organization that helps structure and manage these for residents.

I am encouraged by the Board interest shown in helping to avoid displacement and preservation of these affordable homes. I was a long-time board member of the Piedmont Housing Alliance and currently sit on its Land Trust Board which is committed to creating and maintaining affordable homeownership in our area. It is a huge problem, and local government is an essential partner in the preservation and creation of affordable housing. I'm hopeful that the Greene County Board will consider ways to help not just us, but the non-profits who can produce new affordable housing.



Conclusion

We respectfully ask that the Board approve our commercial rezoning request. No current residents in Park 1 will be displaced by the rezoning and we would welcome the opportunity to explore with the County ways in which we can work together to preserve the affordable homes in Daniels Park and provide them with the long-term security that would come with affordable water and sewer.

Respectfully,

Frank R. Stoner
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