

MINUTES

**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS
NOVEMBER 10, 1994**

The Henderson County Board of Commissioners met for a Special Called Meeting on November 10, 1994 at 7:00 p.m. in the Commissioners' meeting room of the County Office Building. The purpose of the meeting was a Public Hearing on allowing manufactured housing in the proposed Waterfront Residential District.

Those present were: Vice-Chairman Renee Kumor, Commissioner J. Michael Edney, Commissioner William McKay, County Manager David F. Thompson, and Clerk to the Board Elizabeth W. Corn.

Also present were Planning Director Matt Matteson and Planner Karen Collins.

Absent: Chairman Vollie G. Good due to a death in the family. Hugh D. Randall was not present but expected to arrive later.

CALL TO ORDER/WELCOME

Vice-Chair Kumor called the meeting to order and welcomed those in attendance.

PUBLIC HEARING

Commissioner Edney made the motion for the Board to go into Public Hearing. All voted in favor and the motion carried.

Vice-Chair Kumor asked staff to give an overview of the issue.

Staff Overview

Matt Matteson stated that this was a public hearing regarding making one change to a working draft for the proposed Waterfront Residential (WR) District. This was proposed as part of the package for the Lake Summit Zoning Study. The item had been referred to the Planning Board and the Planning Board referred it back to the Board of Commissioners with no recommendation, which would constitute a favorable recommendation.

Matt Matteson informed the Board that the Public Hearing has been properly posted in the newspaper.

This item is Section 617.01 of the Zoning Ordinance and would allow manufactured housing as a permitted use within the proposed Waterfront Residential District (WR).

Public Input

Vice-Chair Kumor informed all present that the Board has received a stack of letters, 158 statements from the property owners of the Lake Summit area who are requesting that the Board deny manufactured housing in the Waterfront Residential District around Lake Summit. These property owners favor the Residential Zoning in the area.

1. Ray Rouser - Mr. Rouser is a property owner in the proposed zoning area. He requested denial of allowing manufactured housing in this area. He asked that the Board reconsider the set-backs as currently there will be no side yard set-back in the proposed district.

MANUFACTURED HOME - definition

Matt Matteson clarified the definition for manufactured home in our zoning ordinance. The definition is based on the HUD (Housing and Urban Development) standard. A manufactured home is one that is built in a factory or a separate location (off-site) and transferred to a site. A manufactured home may have several sections (single or double wide), it may have either a permanent foundation or it may be put on site in singular form. The only way to distinguish a manufactured home is to look for the HUD sticker (a red sticker about the size of a credit card).

A modular home is built in a factory to a higher specification, a higher degree of construction. In our ordinance modular homes are treated as stick-built homes. They are built to N.C. Building Code standards.

2. Randy Camp - Mr. Camp stated that he thinks he lives in the proposed zoning district. He lives in Mtn. Valley. You cannot see the lake from his house. He strongly favors manufactured homes in the newly proposed zoning district.

3. Leon Camp - Mr. Camp is a resident of the Green River township but not within the proposed zoning district. He strongly favors manufactured homes in the newly proposed zoning district.

Mr. Camp felt that the issue of zoning Lake Summit should have been put on the recent ballot and put to vote for all residents of the Green River township, let the majority rule.

4. Rene Gilliam - Ms. Gilliam is a resident of the Green River township but not within the proposed zoning district. She strongly favors manufactured homes in the newly proposed zoning district.

5. Roy Camp - Mr. Camp strongly favors manufactured homes in the newly proposed zoning district.

6. Donald Beddingfield - Mr. Beddingfield raised questions regarding the Clear Water Act and the classification of Green River. Mr. Beddingfield is a resident of the Green River township. He requested that the Board not zone Lake Summit until the issue of classification of Green River is taken care of.

CLEAR WATER ACT - classification of Green River

David Thompson informed all that a lady from the State is planning to come and talk about the Green River classification at the December 21 Commissioners' Meeting.

7. Roger Gilliam - Mr. Gilliam is a resident of the Green River township. He favors manufactured homes in the newly proposed zoning district.

8. J. R. Hardin - Mr. Hardin asked questions regarding who began the process of classifying Green River.

David Thompson answered that it was the State of North Carolina, not the County Board of Commissioners.

Commissioner McKay made the motion to close the Public Hearing. All voted in favor and the motion carried.

COMMISSIONER MCKAY'S STATEMENT

Commissioner McKay wanted to state for the record that this present Board of Commissioners has always been sympathetic and have encouraged and have tried to protect mobile homes. It was this Board that raised the issue that if this is zoned, that mobile homes should be considered in the district.

He also wanted it to be known that this is a "property rights" Board. They have done their best to protect property rights.

ACTION

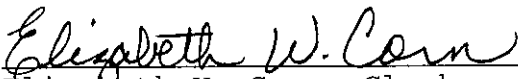
Vice-Chair Kumor asked for a motion regarding a housekeeping issue.

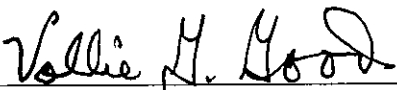
Commissioner Edney made the motion to add an additional item to the up-coming November 14 hearing, for a Closed Session. All voted in favor and the motion carried.

ADJOURN

There being no other business, the meeting was adjourned by Vice-Chair Kumor.

ATTEST:


Elizabeth W. Corn, Clerk


Vollie G. Good, Chairman