

MINUTES

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

BOARD OF COMMISSIONERS
FEBRUARY 2, 1995

The Henderson County Board of Commissioners met for a Special Called meeting at 4:00 p.m. in the lobby of the County Office Building. The purpose of the meeting was a site visit to manufactured home parks in Henderson County. Those in attendance boarded a van for the site visit.

The following parks were visited either by driving into or some by driving by:

Dalton's/Mae's on Gilliam Road
owner Eli & Mae Dalton

Rider Drive, Rider Drive, off Gilliam Road
owner Fruitland Baptist Bible Institute

Fruitland, Fruitland Road
owner Joann Whitmire

Holly, Torrey Drive off Lanning Road
owner Ronnie Whitmire

Berna-Knoll, Fruitland Road
owner Elden & Bernadine Levi

Magnolia Place, Fruitland Road
owner Henry Odom

Dana Hill, Dana Road
owner Michael & Vito Montaperto

Lakewood RV Park, Ballenger Road
owner Bruce Marsteller

Anders, Gull Avenue in East Flat Rock
owner ?

Crestview, Tabor Road
owner Mike Leslie

Crestview Estates, Crest Road
owner Capital Six Associates

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Stepp's East Flat Rock 1 & 2, Crest Road and Blue Ridge Road
owner Clarence Stepp

The site visit lasted almost two hours. The meeting was adjourned until 7:00 p.m. at which time there was a Work Session on the proposed Manufactured Home Park Ordinance.

The Board of Commissioners reconvened at 7:00 p.m. for a Work Session on the Proposed Manufactured Home Park Ordinance, in room #140 of the County Office Building.

Present: Chairman Renee Kumor, Commissioner J. Michael Edney, Commissioner Bob Eklund, Commissioner Don Ward, County Manager David F. Thompson, Clerk to the Board Elizabeth W. Corn and members of the media. Also present were: Director of Planning Matt Matteson and Planner Karen Collins.

Absent: Vice-Chair Vollie G. Good, Asst. County Manager David E. Nicholson, County Attorney Don H. Elkins, and Staff Attorney Angela M. Skerrett.

CALL TO ORDER AND WELCOME

Chairman Kumor called the meeting to order and welcomed all in attendance. Chairman Kumor stated that this is a work session for the Commissioners but they have invited some participants to make presentations. The meeting is not open for public comments. When the Ordinance goes to Public Hearing, that will be the time for public comments.

Matt Matteson, Director of the Planning Department, introduced those persons who were invited to speak:

Sam Laughter, Zoning/Code Enforcement Administrator with the Inspection Department.

Robert Smith, Environmental Health Department.

Captain Rodney Raines and Lieutenant Jon Hill, Sheriff Department.

Sheryl Fortune, Housing Director, WCCA.

Wayne Craig, volunteer with the Planning Department. Using the proposed Ordinance as a guide, Mr. Craig made some sketches of manufactured home parks following the guidelines of the ordinance.

Robert Smith, Environmental Health Department. Mr. Smith informed

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the Board of State Septic tank regulations. Manufactured homes are treated the same as a house. The State requires 2,160 square feet for a drainage line and an additional 100% for a repair field. The general life of a septic system is 10-15 years.

Mr. Smith spoke briefly on alternate systems including package plants. Package plants are based on volume, not the number of units.

Captain Raines and Lieutenant Jon Hill, Sheriff's Department. These two gentlemen were asked what they would like to see in manufactured home parks regarding health and safety issues. Their answer was that they would like to see properly marked units and good lighting. They felt another safety issue would be properly marked roads, especially when there are multiple roads. They would like to see more space between units for safety reasons (50-100 ft). It would also be a good idea for law enforcement to have a revised list of tenants from the owners of the parks. Underpinning really doesn't have much effect according to law enforcement. If there were no underpinning and someone was hiding under the unit, they could be seen. Underpinning would hide someone under a unit.

Sheryl Fortune, WCCA. Ms. Fortune is in need of more units of low income housing for families. WCCA provides rental assistance to low income families and is currently assisting 400 families/month. Approximately 40% of these families go into mobile homes. She stated that the average rent on a 2 bedroom, 20 year old unit is \$250-300 month and on a 3 bedroom unit \$350.00 month. The family must contribute 30% of their income toward rent and utilities. The water, sewer, and garbage pick-up are usually included. She presently has 800 qualified families on a waiting list, some are elderly. Some of these families WCCA serves are DSS referrals.

Rocky Hyder, Fire Marshal. Mr. Hyder stated that underpinning is not a factor in manufactured home fires. The fire burns up and out.

Sam Laughter, Zoning/Code Enforcement Administrator. Mr. Laughter stated that in a Planned Unit Development (PUD) there should be two 1 hour walls with a property line in between (minimum of 30 feet between units) on individual units and one 2 hour wall for side by side or duplex units is the requirement.

PUBLIC HEARING - Proposed Manufactured Home Park Ordinance

Chairman Kumor made the suggestion that the Board vote to set a Public Hearing at the next meeting, on Monday (February 6, 1995). There was much discussion.

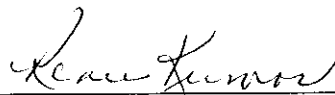
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ADJOURN

There being no further business, the meeting was adjourned at 8:45 p.m.

ATTEST:


Elizabeth W. Corn, Clerk


Renee Kumor, Chairman