

LOCAL GOVERNMENT ACTIVITY

February 18, 2010

- **Town of Maiden-** The Maiden Town Council is currently reviewing a proposal on whether or not to amend their zoning ordinance that would prohibit manufactured homes that are smaller than 1,150 square feet. Several of the Council members expressed concern that some of the older single-wide units in the zoning jurisdiction were deteriorating and citizens were complaining about the eyesores. During the last meeting one Council member noted that this was a “blue collar” community and that Council didn’t need to prohibit affordable housing. A motion was made and seconded to approve the zoning amendment. The vote was a tie and the amendment failed. Council members asked staff to come up with other alternatives and bring them to the next Council meeting for discussion.
- **Town of Four Oaks-** City Council members are updating their community zoning ordinances. The major concern for the Town is the appearance of existing communities and how to “clean” them up and if more stringent regulation needs to be adopted for future communities. The Council seems to want to find the right balance between the cities’ interest and the communities’ interest. Mayor Linwood Parker said, “We don’t want to regulate so that no one can improve”. No action has been taken at this point but Council members indicated that they would like to have a revised ordinance ready for adoption in early 2010.
- **Buncombe County-** County Commissioners voted 4-1 to adopt countywide zoning. Commissioners had previously adopted countywide zoning about a year ago but had the ordinance overturned by the Courts. The first ordinance included a provision that would allow manufactured home in all residential zoning districts. Under the recently adopted ordinance manufactured homes are allowed but not in the R-1 and R-2 districts. During the public hearing staff and member’s spoke to the commissioners about allowing manufactured homes in the R-1 and R-2. Even though that provision was not added to the ordinance, Commissioners publicly noted that this is something they would like to add and asked that it be addressed and researched. Staff and members of the Western Chapter are working with the County and hope to have this amendment added within in the next 60 days.