

LOCAL GOVERNMENT ACTIVITY (DECEMBER 2009)

- **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.
- **Chatham County-** County Commissioners are reviewing their current impact fees of \$3,500. Commissioners held a public hearing on Monday September 21st. Kent and Ray Suits of Suits Homes in Siler City attend the meeting and spoke on behalf of factory built housing. Generally, most believe the Commissioners want to raise the fees, maybe even double. The Suits raised the concern over affordable housing and how it would keep families of modest income from purchasing a home. Also, that any increase would continue to stymie an already depressed housing market and hurt the local economy. Commissioners are have not taken any further action.
- **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.
- **Polk County-** County Commissioners approved a manufactured home overlay district on October 23rd. This newly created district will accommodate persons with hardships situations such as financial or family member needs to place manufactured homes in areas that are currently prohibited. The voted was 5-0.
- **Wayne County-** County Commissioners voted to require a full Board of Commissioners vote on all new manufactured home park plats. Essentially meaning the full Board of Commissioners will have the final say in whether or not a park is approved. The vote was unanimous but will not take effect until a final second vote is taken in mid-December.
- **Columbus County-** County Commissioners recently approved a new manufactured homes park ordinance that calls for existing parks to meet certain requirements including erecting a park sign, street signs, providing a waste management plan, require the parks to register with the county, pay a \$35 fee, and other provisions. The county has sent notices to all park owners advising them of the changes. In addition to the new park ordinance, Commissioners are reviewing their subdivision ordinance and plan on making changes to the ordinance in the next several months. Staff will monitor and advise as necessary.
- **Atlantic Beach-** City Council members recently made several changes to the unified development ordinance. One amendment removed the 3-year renewal requirement for new parks.