

Town of Charlotte Court House
PLANNING COMMISSION
Monday, June 24, 2019 at 6:00 p.m. in the Town Hall
MINUTES

Members Present: Randy Andrews, Bobby Howard (Vice-Chair), Terry Ramsey, and Jim Watkins

Members Absent: Andy Carwile (Chair)

Others Present: Robert Hendrick, Zoning Administrator

Bobby Howard called the meeting to order, declared a quorum present, and gave the invocation.

Randy Andrews motioned with second by Jim Watkins to approve the agenda. All members listed as present voted yes.

Randy Andrews motioned with second by Jim Watkins to approve the June 10, 2019, meeting minutes. All members listed as present voted yes.

The Commission discussed the following concerning manufactured homes:

- Manufactured homes is the current legal term for what is commonly referred to as mobile homes and the current zoning ordinance uses the term mobile homes instead of manufactured homes.
- The Town's July 1979 Trailer Ordinance.
- The Town's zoning practice has been to not allow "single-wide mobile homes" but to allow "double-wide mobile homes" if affixed to a permanent foundation.
- The proposed house replacement on Evergreen Road with a "double-wide" on a permanent foundation appears to be allowable.

The Commission agreed there was an immediate need to amend the current zoning ordinance (dated March 7, 1986) to clarify allowability of manufactured homes within the Town and discussed the following amendments:

- ARTICLE 2, LIMITED RESIDENTIAL DISTRICT (R-1), Section 2-2 Use Regulations, insert the following new bullet immediately after the first bullet:

"Single family manufactured homes that are a minimum of twenty-eight (28) feet wide and set on a permanent foundation, only upon issuance of a Conditional Use Permit"
- ARTICLE 5, GENERAL BUSINESS DISTRICT (B-2), insert the following new subsection:

"5-7 Restrictions on Permitted Uses

Manufactured homes are not permitted."
- ARTICLE 7, AGRICULTURAL DISTRICT (A-1), Section 7-2, strike the following which is the current third bullet:

"Single family mobile homes only upon issuance of a Conditional Use Permit"
- ARTICLE 7, AGRICULTURAL DISTRICT (A-1), Section 7-2, insert the following new bullet immediately after the first bullet:

“Single family manufactured homes that are a minimum of twenty-eight (28) feet wide and set on a permanent foundation, only upon issuance of a conditional use permit”

- ARTICLE 18, DEFINITIONS OF WORDS AND TERMS, insert the following new definition immediately after 18-18 Dwelling, Single Family:

“18-18A Dwelling, manufactured home

A structure subject to federal regulation, which is transportable in one or more sections, which in the traveling mode is eight feet or more in width and 40 feet or more in length, or when erected on site is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained in the structure. This does not include recreational vehicles.”

Discussion included that no changes were needed to ARTICLE 3, GENERAL RESIDENTIAL DISTRICT (R-2) and ARTICLE 4. LIMITED BUSINESS DISTRICT (B-1) because uses in R-2 AND B-1 follow R-1.

Terry Ramsey provided an update on the Town’s leasing space for a cellular antenna on water tower located on Moses Drive. Robert Hendrick stated that the full independent consultant’s review of the zoning application may not be required because the water tower is an existing structure.

The meeting transitioned to the Zoning Update Working Group part of the agenda and the Commission discussed solar energy and agreed with the changes made at the prior meeting.

At 7:45 p.m. Jim Watkins motioned with second by Randy Andrews to adjourn. All members listed as present voted yes.

Respectfully submitted,

Terry Ramsey, Recorder