

TOWN OF WINDSOR

Town Elected Officials
Carita J. Richardson, Mayor
Wesley F. Garris-Vice Mayor
Clint Bryant
Durwood V. Scott
Greg Willis
N. Macon Edwards, III
Patty Fleming



Town Manager
Michael R. Stallings, Jr.

Town Clerk
Terry Whitehead

Town Attorney
Wallace W. Brittle, Jr.

Established 1902

August 5, 2014

Memorandum

To: Michael R. Stallings, Jr., Town Manager
Honorable Mayor and Council

From: Dennis W. Carney, Planning and Zoning Administrator

**Subject: Update on Planning Commission Actions on Time Restraints on
Manufactured Homes**

Meeting with Manufactured Home Parks Representatives

On July 21, 2014, Mrs. Martha Newsome representing Windsor Manor Mobile Home Park, Ms. Stacey Aigner representing Twin Ponds Mobile Home Park and Mr. and Mrs. J. Tom and Gail Mathews and Mr. Durwood Scott representing the Hazelwood Mobile Home Park were present. Mr. Boothe of the Whitfield Mobile Home Park was not able to attend but indicated later to Staff that he was in agreement with the recommendation that was made.

Mrs. Patty Flemming represented Town Council, Glyn Willis represented the Planning Commission, Town Attorney Wallace Brittle and Town Manager Michael R. Stallings, Jr. and I were also present.

A lengthy discussion on the issue of the ten year restriction and the methods that the Parks used to permit manufactured homes into their Parks occurred at this meeting. Twin Ponds and Hazelwood basically used the Town Code to regulate the quality of new homes being placed in their Parks. Twin Ponds has been installing double-wides in their park on their own initiative and have not had many replacements. Windsor Manor had their own inspection and would not permit dilapidated homes to enter their park and did not feel that the Town should regulate the homes by year. Hazelwood was smaller, and did not have much turnover. However, they too used the Town Code and a more subjective inspection to regulate their quality. A concern was raised about the need to maintain quality within the Parks. The issue of paying for the fair share of services and the taxes needed to do so was also discussed. Because manufactured homes sometimes depreciate, this was a concern. Finally, it was suggested that a compromise of fifteen years be made. Although there was some initial opposition to this approach, all finally agreed in varying degrees to this recommendation. It was felt that a park could not reasonably expect a manufactured home to be physically placed that was older than that.

Planning Commission Action

At their July 23, 2014 meeting, the Planning Commission discussed at length the ten year restriction on manufactured homes and the recommendation to lengthen it to 15 years that came out of the meeting with the three Parks. Because of the lack of advertising time for a joint public hearing with Town Council, the Commission set a public hearing for their August 27th meeting to amend the Land Development Ordinance to fifteen years from its current ten year period and amend the RMP District to remove the word “mobile” and replace it with “manufactured”. This latter action will put the Ordinance into accord with State and Federal law. In general, the Planning Commission agreed with the compromise solution. Staff is proceeding with these actions.