

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-120	PC Meeting Date: 11-10-14
Applicant Request:	Special Permit for a Single -Wide Manufactured Home	
Property Location:	10512 Collins Road	
Property Owner:	Katherine J. Stewart	
Applicant:	Marsha Lynne Wortman	
Staff Recommendation:	APPROVE	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The purpose of the request is to establish a Special Permit for a Single-Wide Manufactured Home for placement on a vacant lot within the A-1 Agricultural District.

Site Description

The approximately one-acre, narrow lot has a slight slope and is currently vacant. The property is located on Collins Road, a dead-end street off of Green Pond Road in an unincorporated area of Hamilton County. The site is completely surrounded by agriculturally-zoned property. There is a parcel zoned R2-A Rural Residential District at Green Pond Road near the entry of Collins Road. The majority of properties in the immediate area feature either single-family dwellings or single-wide manufactured homes.

In the general vicinity, single-family residential uses are found closer to Hamby Road and Green Pond Road including many small subdivisions. The area to the north (including Collins Road) is more developed but with a rural character. There are several properties zoned R-5 Single-Wide Manufactured Home District found further north and a few to the south.

Plans/Policies

This site is within the 2030 Comprehensive Plan area and falls under the "Outer Suburban Growth" Development Sector. The Plan states "In Hamilton County, manufactured homes are usually located in less-densely populated areas.... Outside of mobile home parks, these structures are to be situated on individual lots with provisions for service delivery....Generally, manufactured homes and manufactured home parks are most appropriate in Transitional and Rural Growth sectors on larger lots with ample setbacks."

Hamilton County Infrastructure & Operational Comments

All land development projects are reviewed by Hamilton County Engineering & Water Quality staff. In addition to the requirements of the Hamilton County Zoning Regulations, all land development is further required to comply with current Hamilton County subdivision regulations, building and zoning codes, storm water/water quality regulations, and the landscape regulations.

RPA Summary

Staff recommends approval of the Special Permit since the proposed residential use is in keeping with the surrounding uses in the area and is supported by the 2030 Comprehensive Plan.