

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-103	PC Meeting Date: 10-13-14
Applicant Request:	Special Permit: Single Wide Manufactured Home	
Property Location:	23909 Lillard Road	
Property Owner:	Suzette Bowers	
Applicant:	Same	
Staff Recommendation:	APPROVE	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant requests a special permit in order to place a single-wide manufactured home on the property. The current proposal is to locate a 16-foot wide single-wide manufactured home on an old home site. It is estimated to be about 100 feet from the road. The home will use the existing driveway for access.

Site Description

The 5-acre site previously featured two residential structures; the first being a manufactured home that was removed this year, and secondly, the site's original house (c. 1940's) which is being demolished to make way for the proposed single-wide manufactured home. The site is completely surrounded by agriculturally-zoned property with many single-family residential uses found in the area including small subdivisions. There are several properties zoned R-5 Single Lot Manufactured Home District further to the north and south.

Zoning History

This site has had no recent zone changes. The current A-1 Agricultural District for the property was established with the adoption of zoning regulations in 1937. There are scattered R-5 Single Wide Manufactured Home Districts in the area that were approved in 1978, 1981, 1982 and 1994.

Plans/Policies

This site is within the 2030 Comprehensive Plan and under the Development Sector type of "Transitional Growth." 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.

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RPA Summary

Lillard Road meanders through a setting of fields, farms and forested areas with low-intensity residential development, including some existing single-wide manufactured homes. As part of the north county area near Possum Creek and off McCallie Ferry Road, the proposed development is in keeping with the primarily rural character of area. The lot is zoned A-1 Agricultural District which allows single-wide manufactured housing with a special permit. Although a subdivision exists south of the site off Pendall Lane, the proposed location is over 780 feet north of the subdivision. The lot is just under five acres with access to be provided from an already established driveway. Staff is recommending approval of the Special Permit as the proposed residential use is in keeping with the area and A-1 Agricultural District and is supported by the countywide adopted plan.