

PLANNING COMMISSION CASE REPORT

Case Number: 2015-030

PC Meeting Date: 03-09-15

Applicant Request**Special Permit for a Single-Wide Manufactured Home**

Property Location:	9608 Birchwood Pike
Property Owner:	Dennis & Brenda Banther
Applicant:	Dennis Banther

Project Description

- The applicant is requesting to place a single-wide manufactured home on the site.

Site Analysis**Site Description**

- The 0.6-acre vacant site is located on the east side of Birchwood Pike approximately 400 feet north of the Harrison Bay Road intersection.
- Development form: There are other single-wide manufactured homes near the site.
- Land uses: North- The adjacent property on the north side of the site contains a single-family home. South- The adjacent property on the south side of the site contains a single-wide manufactured home. West- There are single-family homes and single-wide manufactured homes across the road from the site to the west. East- Vacant, wooded land is adjacent to the site on the east side.
- Access: Currently, access to the site is from Birchwood Pike.

Zoning History

- The site is currently zoned A-1 Agricultural District.
- An R-5 Single-Wide Manufactured Home District is located approximately 560 feet to the south on Harrison Bay Road.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- The A-1 Agricultural only allows single-wide manufactured homes with a special permit approved by the Planning Commission.
- There is no current adopted land use plan for this area.

Key Findings

- The proposal is supported by the Comprehensive Plan which states manufactured homes are most appropriate in the Transitional Development Sector on larger lots with ample setbacks.
- The proposed use is compatible with surrounding uses.
- The proposal is consistent with the development form of the area.
- The proposed residential density is compatible with the surrounding densities.

Recommendation

Approve.