

Monday - November 23, 1992 - 7:00 p.m.

Special Regular Meeting

Present: Mayor Kenneth M. Michalove, Presiding; Vice-Mayor Eugene W. Ellison; Councilwoman Barbara Field; Councilmen Chris J. Peterson and Charles R. Worley; City Attorney William F. Slawter; City Manager Douglas O. Bean; and Associate City Manager/City Clerk William F. Wolcott Jr.

Absent: Councilmen William G. Moore and Joseph Carr Swicegood

PUBLIC HEARING REGARDING MANUFACTURED HOUSING POLICY FOR THE UNIFIED DEVELOPMENT ORDINANCE

Mayor Michalove opened the public hearing at 7:02 p.m.

City Clerk Wolcott presented the notice to the public setting the time and date of the public hearing.

Mr. Jim Fagan, property owner on Starnes Cove Road, stated that it was difficult to know how he would be affected until he knew where the overlay areas were to be located. He questioned if he would have any other opportunities to voice his concerns once the overlay areas were drawn.

Mr. Gerald Green, Senior Planner, stated that once the City Council gives its okay, the Planning Department starts its notification process, i.e. legal notices in paper, notices to adjoining property owners (and if your property is within 400 feet of the affected area, a letter is sent), posting of signs in affected areas, and possible community meetings. The Planning & Zoning Commission ("P&Z") will then hold a public hearing on the matter and then the City Council must hold a public hearing. The public hearing process will take a minimum of 90 days. He said this process will be the same process that all rezonings presently go through.

Ms. Betty Fagan, property owner on Starnes Cove Road, stated that several years ago a petition was signed by approximately 300 people in their area asking that manufactured housing be avoided in their area. She stated that there was not enough personnel in the Planning Department now to enforce the illegal placement of mobile homes. She questioned what effect manufactured housing in their area would have on property values.

Ms. Meg MacLeod, representative of Citizens for Quality Development, read a prepared statement which is attached hereto and made a part hereof as Exhibit "A".

-2-

Upon inquiry of Hazel Fobes, Mr. Green defined "manufactured housing." Ms. Fobes stated her concerns that manufactured homes did not meet the North Carolina Residential Building Codes.

Mr. Pat Holland, 51 Botany Drive, stated that he was going to be placing two mobile homes on some property he owned which have already been approved. He hoped that after the outcome of this issue, he would still be allowed to do this. He spoke in support of minimum standards and aesthetics.

Ms. Jimmie Lockman, Vice-President of the Coalition of Asheville Neighborhoods, read a prepared statement which is attached hereto and made a part hereof as Exhibit "B".

Mr. Danie Johnson, former member of P&Z, suggested the Council look at all information compiled by the manufactured housing sub-committee which urged the Council to allow manufactured housing in all zoning districts through the use of overlay zones. Mr. Johnson felt that would not be in the best interest for the City of Asheville.

Mr. Scott Dedman, 209 Cumberland Avenue and representative of Pisgah Legal Services, stated that manufactured housing seems to be the first choice for people seeking affordable housing. He said that requiring higher standards for manufactured housing might be a concern the City's legal staff should look into. He urged the Council to adopt the CP&L's common sense manufactured home statement which will pay for itself in less than two years through energy savings. He suggested some incentives be given for the use of the common sense weatherization standards.

Mayor Michalove closed the public hearing at 7:45 p.m.

Councilwoman Field explained the following steps on this issue. She said that on December 8, 1992, the City Council would vote on policy direction to give staff so that they could write the section on manufactured housing for the Unified Development Ordinance ("UDO"). After it is written, it will go to P&Z for their review and then P&Z will hold a public hearing to receive public input based on the actual written sections of the UDO. Then the City Council will hold another public hearing which will be another opportunity for changes to be made.

Councilman Worley clarified that the issue of the location of the overlay zones would not be addressed until after the entire UDO is adopted.

-3-

Mayor Michalove adjourned the meeting at 7:50 p.m.

---

CITY CLERK MAYOR

---