



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 4/2/2019

Public Hearings

Department: Planning & Development

Presenter(s): Nathan Pennington, CFM
Planning Director

Joshua Freeman, CFM, AICP
Zoning Administrator

Contact(s): Planning and Development - see Presenter(s) section above

Subject: ZPH2018-00048 Manufactured Homes Zoning Text Amendment

Brief Summary: At a scheduled work session in April of 2018, the Buncombe County Board of Commissioners instructed Staff to prepare / present amendments to the Zoning Ordinance that would expand zoning districts (R-1, R-2 and Beaverdam) in which manufactured homes may be permitted. The goal: expand housing options within Buncombe County.

The Planning Board held a series of discussions and a public hearing on the expansion of manufactured housing within the R-1, R-2 and Beaverdam zoning districts. On January 28, 2019, the Planning Board approved a resolution recommending approval of the text amendments on January 28, 2019 by a vote of **6 to 2**.

Recommended Motion & Requested Action: Staff recommends approval of the text amendments as presented and approved by the Planning Board with one minor revision. Based on feedback received from the Board of Commissioners at their March 19, 2019 pre-meeting, Planning Staff recommends the modification of skirting materials to exclude "wood" from the proposed language found in Section 78-678 (a)(5)b.1.(b) **Permissible skirting materials list** found on Page 4 of Attachment A.

Suggested Motion: Move to approve the text amendments with the recommended modification of skirting materials to exclude "wood" from the proposed language found in Attachment A - Section 78-678(a)(5)b.1.(b) of the Zoning Ordinance of Buncombe County.

County Manager's comments and Recommendation: Manager recommends approval as presented by Staff.