

MANUFACTURED HOME STAKEHOLDER GROUP
Minutes from December 15, 2005
Innovation Station Conference Room
Government Center – 8th floor
6-8 pm

Attendees:

Judy Jeffries
Henry Gunn
Kim Kovach
Elizabeth Barnhardt
Sandra Montgomery

Sandra Montgomery welcomed the group and asked members to introduce themselves and to share some information about themselves with the group. There was much discussion about what brought Judy and Kim to volunteer to serve on the stakeholder group.... a manufactured home/modular home located in their neighborhood at 1018 Dooley Drive.

Sandra outlined the Agenda for everyone, and discussed the background on how this stakeholder group was formed. The charge of the Stakeholders is to examine the definitions of manufactured home, mobile home, and modular home in the Zoning Ordinance and determine if they need to be revised. Stakeholders will be provided information on how manufactured homes and mobile homes are regulated in Charlotte.

Sandra briefly reviewed the ground rules and they were accepted by the group.

Sandra narrated a PowerPoint presentation on manufactured homes, mobile homes, and modular homes, detailing the federal, state, and local regulations that currently exist for all three homes. She also reviewed the manufactured home overlay district (R-MH), and will have a map at the next meeting showing where the R-MH Overlay zones are located in Charlotte.

After the presentation, there was continued discussion about 1016 Dooley Drive. The unit was brought to the site on a chassis, and the wheels are still attached. The neighbors believe it is a manufactured home, but Robert Brandon, the Zoning Administrator classified it as a modular home. Sandra pointed out that the question can quickly be answered by determining if it was built to HUD standards (manufactured home) or to the local building code (modular home). Sandra said she would obtain some information for the group for the next meeting.

There were several questions, which will be researched and reported back to the stakeholders at the next meeting in January:

1. When was the manufactured home overlay district and standards first adopted?
2. Can a modular home have a permanent chassis?
3. What recourse do older neighborhoods have when adding covenants is so difficult, if not impossible, particularly in rental neighborhoods.

Sandra provided a summary on what would be researched for the next meeting, and noted that the next meeting of the stakeholders is January 5, 2006.

The meeting was adjourned at 8:00 pm.