



EDENTON-CHOWAN
PLANNING AND INSPECTIONS DEPARTMENT
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Chowan County Planning Board Minutes

January 22, 2002

7:00 p.m.

County Commissioners' Room

Chairman Roger Spivey called the meeting to order.

Roll call was taken: Lia McDaniel, Roger Spivey, Glorious Elliott, Craig Blanchard, Fran Ward, Dan Ward, and Kathy Williams

Absent: None

Staff Present: Holly Colombo and Chad Sary

The minutes from the December 18, 2001 work session were approved.

Discussion:

CASE NO. CA-02-01: *An application from the Edenton-Chowan County Planning and Inspections Department requesting the consideration of amendments to the Mobile Home Ordinance.* Mr. Sary presented the proposed appearance criteria for manufactured homes in Chowan County. The new standards would classify manufactured homes into sub-categories and require the following appearance criteria:

All double wide and multi-sectioned (Class A) manufactured homes shall meet the following appearance criteria in the following categories:

1. Length-width ration.
2. Roof construction pitch.
3. Exterior Finish.
4. Placement of homes.
5. Under skirting and permanent step.
6. Chassis and tongue removal.

All single wide (Class B) manufactured homes shall meet the following appearance criteria:

1. Exterior Finish.
2. Roof Construction and pitch.
3. Placement of homes.
4. Chassis and tongue removal.
5. Under-skirting, decks and permanent steps.

Other Provisions:

- Manufactured homes shall be used for the purpose of residence only. In no way shall a manufactured home be used for storage or any other means other than a primary or secondary residential unit.
- Manufactured homes/mobile homes which are HUD approved (manufactured after 1976), and which are located in Chowan County for the purpose of permanent set-up and not constructed 15 years prior to the adoption of this amendment (#####) and meeting the appearance criteria in this ordinance shall be viewed as a permitted use.
- Manufactured/Mobile homes constructed 15 years prior to the adoption of this amendment (#####) cannot be moved into or within Chowan County; EXCEPT if the mobile home is used as a residence and has passed inspection performed by a HUD inspector or other inspection according to the NC Regulations for Manufactured Homes (Section 4.7.7.5) and meets the appearance criteria of this ordinance. This does not include manufactured/mobile homes built prior to January 1, 1977.
- Manufactured/Mobile Homes constructed prior to January 1, 1977 shall not be permitted (brought into or moved within) in Chowan County for any purpose.

The Planning Board recommended that in section Article III. Section 2.B.4 the word *shingle* be replaced with *roof*. They also recommended that a designated parking area be part of the appearance criteria.

After further discussion the Planning Board recommended approval of the amendment(s) to the Board of Commissioners at a vote of (7-0).

Other Items.

Mr. Sary stated that he would bring a minimal housing ordinance for review at the next Planning Board Meeting. The Board concurred.

Fran Ward gave an update of the Hazard Mitigation Plan Steering Committee.

Meeting Adjourned.