



## GLPC AGENDA ITEM # 6

AUGUST 25, 2025

### Conditional Use request by Valeria Dwyer

File #: CU-2025-07

Valeria Dwyer is requesting a Conditional Use Permit (CUP) to allow the placement of a mobile home in a Single-Family Residential (R-6) zoning district. The subject property consists of 0.23 acres located at 114 Mills Lane, which is positioned on the west side of the roadway approximately 400 feet north of West Hill Avenue. The parcel is currently vacant and the applicant is requesting to place a new double-wide manufactured home (1,898 sf) on the property. The home is intended for her personal residential use.

The subject property is located within a **Transitional Neighborhood (TN)** Character Area on the Future Development Map of the Comprehensive Plan.

The surrounding neighborhood is primarily residential in nature, featuring a mix of site-built and manufactured (mobile) homes. Along Mills Lane, there are a total of seven (7) residences, with the majority being mobile homes located toward the northern portion of the street. The southern portion of the street is characterized by three (3) site-built homes. Directly across from the subject property, on the east side of Mills Lane, is a vacant church building. The broader community, including adjacent areas to the east and west, reflects a diverse range of housing types. Historically, Conditional Use Permits have been granted in this area to allow for the placement of mobile homes on otherwise vacant lots or parcels. This request is consistent with the existing transitional development pattern.

**Staff Recommendation:** Find **consistent** with the Comprehensive Plan and the Conditional Use Review, and recommend **approval** to the City Council, subject to the following conditions:

- (1) Conditional Use approval shall be granted for a Class "A" doublewide manufactured home as defined by the LDR, and in general accordance with the submitted site plan and schematic drawings. The home shall be placed at least 30 feet from Mills Lane, on a permanent all-masonry foundation with brick or brick veneer skirting.
- (2) Conditional Use approval shall expire two (2) years from the date of approval, of no building permit for the manufactured home has been issued by that date.