

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 finds the request consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommends 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, if no building permit for the manufactured home has been issued by that date.

Commissioner Willis asked if there is a requirement that mobile homes be new. Mr. Martin stated as long as it is Class A, a new or used one can be requested. If used, the City must inspect it prior to permitting. Commissioner James Miller inquired about the skirting requirement. Mr. Martin answered the development code requires skirting be masonry or brick veneer.

There being no further questions for staff, Chairman Miller opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Valeria Dwyer, Applicant – 116 Mills Ln.

Ms. Dwyer stated her motivation in the request is to have living more space for herself.

No one spoke in opposition to the request.