

## LOCAL GOVERNMENT ACTIVITY (DECEMBER 2010)

- **City of Mt. Airy-** Members of the city council have been discussing the possibility of zoning out modulares from their downtown zoning districts. Staff, along with member Todd Stanley of Stanley Home Center, met and discussed this issue with the city manager and other staff members. We provided them with resources and information on modular regulation. Ultimately we were able to get the city to back down on their proposed regulations. Our understanding is that the City is looking at appearance criteria for all residential dwelling within their downtown-zoning district.
- **Town of Cary-** As you recall, staff met with community owners and the Director of Planning for the Town of Cary to discuss the proposed amendments to the zoning ordinance. Originally the Town was proposing requiring all new homes in a community be installed with a masonry or similar type curtain wall, all applications for permits had to include a plat and lot dimensions of all proposed new installations, set-back requirements of 10 feet between all homes and auxiliary structures, and changing and updating all definitions. Our meeting was very successful in that we were able to get the Town to:
  - Reduce set-back requirement of 10 feet between homes and 5 feet between auxiliary structures
  - Drop the plat requirement
  - Drop the masonry or similar type curtain wall requirements
  - Use the HUD definition of a manufactured home

Since the last meeting, town planners have updated their proposed draft to include these negotiated items. Next steps are for public hearings and adoption of the zoning changes.

- **Northampton County-** County Commissioners unanimously approved a zoning amendment to treat on-frame modulares the same as off-frame and site built homes. Phillip Moncure with Moncure homes helped get the changed approved.
- **Iredell County-** County officials have announced that they will receive \$25,000 in grant money from the Abandoned Mobile Home (AMH) Program offered through the NC Department of Environment and Natural Resources.
- **Johnston County-** Staff along with Jimmy Starling of Starling Homes met with the county manager and Chairman of the Board to discuss the Abandoned Mobile Home Program. We provided them with the application and process to receive the grant. We also offered to help with the grant process and set up of the program. County officials are currently putting the program together.