



**CHATHAM COUNTY
BOARD OF COMMISSIONERS
AGENDA ABSTRACT**

ITEM NUMBER:
MEETING DATE:
1-16-07

PART A

Subject:

A public hearing to receive citizen input on proposed text amendments to the Chatham County Mobile Home Ordinance to Section 19, Penalty For Violations and Section 6.2(A), Mobile Home Lot Size. The purpose of the amendments is to change the civil penalty from a flat fee to a graduated scale and increase the change the minimum lot size requirements.

Action Requested:

Hold a hearing and receive public comment.

Attachments:

1. Text of the proposed ordinance is available on the Planning Department website.

Submitted By:

Keith Megginson, Planning Director

Date

County Manager Review:

Charlie Horne, County Manager

Date

This abstract requires review by:

County Attorney

Date Reviewed

Finance Officer

Date Reviewed

Budget Officer

Date Reviewed

PART B

Re: Public Hearing – Mobile Home Ordinance

Introduction & Background:

During the drafting of the 2006-2007 county budget the Planning Department requested that the penalty schedule for land use violations be amended. The request was approved by the Board of Commissioners and the attached amendment to the Mobile Home Ordinance is required to make the new penalties effective. The request to amend the minimum lots size requirements will make the ordinance consistent with the Subdivision Regulations.

Discussion & Analysis:

The Mobile Home Ordinance currently does not list the use of civil penalties as a tool to be used to correct violations. The penalty schedule that was requested by the Planning Department staff and ultimately approved by the Board of Commissioners allows for a graduated penalty schedule that ranges from \$50.00 to \$500.00 to be included in the ordinance. The county is authorized to issue civil penalties for violations of county ordinances through NC General Statute 153A-123 and the maximum fine is limited to \$500.00 per NC General Statute 14-4.

The Mobile Home Ordinance currently requires a minimum lot size of 40,000 square feet for each mobile home park lot. The proposed amendment would make the minimum mobile home park lot consistent with the minimum requirements in the Subdivision Regulations. In May 2001 the Subdivision Regulations were amended to increase the minimum lot size for subdivided lots, using individual wells and septic systems, to 65,340 square feet. The minimum lot size for lots using public water remained at 40,000 square feet.

Budgetary Impact: N/A

Recommendation: