



## Town of Goldston Agenda Notes

Date: September 10, 2018

Agenda Item:    Attachment #:

- Subdivision                     
  Conditional Use Permit                     
  Rezoning Request  
 **Other: Mobile Home Park Plan**

<b>Subject:</b>	Request by Main Street Rentals LLC and Ricky Beal for approval of a four unit mobile home park pursuant to the Town of Goldston Mobile Home Park Ordinance on property identified as Parcels 9097 and 9040 (30, 32, 58, and 70 Town and Country Road).
<b>Action Requested:</b>	See Recommendation
<b>Attachments:</b>	<ol style="list-style-type: none"> <li>1. Mobile home park application and site plan</li> <li>2. Map from the county gis system</li> </ol>

<b>Introduction &amp; Background:</b>	
<b>Zoning:</b>	Unzoned
<b>Water System:</b>	Goldston-Gulf Sanitary District
<b>Sewer System:</b>	Goldston-Gulf Sanitary District
<b>Subject to 100 year flood:</b>	No floodable area
<b>General Information:</b>	The Town of Goldston adopted the Mobile Home Park Ordinance on July 11, 2016 and it regulates the placement of mobile homes on property and provides standards for mobile home parks. Mobile home parks are defined in the ordinance as “any plot of ground, or plots of ground, usually under single ownership, which has been planned and/or improved for the placement of more than three mobile homes for dwelling and/or sleeping purposes.”

**Discussion & Analysis:** The request before the board is approval of a four unit mobile home park on parcels 9097 and 9040. The Goldston Mobile Home Ordinance includes standards for the development of a mobile home park that are outlined in Sections 5.2, 6, and 7. The applicant has also submitted a request for variances from several standards of the ordinance that are being considered prior to board taking on this request. If the variance request is approved this application can then be considered for approval. A site plan has been included with the application packet and includes references to several of the items submitted for a variance.

This request involves two parcels and Section 4.2 B includes “where more than three dwelling units but less than fifteen mobile homes are proposed to be situated on one parcel of land or more than one parcel under the same ownership and no new roads are proposed.” Section 6.2 of the ordinance requires that a mobile home park must contain at least 40,000 square feet per unit. Note 9 on the site plan indicates that the total mobile home park is 3.751 acres (163,388 sq. ft.) and can accommodate up to 4 mobile home sites. The existing road serving the mobile home sites was required to have a new road name pursuant to County Road Naming Ordinance. The road name Town and Country Lane has been approved and new addresses assigned to the proposed mobile home sites. Confirmation from the Chatham County Emergency Operations Department was included with the application submittal.

The applicant has also included confirmation from the Goldston-Gulf Sanitary District and Town of Goldston that the water and sewer connection fees have been paid for all four of the mobile home sites. Several of the addresses in the water and sewer approvals reference Crescent Drive, which was the name that was assigned to the road serving the proposed mobile home park prior to the road name change. The applicant met with the County Fire Marshal to review the proposed mobile home park and there are several improvements that need to be made to comply with the ordinance. The applicant is aware of those improvements and will need to implement them after approval of the mobile home park plan. With approval of the variance request it is the opinion of staff that the request meets the requirement for approval.

**Recommendation:** The Planning Department recommends granting approval of the request with implementation of the road improvements recommended by the Chatham County Fire Marshal.