

CITY OF BURTON

AUGUST 5, 1996, 7:00 P.M., COUNCIL CHAMBERS

The Special Meeting was called to order by Ted Hammon, President, at 7:05 P.M.

MEMBERS PRESENT: Abbey, Cox, Cross, Hammon and Zelenko.

MEMBERS ABSENT: Walls and Martinbianco.

OTHERS PRESENT: J. Major, DPW Director and G. Webster, Clerk.

PURPOSE OF THE MEETING: Second Public Hearing for Zoning Case #212, to rezone property from C-4 & R-M to RMH for the purpose of Mobile Home Community (Southwest corner of I-475 and Bristol Road, Part of 59-31-100-026, legal description attached).

PRESENTATION:

Mr. Major said when the case originally went through Planning Commission and City Council, more property was rezoned to RMH than was intended by the developers. This is an attempt to put C-4 zoning back to its original position. This includes the shopping center itself and approximately an area of 400 to 600 feet. The frontage would remain C-4 because they plan on extending the existing shopping center. He went on to say there was a mix-up in the spid numbers and publication. The corrected rezoning needed to be republished and a new Public Hearing held to establish an accurate Legal Description.

AUDIENCE PARTICIPATION:

Mr. Don Sanderlin, 4460 Killarney Pk., expressed several concerns about building the new mobile home park. Some of his concerns involved research by the City, bonding of developers, plans of developers, the commitment to complete project, and the responsibility of the owners to regulate the rentals.

Mr. Hammon said the mobile home park had to go through the approval process of the Planning Commission and the Council.

Mr. Major said we can only bond the site improvements in the public right-of-way which includes the traffic signal and the roadway entrance. The construction of all the infrastructure and the roads are all under the Department of Commerce. We have no jurisdiction inside a mobile home park. The only exception in this case is that they had a public water main running through the land before it was proposed for a mobile home park. We do have bonding covering the reconstruction of the public water main to the park, to assure that it does get built.

Mr. Sanderlin is not against the mobile home park. He just wants to make sure it is completed properly and the owners abide by the same codes as all homeowners.

Mr. Major said the developers have a lot of money invested in the project. We have no guarantee or jurisdiction on the completion of the park.

Mr. Cox said there are some agreements and contracts setup.

Mr. Hammon said mobile home parks have to follow the same rights to protect health, safety and welfare of their residents.

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Mr. Major said our existing housing codes cover these units the same as any homeowner.

COUNCIL DISCUSSION:

Mr. Hammon inquired about the difference between a modular home park and a mobile home park.

Mr. Major said there is no difference.

Mr. Cross said there is too much traffic in that area for a mobile home park and he will be voting in opposition to it. He thinks this is the wrong place for the park. With the traffic studies that have been conducted and the school being near the area, I think there will be too much traffic.

COUNCIL ACTION:

Abbey moved and Zelenko seconded the following motion:

1. Approve and authorize the second reading of Zoning Case #212, to rezone property from C-4 & R-M to RMH for the purpose of Mobile Home Community (Southwest corner of I-475 and Bristol Road, Part of 59-31-100-026, legal description attached).
- Motion carried 4-1 with Mr. Cross voting no.

Meeting Adjourned at 7:15 P.M.

Gayle Webster
City Clerk

GW/cml