



TOWN OF WAYNESVILLE

Planning Board

9 South Main Street
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

Development Services
Director
Elizabeth Teague

Chairman

Patrick McDowell

Planning Board Members

Danny Wingate (Vice)

Anthony Sutton

Marty Prevost

Robert Herrmann

H.P. Dykes, Jr.

Pratik Shah

Ginger Hain

Jason Rodgers

Regular Meeting

Town Hall, 9 South Main Street, Waynesville, NC 28786

Monday, August 28, 2017, 5:30 PM

A. CALL TO ORDER

1. Welcome/Calendar/Announcements
2. Adoption of Minutes
Motion: To approve the minutes of June 19, 2017 as presented (or as corrected)

B. OLD BUSINESS

1. Discussion and possible Motion to Call for a Public Hearing on proposed text amendment to LDS Sections 3.2.6 and 5.9 regarding Design Guidelines and Regulations for Manufactured Housing within Manufactured Home Parks.
2. Presentation on Comprehensive Planning Process and Schedule

C. PUBLIC COMMENT/CALL ON THE AUDIENCE

D. ADJOURN



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MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD

Regular Meeting

Town Hall – 9 South Main St., Waynesville, NC 28786

June 19, 2017

THE WAYNESVILLE PLANNING BOARD held its regular meeting on June 19, 2017, at 5:30 p.m. in the board room of the Town Hall, 9 South Main Street, Waynesville, NC.

A. CALL TO ORDER

1. Welcome/Calendar/Announcements

Chairman Patrick McDowell welcomed everyone and called the meeting to order at 5:34 p.m.

The following members were present:

Patrick McDowell (Chairman)
Ginger Hain
Pratik Shah
Marty Prevost
Anthony Sutton
Robert Herrmann
Phillip Gibbs

The following members were absent:

Danny Wingate (Vice Chairman)
Bucky Dykes

The following staff members were present:

Elizabeth Teague, Development Services Director
Eddie Ward, Deputy Clerk

1. Consideration for cancelling July meeting if no applications

After discussion the consensus of the Board was to cancel the regular Planning Board meet for the month of July unless an item arises that needs immediate attention. The next meeting will be held on August 28, 2017.

Ms. Elizabeth Teague, Development Services Director, presented out going Board Member Phillip Gibbs with an appreciation certificate for the time he has served on the Town of Waynesville Planning Board. Mr. Gibbs said he had enjoyed the time he has served on the Board and wished everyone well. She added that the Board of Aldermen will be appointing a new Board Member soon.

2. Adoption of Minutes

A motion was made by Board Member Marty Prevost,, seconded by Board Member Ginger Hain, to approve the minutes of the May 15, 2017 regular meeting with the corrections as follows: Board Member Phillip Gibbs as absent instead of present and absent, and on page 8, third paragraph, sentence 5 should read "fake windows" or "shutters" being placed along the Frazier Street side. The motion passed unanimously.

B. NEW BUSINESS

1. Staff request for Board clarification or possible directive on Design Guidelines and Regulations for Manufactured Housing.

Chairman Patrick McDowell asked Ms. Teague to present background information for the staff request.

Ms. Teague stated that recently her department has received applications for new manufactured homes and replacement manufactured homes. Mr. Byron Hickox, Land Use Administrator, and she would like the Board's clarification concerning LDS 3.2.6 Manufactured Home Parks, and LDS 5.9 Design Guidelines. Mr. Hickox had observed that on the Table of Permitted Uses, 2.5.3, Manufactured Housing is listed as a "permitted use" in specified districts. In the past, this has been interpreted as a manufactured home on an individual lot. In all districts where this use is permitted, there is an indicator of PS. Ms. Teague explained that this means the use is subject to additional standards and is cross referenced in Chapter 3 titled Supplemental Use Standards. However no supplemental standards for manufactured housing on an individual lot are found in that chapter. Rather, only standards for manufactured home parks are provided in Chapter 3 and refer to overall park requirements and not to individual manufactured home units.

The design standards for individual manufactured housing are actually found in Chapter 5.9, Building and Development Design Standards. This section states that it comes from the previous set of Land Development Standards, Section 154.228. In the previous LDS, this section is titled "Dwelling, Manufactured Homes on Individual Lots." However in the new LDS, these design standards make no differentiation between manufactured homes in parks and those on an individual lot.

Ms. Teague asked if the planning board felt that the standards found in Section 5.9 should apply to manufactured homes located on individual lots only, or if these design standards were also intended to apply to manufactured homes within manufactured home parks as well.

Ms. Teague referred the Board to the Table of Permitted Uses in the current ordinance which includes Manufactured Home Parks and Manufactured Home Space Requirements. She said that many of the Manufactured Homes that are in place now existed prior to the current Town Ordinances, and that means that in Manufactured Home Parks some of these homes are very close together. The Town is continuing to allow these homes as pre-existing non-conformities as long as they are putting replacement homes back into the same footprint.

All manufactured homes permitted must comply with the standards established by the United States Department of Housing and Urban Development under the National Housing Construction and Safety Act of 1974, and satisfy each of the following criteria from the current Code of Ordinances:

5.9.2 Standards

- A. The tongue, axles, running lights and removable towing apparatus must be removed prior to the issuance of a certificate of occupancy.
- B. The manufactured home shall be attached to a permanent foundation of brick, stone, concrete, framing, or block that is unpierced except for required ventilation and access as required by the North Carolina State Building Code or for flood hazard construction.
- C. The pitch of the roof of the manufactured home has a minimum vertical rise of three inches for every twelve inches of horizontal run.
- D. The roof must be covered with a material that is customarily used on site-built dwellings. Aluminum or metal roofing is not permitted unless standing seam metal roofing or metal shingles are utilized.
- E. The roof shall have a minimum eave projection and roof overhang of ten inches, not including the gutter.
- F. Exterior siding shall be of a material that is customarily used on site-built dwellings which does not have a high gloss finish, such as wood, conventional vinyl or metal siding, brick, stucco or similar materials. Smooth, ribbed or corrugated metal or plastic panels are not permitted.
- G. The length of the home shall not exceed four times the width, excluding additions.
- H. Architectural and aesthetic standards specified in this section shall be applicable to all additions.
- I. At the main entrance door there shall be an entryway transition that is a minimum six feet by six feet.

Ms. Teague presented a slide show of pictures she had taken around Town which included Manufactured Homes on individual lots and Manufactured Homes in Manufactured Home Parks. There was much discussion about the guidelines for Manufactured Home Parks and storage buildings that are placed close to homes in these parks.

The Board asked questions concerning replacement of Manufactured Homes and bringing some Manufactured Homes within Parks up to current standards. Ms. Teague said that if a Manufactured Home is removed from a park, and is not replaced within one year, the replacement Manufactured Homes could be required to meet the standards stated in the Ordinance if that is the guidance provided.

Most newer Manufactured Homes will meet the design standards provided in the ordinance. Ms. Teague reminded the Board that no one living in the older Manufactured Homes within parks would be displaced. The process would just require newer, compliant units to replace the older units as they are moved out. There Board membership discussed the need to encourage the replacement of older and more dilapidated manufactured homes within manufactured home parks and their concern for minimum housing standards for those living in older rental units.

Staff Recommendation:

Ms. Teague stated that based on Planning Board feedback, staff will suggest changes to the ordinance which would apply design guidelines to units within manufactured home parks as well as individual lots. Staff will initiate a text amendment and edit out the old ordinance references and provide language for the Planning Board to consider. She added that they will try and seek out guidance and input from those involved in manufactured homes and parks locally.

A motion was made by Board Member Robert Herrmann, seconded by Board Member Anthony Sutton, to allow staff to initiate a text amendment to establish design guidelines for both the Manufactured Home Park and Manufactured Homes on individual lots to read the same. The motion passed unanimously.

2. Discussion on Comprehensive Planning Process

In the FY 2017-2018 Budget, the Board of Aldermen allocated funding to begin the update to the 2020 Comprehensive Plan. Ms. Teague reviewed the material provided to the Board of Aldermen in the budget request and asked for Planning Board input for moving forward with the process.

As background, Ms. Teague told the Board that the Town began the Comprehensive Plan in 1999 and adopted the final version of "Waynesville Our Heritage, Our Future 2020 Land Development Plan" in April 2002. A consulting firm was hired to assist with public involvement and in generating the maps and final draft. This Plan is currently in use with updates in 2011.

Ms. Teague said that in a 2014 Board of Aldermen Retreat, they identified multiple issues which could be addressed in a Comprehensive Plan Update. They include:

- "Infrastructure update with a vision for future development"
- "Control growth without stifling positive growth"
- Expansion of MSD to Hazelwood, Frog Level, and South Main Street.
- Sustainable economic growth

In the past two years, the Planning Board has asked for a Comprehensive Plan update to provide guidance in current land-use decisions. Some of the key areas and questions include:

- Does the demarcation of the Urban Growth Boundary and the policies regarding extension of infrastructure into ETJ areas or beyond still meet the needs of the Town?
- How can the Town promote economic and job growth in a changing environment and technological world? How can we promote both business development and environmental stewardship?

- How do we engage key property owners?
- How can the Town promote more affordable and mixed-use housing development?
- How does the Town want to address potential growth areas and should we update the Comprehensive Plan Use Plan Map?
 - The area along the Railroad tracks and revisit the railroad overlay idea?
 - Redevelopment of Hazelwood CBD and surrounding residential areas
 - Howell Mill Road (between Russ Avenue and Rec Center, and between Rec Center and Asheville Highway?)
 - Areas north of 19/23 (Russ Avenue and Dellwood)
 - South Main Commercial Area

Ms. Teague indicated that several plans related to transportation are in the works that will have long-term impacts on land use. These will create opportunities for new development and redevelopment, and include:

- Russ Avenue
- South Main Street
- North Main at Walnut and Vance Avenue
- Richland Creek Greenway
- Brown Avenue in front of Waynesville Middle School
- Pedestrian facility along Hazelwood/Plott Creek

Ms. Teague said she suggests an update focusing on the key areas rather than a complete re-write of the Land Development Standards. She said a consultant should assist with compilation of data, mapping, meeting facilitation and public involvement, and the development of the final document and maps. Haywood Community College and Western Carolina University have been contacted to take advantage of internships that could play a role in data collection and plan development. She said this is a good way to raise interest, and the process itself could create opportunities to engage the public and promote Waynesville.

In addition to the 25,000.00 of general funds for the first fiscal year, the Town may use additional funding from the water and sewer to study infrastructure and make recommendations on the Urban Growth Boundary. Ms. Teague explained to the Board that there are very old water and sewer lines, and that understanding infrastructure capacity is necessary for determining areas of potential growth.

The Board discussed the process and key issues they would like to focus on, including:

1. Affordable Housing
2. Major road improvements
3. Development at neighborhood levels
4. Street improvements
5. Broadband infrastructure
6. Park programs and Land Conservation

The Board had questions as to how long the process would take. Ms. Teague explained to the Board that they had a very strong groundwork already in place in the existing plan and that the Town would be building from what was already working well and not starting from scratch.

Ms. Teague asked the Board what they would look for in a Consultant for this project. The Board said they would like a proactive consultant and one that is familiar with a Town of our size. They would also look at the similar past projects the consultant has completed, consistency, and open minded with ideas that are presented. The Board would like to have input on selecting the consultant.

C. PUBLIC COMMENT/CALL ON THE AUDIENCE

No one addressed the Board

D. ADJOURN

With no further business, a motion was made by Board Member Marty Prevost, seconded by Board Member Anthony Sutton, to adjourn the meeting at 7:34pm. The motion passed unanimously.

Patrick McDowell, Chairman

Eddie Ward, Deputy Clerk

Planning Board Staff Report

Subject: Staff Initiated Text Amendment on Manufactured Housing
Ordinance Section: LDS 3.2.6 Manufactured Home Parks
LDS 5.9 Design Guidelines
Applicant: Town of Waynesville Staff
Meeting Date: August 28, 2017

Background:

At the June Meeting, the staff brought to the Planning Board a concern regarding our Town Development Standards as they relate to Manufactured Homes within Manufactured Home Parks.

“On the Table of Permitted Uses, 2.5.3, Manufactured Housing is a listed use. This use has always been interpreted as a manufactured home located on an individual lot. In all districts where this use is permitted, the indicator is PS, which means the use is subject to additional standards, cross-referenced in Chapter 3, titled Supplemental Use Standards. However, no supplemental standards for manufactured housing on an individual lot are found in Chapter 3.

Instead, the design standards for manufactured housing are found in Chapter 5, Building and Development Design Standards, specifically Section 5.9. This section states that it comes from the previous set of Land Development Standards, Section 154.228. In the previous LDS, this section is titled “Dwelling, Manufactured Homes on Individual Lots.” However, in the new LDS, these design standards make no differentiation between manufactured homes in manufactured home parks and those located on an individual lot.”

Staff asked for Planning Board feedback as to whether or not the LDS Design Standards for Manufactured Homes should also apply to those within Manufactured Home Parks. The Board directed staff to see if some design guidelines could be included in order to improve the condition of manufactured home units within parks.

The staff held a meeting with a small group of stakeholders including: Marion Hobbie, Jenny Simmers, David Eavenson, Mack Noland. That group of Manufactured Home Park owners and a manufactured home vendor pointed out that tenants or owners in parks tend to be more transitory, while homes on individual lots are permanent. Parks also have their own set of rules and management criteria, while homes on individual lots do not. The group also noted that in manufactured homes of the last 10 years pitched rooves are standard and tend to be wider and longer. The group made several recommendations (see Meeting Notes Attached) that are incorporated into the recommended text.

Kevin Bryson, an MPA Candidate for Western Carolina University did a research project on Manufactured Home Parks at the request of Planning Director. His report and findings are included for the Board information.

Notably, the State Legislature took action (S.L. 2015-86) to restrict the ability of local governments to regulate specific design elements of residential buildings, but created an exemption for localities to establish design guidelines for Manufactured Housing.

Consistency with the 2020 Comprehensive Land Development Plan

In the Waynesville: Our Heritage, Our Future, 2020 Land Development Plan, the stated Land Use Goal is:

“Promote the orderly growth, development and enhanced land values of the Town of Waynesville by preserving and improving Waynesville’s existing neighborhoods, creating more attractive commercial centers, maintaining a strong downtown area, taking steps to reduce urban sprawl and protecting the natural beauty of the community.” (2020 LDP, p 4-2)

One objective under this goal includes:

- “Address important community appearance issues in the land development regulations for Waynesville,” and specify the development of “standards for manufactured homes and manufactured home parks.” (2020 LDP, p. 4-5)

Updates to the design guidelines for manufactured homes within manufactured home parks and clarification of how these guidelines are enforced is consistent therefore with the 2020 Plan.

Staff Recommended Text Changes:

Recommended changes to the current Town of Waynesville Land Development Standards are provided below in red italics.

3.2.6 *Manufactured Homes and* Manufactured Home Parks

A. See 5.9 for Design Guidelines for individual Manufactured Homes.

B. General Park Requirements

1. No manufactured home park shall be approved for a site less than three (3) contiguous acres under single ownership or control.
2. The maximum allowable density in the manufactured home park shall be eight (8) dwelling units per buildable acre (land area excluding floodways, wetlands, and slope in excess of twenty (20%) percent).
3. The manufactured home park shall be buffered from all adjacent property with a Type C Buffer Yard (8.5.2.C).
4. At least two (2) trees shall be planted (or retained) in the park per dwelling unit. These trees shall be in addition to those required to meet the landscape requirements contained in Chapter

5. The operator/manager of a manufactured home park shall designate and enforce ~~a uniform type of~~ underpinning of all manufactured homes in the community.
6. All streets within a manufactured home park shall comply with the standards set forth in Chapter 6.
7. An acceptable plan for the collection and disposal of garbage shall be included in the site plan for the manufactured home park.
8. Civic space shall be provided in accordance with Chapter 7.
9. *Site Plan shall include adequate drainage. Individual units shall be located and set so that water does not collect under units.*

C. Manufactured Home Space Requirements

1. Each manufactured home shall be located at least thirty (30) feet from any other manufactured home or structure within the park, excluding storage buildings for use with the individual home. Each home shall be at least thirty-five (35) feet from any property line. If the property abuts a public street, the setback shall be forty (40) feet. Each home shall be setback at least twenty (20) feet from the edge of any traveled way within the park.
2. There shall be front and rear steps and/or decks for each manufactured home *and a deck/entry transition area at the front door of a minimum of 6' by 6'.*
3. Each manufactured home space shall have a permanent site number sign that is clearly visible from the street running in front of the home.
4. A minimum of two (2) parking spaces shall be provided for each manufactured home.
5. A visitor parking area, consisting of one (1) space for each five (5) manufactured home units located within the park, shall be provided. This parking area does not have to be paved.

5.9 Manufactured Housing Design Guidelines ~~(from 154.228)~~

5.9.1 Applicability

All manufactured homes permitted shall comply with the requirement of 5.6 above (General Building standards, unless the standards below conflict and shall therefore take precedence) and must comply with the standards established by the United States Department of Housing and Urban Development under the National Manufactured Housing Construction and Safety Act of 1974, 42 U.S.C. § 5401, et seq and that satisfies each of the following additional criteria:

5.9.2 Standards

- A. The tongue, axles, running lights and removable towing apparatus must be removed prior to the issuance of a certificate of occupancy.
- B. *Except for units within permitted Manufactured Home Parks,* the manufactured home shall be attached to a permanent foundation of brick, stone, concrete, framing or block that is

unpierced except for required ventilation and access as required by the North Carolina State Building Code or for flood hazard construction. *Units within permitted manufactured home parks may use a vinyl skirting or other material to enclose the structural supports.*

- C. The pitch of the roof of the manufactured home has a minimum vertical rise of three (3) inches for every twelve (12) inches of horizontal run.
- D. *Except for units within permitted Manufactured Home Parks,* the roof must be covered with a material that is customarily used on site-built dwellings. Aluminum or metal roofing is not permitted unless standing seam metal roofing or metal shingles are utilized.
- E. The roof shall have a minimum eave projection and roof overhang of ten (10) inches, not including the gutter *except when the unit is located in a Manufactured Home Park where this requirement shall apply only to double wide units.*
- F. Exterior siding shall be of a material customarily used on site-built dwellings which does not have a high gloss finish, such as wood, conventional vinyl or metal siding, brick, stucco or similar materials. Smooth, ribbed or corrugated metal or plastic panels are not permitted.
- G. *Except for units within permitted Manufactured Home Parks,* the length of the home shall not exceed four (4) times the width, excluding additions.
- H. Architectural and aesthetic standards specified in this section shall be applicable to all additions.
- I. At the main entrance door there shall be an entryway transition that is a minimum six (6) feet by six (6) feet.

Discussion on Manufactured Housing Requirements as they apply to Parks

August 3, 2017, 2:00pm, Town Hall

Participants: Marion Hobbie, Jenny Simmers, David Eavenson, Mack Noland, Byron Hickox, Elizabeth Teague.

MHP – Characteristics of parks

- Transitory tenants or ownership.
- More Affordable
- Mixed Age Groups of residents but many Parks are targeted for Seniors
- Skirting and a permanent foundation difficult because of transitory nature of units and Flood Zones Issue.
- Mix of Ownership & Rental Units
- There is a management structure that enforces Park Rules and Mgt Criteria. Park owners can ask people to leave and enforce their own rules.

MHP – How should design guidelines apply within Parks? (refer to LDS 5.9.2)

- (A) Keep requirement for removal of Tongue/Apparatus
- (B) Vinyl Skirting should be allowed and units should not be required to have permanent foundation.
- (C) Keep the Pitch guideline as that is now standard (last 9-10 years).
- Drainage of site should be managed so that H2O doesn't go Under House.
- (G) Don't regulate the ratio of Width to Length in a park.
 - 16 foot wide is the new typical for most models.
- (D) Be flexible on Roof Materials for Parks as many models have different styles
- (E) Apply the over-hang guideline to Double-Wides only
- (F) Keep Siding requirement as is
- (H) OK as is
- (J) OK for front Door Only

Inspections

- There has been inconsistency in the past between what one inspector would require and another. Consistency in inspections is important for fairness and to keep costs down.
- When are footing inspections required and what is the standard? Building Inspections should be specific and consistent.
- Perk Test (Is it the average for the site or is it the particular location within the site?) Again, be consistent. It would seem that the average for the site should be sufficient.
- Water Test Prior to Sewer
 - Hook-up/Hard to get Plumber
- Single – Wides, Contractor should be able to place as long as they have the paperwork
 - Signs Bearing Form (B.G.)
- Contractors should schedule with inspectors ahead of time.

Town of Waynesville Development Services
9 South Main St.
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Manufactured Home Parks in Waynesville, North Carolina

In accordance to the Waynesville Land Development Standards, 17.3, a Manufactured Home Park is defined as, "The location of two or more manufactured or mobile homes on a parcel of land shall constitute a mobile home park." From initial inspection in locating these locations, it appeared that there were 19 roads that held Manufactured Home Parks. After further research was conducted using the Haywood County GIS, however, there are only 16 roads that hold Manufactured Home Parks. 5 out of these 16 roads are taken up by 2 parks, Meadows and Mountain Views Park and Gaslight Mobile Home Park (reference the accompanying Excel). 8 of these locations have multiple corresponding photographs to justify the comments on the Excel and to allow further analysis to be conducted by individuals who are unable to personally view the properties. The other locations were unable to be photographed at the times they were travelled to due to situations that required professional discretion.

To provide further guidance to the Excel and the corresponding photographs, a few of the sections need to be elaborated upon. Although there 16 roads that are detailed, there are only 12 Manufactured Home Parks. This is due to some parks, such as Gaslight Mobile Home Park owning 3 properties, but consolidating ownership to one park. This is clarified in the Excel by having separate columns for the street names and the park names (if the park has a separate name). The "# of Homes" column illustrates the actual number of homes located on the property at this moment on 6 July, 2017. There are a few vacant lots that were annotated, but placed in a different column to allow for a distinction to be made. Finally, the "Age of Property" column pulled its information using the Haywood County GIS. The properties' ages are all based on the current length of time that they have been owned by the current individual. Some of the properties have gone through multiple changes in ownership and size, so, for accuracy, the most current information was used.

This project was initiated for a multitude of reasons. The first priority lies in the attempt to de-stigmatize the terminology surrounding mobile home parks. When conducting this project, it was clear that there is a lot of money involved in owning, maintaining, and operating Manufactured Home Parks. As the pictures clearly manifest, there are some beautiful homes located on nice property that includes a retirement home. Although some of the homes and properties need help, the individuals living there are far from the stereotypes that have been placed on them by certain groups in society. A second priority was to keep accountability of these parks and to get an idea of the land use, potential sites to help provide for new families, and to see the types of property located within the Town of Waynesville. Finally, having this information allows town officials and residents to pull from records to make initiating projects and programs become easier and more accurate.

Kevin Bryson
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Graduate Student, Master of Public Affairs (MPA)
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Manufactured Home Parks Located Within the Town of Waynesville

Property	Street	Park Name	# of Homes	# of Vacant Lots	Acreage	Age of Property	Visible State/Notes
1	Mayo Mountain Road	Mayo Mountain	19	5	4.5 acres	16 years	homes range from old to newer/ property fairly maintained
2	Maxima Lane	Maxima Lane	21	2	4.4 acres	11 years	homes are older and need repairs/ property is rough
3	Meadow View Circle	Meadows and Mountain Views	38	1	5.37 acres	45 years	homes range from old to newer built, but all are well kept/
4	Fitzgerald Lane		16	0	5.61 acres	24 years	property is very clean and regulated
5	Intrepid Drive		8	0	1.54 acres	8 years	most of the homes are older, but are maintained/ property is fair
6	Lexington Street	Lexington Drive	7	0	.9623 acres	14 years	homes and property are in rough shape/ area needs work
7	Maloney Court	Maloney Court	10	1	1.591 acres	15 years	homes are mostly older/ property is clean and maintained
8	Laramie Lane	Gaslight Mobile Home Park	10	0			homes range from old to newer models/ property is well kept
9	Suburban Loop		15	0	6 total acres	30 years	and regulated/ mobile home park takes up (3) separate
10	Cheyenne Place		9	1			properties on (3) roads
11	Kimberly Lane	Kimberly Lane	19	0	3.936 acres	13 years	homes are mainly older models/ property is well maintained
12	Lariat Loop	Lariat Loop	15	5	2.5518 acres	13 years	most of the homes are older/ property well maintained
13	Sawyer Street	Miller Owned	25	1	4.6627 acres	1 year	homes are older models/ property is somewhat maintained
14	Sawyer Street	Rhinehart Owned	9	0	3.3435 acres	1 year	homes are older models/ property is somewhat maintained
15	Russ Avenue	The Orchard	37	2	6.29 acres	16 years	homes and property are very nice/ retirement park
16	Delanne Drive	Delanne Drive	24	0	5.68 acres	7 years	most homes are older models and need repairs/ property is fair