

**AGENDA**  
**FORSYTH COUNTY ZONING BOARD OF ADJUSTMENT**  
**2:00 P.M. - City Hall, Council Chamber, Room 230**  
**Wednesday, February 17, 2021**

NOTE: ALL cases on the Zoning Board of Adjustment agenda are quasi-judicial in nature; as a result, NO communications should take place between yourself and the Zoning Board of Adjustments members prior to the public hearing.

1. PRAYER
2. ROLL CALL OF MEMBERS
3. OPENING REMARKS
4. APPROVAL OF MINUTES
5. WITHDRAWAL OR CONTINUANCE REQUESTS

A. SPECIAL USE PERMIT RENEWALS (CONSENT)

JOHNSON, EDDIE N.  
Case # **Z2100014**

Requesting permission to continue to place a Manufactured Home, Class B on a 0.90-acre tract of land located at 8610 Kiger Road, at the northwest corner of Kiger Road and Baux Mountain Road. Property is zoned RS30. Tax Block 5185, Tax Lot 048.

HANSEN, NIELS  
Case # **Z2100041**

Requesting permission to continue to place a Manufactured Home, Class B on a .50-acre tract of land located at 7955 Ridge Road (at dead end of private drive), approximately 3300 feet west of Tobaccoville Road. Property is zoned RS20. Tax Block 4723, Tax Lot 027H.

LYNCH, WILLIAM R.  
Case # **Z2100055**

Requesting permission to continue to place a Manufactured Home, Class A on a .93-acre tract of land located at 2230 Rockhill Lane (private drive), approximately 450 feet west of Sawmill Road. Property is zoned AG. Tax Block 2637, Tax Lot 005C.

SPAINHOUR, JAMES RANDALL  
Case # **Z2100056**

Requesting permission to continue to place a Manufactured Home, Class B on a 2.56-acre tract of land located at 4480 Spainhour Stables Court (south side of a private drive), approximately 500 feet east of Holly Berry Lane. Property is zoned AG. Tax Block 4731, Tax Lot 027R.

HILL, KENNETH R.  
Case # **Z2100057**

Requesting permission to continue to place a Manufactured Home, Class C on a 1.38-acre tract of land located at 2120 Hauser Road (north side of a private drive), approximately 300 feet north of Williams Road. Property is zoned AG. Tax Block 4419, Tax Lot 011W.

MAXCY, HUBERT S.  
Case # **Z2100058**

Requesting permission to continue to occupy an accessory dwelling (Manufactured Home, Class C) on a .49-acre tract of land with an existing dwelling located at 6151 Vance Road (accessory dwelling address is 5210 Summit Drive), at the corner of Vance Road and Summit Drive. Property is zoned RS20. Tax Block 5422, Tax Lot 002F.

## B. SPECIAL USE PERMITS FOR MANUFACTURED HOMES (NEW)

DICKINSON BAYOU REAL ESTATE COMPANY LLC  
(BREATHWIT, WILLARD)

Case # **Z2100039**

Requesting permission to place a Manufactured Home, Class A on a .92-acre tract of land location at 5420 Williams Road (located at the end of a private drive), approximately 2000 feet south of Shallowford Road. Property is zoned AG. Tax Block 4423, Tax Lot 025A

- Application - Case #Z2100039
- Site Plan - Case #Z2100039
- Staff Report - Case #Z2100039

## C. OTHER SPECIAL USE PERMITS (NEW)

CITY OF WINSTON SALEM  
(WILLIAMSON, ALLISON)

Case # **Z2100063**

Requesting permission to construct a 100-foot tall Transmission Tower (monopole) on a 52.66-acre tract of land located at 5725 Frye Bridge Road, approximately 895 feet west of Cooper Road. Property is zoned IP. Tax Block 4202, Tax lot 052A.

- Application - Case #Z2100063
- Site Plan - Case #Z2100063
- Staff Report - Case #Z2100063

NICHOLS, EDWARD A.  
NICHOLS, DARLYN S.

Case # **Z2100065**

Requesting permission to establish a Special Events Center on a 1.48-acre tract of land located at 4575 Brittany View Lane, approximately 700 feet southwest of High Point Road. Property is zoned AG. Tax Block 5062, Tax lot 027A.

- Application - Case #Z2100065
- Site Plan - Case #Z2100065
- Staff Report - Case #Z2100065

6. UNFINISHED BUSINESS

7. NEW BUSINESS