

AGENDA
FORSYTH COUNTY ZONING BOARD OF ADJUSTMENT
2:00 P.M. - PUBLIC MEETING ROOM - BRYCE A. STUART MUNICIPAL BUILDING
WEDNESDAY, JUNE 21, 2023

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)

CONRAD, RICHARD A.
Case # **Z2300291**

Requesting permission to continue to place a Manufactured Home, Class B on a 3.88-acre tract of land located at 531 Shiva Drive, approximately 150 feet south of River Path Road. Property is zoned RS40. Tax Block 4440, Tax Lot 013E.

SIZEMORE, REBECCA G.
Case # **Z2300300**

Requesting permission to continue to place a Manufactured Home, Class B on a 1.03-acre tract of land located at 4354 Lawson Ridge Drive, approximately 550 feet northwest of Pine Hall Road. Property is zoned RS20. Tax Block 5165, Tax Lot 056C.

RUTLEDGE, DONALD E.
RUTLEDGE, VICKY
(RUTLEDGE, DONALD E.)
Case # **Z2300310**

Requesting permission to continue to place a Manufactured Home, Class C on a 33.26-acre tract located at 8995 Crestbrook Drive, approximately 4800 feet northeast of Rural Hall - Germanton Road. Property is zoned AG. Tax Block 4954, Tax Lot 033K.

MEREDITH, SUE L.
HALL, ANGELA
(HALL, ANGELA)
Case # **Z2300323**

Request permission to continue to place a Manufactured Home, Class B, on a 1.85-acre tract of land located at 1921 Pondarosa Drive, approximately 600 feet north of Bonanza Drive. Property is zoned RS30. Tax Block 5250, Tax Lot 034.

DOUB, KEVIN WORTH
(DOUB, TRACY SKIDMORE)
Case # **Z2300324**

Requesting permission to continue to place a Manufactured Home, Class B on a 1-acre tract of land located at 5245 Seward Road, approximately 3100 feet northeast of Balsam Road. Property is zoned AG. Tax Block 4748, Tax Lot 308M.

VIVERO, JOSE SERGIO
Case # **Z2300339**

Requesting permission to continue to place a Manufactured Home, Class B on a .41-acre tract of land located at 5901 Germanton Road, approximately 300 feet north of Fulton Farm Drive. Property is zoned RS30. Tax Block 5147, Tax Lot 018K.

MEADOWS, DEWEY JOE
Case # **Z2300341**

Requesting permission to continue place a Manufactured Home, Class B on a 1.66-acre tract of land located at 5765 Merry Dale Drive, approximately 1300 feet north of Old Hollow Road. Property is zoned RS30. Tax Block 2250, Tax Lot 006D.

STEWART, THOMAS T.
STEWART, TERRICA L.
(STEWART, TERRICA L.)
Case # **Z2300368**

Requesting permission to continue to place a Manufactured Home, Class B on a 1.19-acre tract of land located at 8593 Baux Mountain Road, approximately 1000 feet north of Misty Mountain Road. Property is zoned AG. Tax Block 5124, Tax Lot 114.

STAHNKE, IVAN PAUL
WRIGHT, DANA
(STAHNKE, IVAN PAUL)
Case # **Z2300369**

Requesting permission to continue to place a Manufactured Home, Class B on a 2.35-acre tract of land located at 3823 Hillcroft Lane, approximately 1400 feet northwest of Day Road. Property is zoned RS9. Tax Block 3010, Lot 204.

GILBERT, CHARLES GENTRY
Case # **Z2300380**

Requesting permission to continue to place a Manufactured Home, Class B on a .71-acre tract of land located at 8720 Shady Acres Farm Road, approximately 400 feet northeast of Kiger Road. Property is zoned RS30. Tax Block 5185, Tax Lot 078A.

CLICK, SANDRA M.
DAKINS, KYMBERLY
(CLICK SANDRA M.)
Case # **Z2300381**

Requesting permission to continue to place a Manufactured Home, Class A on a 1.57-acre tract of land located at 9051 Red Bank Road, approximately 5600 feet north of Tesh Road. Property is zoned AG. Tax Block 5128, Tax Lot 016Z.

ADAMS FAMILY IRREVOCABLE
TRUST
COLLINS, DORENA
(ADAMS, DONALD G.)
Case # **Z2300383**

Requesting permission to continue to place a Manufactured Home, Class A on a 5.17-acre tract of land located at 4439 Tabernacle Road, on the east side of a private drive, approximately 300 feet south of Tobaccoville Road. Property is zoned AG. Tax Block 4740, Tax Lot 056W.

JESSUP, AMBER
JESSUP, JONATHAN
(JESSUP, JONATHAN)
Case # **Z2300385**

Requesting permission to continue to place a Manufactured Home, Class B on a 2.98-acre tract of land with an unoccupied dwelling located at 7370 Belews Creek Road, approximately 1900 feet south of Fulps Mill Road. Property is zoned AG. Tax Block 5234, Tax Lot 008E.

IMES, JAMES E
Case # **Z2300387**

Requesting permission to continue to place a Manufactured Home, Class B on a .72-acre tract of land located at 7681 Hawk Haven Drive, on the east side of a private drive, approximately 700 feet south of Peggy Drive. Property is zoned RS30. Tax Block 4205, Tax Lot 006C.

MCGUIRE, KELLY
MCGUIRE, MARK
(MCGUIRE, KELLY)
Case # **Z2300388**

Requesting permission to continue to place an accessory dwelling (Manufactured Home, Class B) on a 0.6-acre tract of land with an existing dwelling located at 2763 Martin Street (accessory dwelling is 2765 Martin Street), approximately 800 feet southwest of Old Hollow Road. Property is zoned RS20. Tax Block 5357, Tax Lot 069D.

MORRIS, ROBERT ANTHONY
Case # **Z2300390**

Requesting permission to continue to place a Manufactured Home, Class C on a 1-acre tract of land located at 4123 Rocky Ford Road, approximately 750 feet west of Walkertown - Guthrie Road. Property is zoned RS9. Tax Block 3253, Tax Lot 006F.

CORNETT, WADE R.
CORNETT, TERESA
(CORNETT, WADE R.)
Case # **Z2300391**

Request permission to continue to place a Manufactured Home, Class B on a 0.69-acre tract of land located at 2434 Griffin Road, approximately 900 feet west of Whipporwill Lane. Property is zoned AG. Tax Block 4972, Tax Lot 006E.

WHITE, MARK ANTHONY
WHITE, MARY B.
(WHITE, MARY B.)
Case # **Z2300392**

Requesting permission to continue to place a Manufactured Home, Class B on a 1.45-acre tract of land located at 6400 Dennis Road, approximately 100 feet west of Walnut Cove Road. Property is zoned RS40. Tax Block 5122. Tax Lot 104.

WHICKER, GARY E.
WHICKER, PAT
(WHICKER GARY E.)
Case # **Z2300395**

Requesting permission to continue to place an accessory dwelling (Manufactured Home, Class C) on a 2.48-acre tract of land with an existing dwelling at 6907 Providence Church Road (accessory dwelling address is 6905 Providence Church Road), approximately 1400 feet south of Shiloh Church Road. Property is zoned RS40. Tax Block 5147, Tax Lot 205A.

SHELTON, WILL B.
Case # **Z2300406**

Requesting permission to continue to place a Manufactured Home, Class C on a 0.7-acre tract of land located at 5871 Joyce Norman Road, approximately 500 feet southwest of Scales Drive. Property is zoned RS40. Tax Block 4750, Tax Lot 012B.

B. SPECIAL USE PERMITS FOR MANUFACTURED HOMES (NEW)

SHIELDS, BARBARA W.
SHIELDS, DONALD
(CLAYTON HOMES, INC.; ADRIENNE COMBS)
Case # **Z2300400**

Requesting permission to place a Manufactured Home, Class A on a 1-acre tract of land located at 4336 High Point Road, approximately 1400 feet southeast of Union Cross Road. Property is zoned AG. Tax Block 5618B, Tax Lot 001.

C. OTHER SPECIAL USE PERMITS (NEW)

CICCONE, ANTHONY
CICCONE, ELIZABETH
(CICCONE, DANIELLE)
Case # **Z2300399**

Requesting permission to place an accessory dwelling unit on a 3.59-acre tract of land with an existing dwelling located at 2023 Amos Farm Road (accessory dwelling address is 2027 Amos Farm Road), approximately 1 mile south of Bunker Hill - Sandy Ridge Road. Property is zoned RS20. Tax Block 5629, Tax Lot 119.

ENGLEBERT, MARC
ENGLEBERT, MADISON

(PERFORMANCE CONSTRUCTION SERVICES, INC.; AMY STEADMAN)

Case # **Z2300402**

Requesting permission to place an accessory dwelling unit on a 21.91-acre tract of land with an existing dwelling located at 1344 Shore Road (accessory dwelling address is 1350 Shore Road), approximately 1300 feet northwest of Bethania - Rural Hall Road. Property is zoned RS9. Tax Block 4968, Tax Lot 024H.

GARVIN, ROBERT

Case # **Z2300403**

Requesting permission to place an attached accessory dwelling unit on a 3.44-acre tract of land with an existing dwelling located at 340 Walkertown - Guthrie Road, approximately 1100 feet north of West Mountain Street. Property is zoned RS9. Tax Block 3259, Tax Lot 11B.

D. VARIANCES

NORRIS, BRITTANY

(CLAYTON HOMES, INC.: LESLIE BARR)

Case # **Z2300303**

Requesting a variance for a portion of the front side yard setbacks on a .96-acre tract of land located at 8048 Dillon Acres Drive, approximately 260 feet south of Homeland Circle. Property is zoned AG. Tax Block 5222, Tax Lot 107A.

GOINS, BRIAN S.

Case # **Z2300401**

Requesting a variance for a portion of the side yard setbacks on a .54-acre tract of land located at 1862 Kerner Road, approximately 900 feet north of Vance Road. Property is zoned RS30. Tax Block 5423, Tax Lot 010T.

6. UNFINISHED BUSINESS

7. NEW BUSINESS