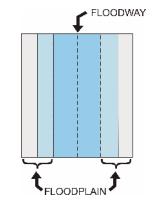


DOCKET #: W2869
(continued from 7/13/2006)

PROPOSED ZONING:
MH

EXISTING ZONING:
RS9

PETITIONER:
Sharon Robbins Martin
for property owned by
Same



SCALE: 1" represents 200'

STAFF: King

GMA: 3

ACRE(S): .54

MAP(S): 654846



August 23, 2006

Sharon Robbins Martin
368 Robbins Road
Winston-Salem, NC 27107

RE: ZONING MAP AMENDMENT W-2869

Dear Ms. Martin:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary's Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, FAICP
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102

ACTION REQUEST FORM

DATE: August 23, 2006
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, FAICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Map Amendment of Sharon Robbins Martin

SUMMARY OF INFORMATION:

Zoning Map Amendment of Sharon Robbins Martin from RS-9 to MH: property is located on the west side of Robbins Road, south of Jayson Lane (Zoning Docket W-2869).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: NOT REQUIRED

CITY ORDINANCE - GENERAL USE

Zoning Petition of Sharon Robbins Martin, Docket W-2869

AN ORDINANCE AMENDING THE WINSTON-SALEM CITY ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF WINSTON-SALEM, N.C.

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from RS-9 to MH the zoning classification of the following described property:

Beginning at an iron stake in the western right-of-way of Robbins Road (S.R. # 2677); said iron stake being the southeastern corner of the Oscar L. Robbins Property; known as lot no. 14-B of Forsyth County Tax Map Block 2620, and more particularly described in Deed Book 1234, Page 68 in the Forsyth County Register of Deeds Office of Forsyth County, NC; said iron stake also being the northeastern corner of the Sharon Robbins Martin Property and shown as lots 14-A and 17-M of Forsyth County Tax Map Block 2620 and recorded in Deed Book 1870, Page 2620 in the Forsyth County Register of Deeds Office of Forsyth County, NC; thence with the western right-of-way of said Robbins Road, S.45°01'00"W., 207.46' to an iron stake placed; thence on a new line N.44°59'00"W., 201.58' to an iron stake in the southern line of the Oscar G. Robbins Property known as lot no. 17-N as shown in Forsyth County Tax Map Block 2620, and described in Deed Book 1234, Page 68 in the Forsyth County Register of Deeds Office of Forsyth County, NC; thence with the southern line of said Oscar G. Robbins Property (lot nos. 17-N and 14-B of Tax Block 2620) the three (3) following courses and distances: N.88°01'22"E., 88.98' to an existing iron stake; N.44°00'00"E., 36.73' to an existing iron stake and S.81°49'00"E., 176.25' to the place of beginning and containing 0.5457 acres more or less.

The above described property lying in Winston Township, Forsyth County, North Carolina and being a 0.5457 acre parcel generally known as lots 14-A and a northeastern portion of lot no. 17-M as shown in Forsyth County Tax Map Block 2620 in the Forsyth County Tax Office of Forsyth County, North Carolina and more specifically described in Deed Book 1870, Page 2620 in the Forsyth County Register of Deeds Office of Forsyth County, North Carolina and also shown on an unrecorded plat entitled "Ms. Sharon Robbins Martin", Tract "A" and prepared by United Limited Engineering and Land Surveying, PA on July 3, 2006.

Section 2. This ordinance shall become effective upon adoption.

**CITY-COUNTY PLANNING BOARD STAFF
STAFF REPORT FOR: Docket # W-2869
August 10, 2006**

PETITION INFORMATION			
Docket #	W-2869		
Staff	Aaron King		
Petitioner(s)	Sharon Robbins Martin		
Owner(s)	Same		
Subject Property	A portion of Tax Lots 14A and 17M, Tax Block 2620		
Type of Request	General use rezoning from RS-9 to MH.		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-9 (Residential Single Family; 9,000 sf. lot size) to MH (Manufactured Housing).</p> <p>NOTE: Both general and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented. With a General use, all uses in the District must be considered.</p>		
Continuance History	This request was continued from the July 13, 2006 Planning Board meeting to allow the petitioner to reduce the amount of acreage included with the rezoning request.		
Zoning District Purpose Statement	The MH District is primarily intended to accommodate manufactured housing developments with a maximum overall density of five (5) units per acre. This district is intended for application in Growth Management Area 3 where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	The subject property is located within GMA 3 and has access to public water and sewer.		
GENERAL SITE INFORMATION			
Location	West side of Robbins Road, south of Jayson Lane		
Jurisdiction	City of Winston-Salem		
Ward(s)	East		
Site Acreage	Approximately ± 0.54 acres		
Current Land Use	The property contains an existing manufactured home and associated storage building.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS-9	Single family home
	East	RS-9	Single family home and undeveloped land
	South	RS-9	Double wide manufactured home

	West	RS-9	Single family home and undeveloped land	
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	Yes, other manufactured housing currently exists in the area.			
Physical Characteristics	The site slopes down from the northeast corner (+/- 906 ft) to the southwest corner (+/- 878 ft).			
Proximity to Water and Sewer	The subject property has access to public water and public sanitary sewer.			
Stormwater/ Drainage	No known issues.			
Watershed and Overlay Districts	The subject property is not located within a water supply watershed.			
Analysis of General Site Information	The request contains 0.54 acres located on the west side of Robbins Road. The site contains an existing double wide manufactured home and small storage building. The site contains a gentle topography with no streams or wetlands. The petitioner reduced the acreage from 1.47 acres to 0.54 acres to only include the existing manufactured home.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Robbins Road	Local Road	+/- 313 feet	1,300	NA
Proposed Access Point(s)	Since this is a general use request, a specific access point is unknown. The site does have public road frontage along Robbins Road.			
Planned Road Improvements	None noted			
Trip Generation - Existing/Proposed	<u>Existing Zoning: RS-9</u> $0.54 \times 43,560 / 9,000 = 2 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 19 \text{ Trips per Day}$ <u>Proposed Zoning: MH</u> $0.54 \times 43,560 / 10,000 = 2 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 19 \text{ Trips per Day}$			
Sidewalks	None existing			
Transit	No			
Analysis of Site Access and Transportation Information	The request poses no negative transportation issues.			
CONFORMITY TO PLANS AND PLANNING ISSUES				
Legacy GMA	GMA 3 (Suburban Neighborhoods)			
Relevant Legacy Recommendations	<ul style="list-style-type: none"> A housing goal in the <i>Legacy</i> plan is to . . . “provide a variety of quality housing types for all income levels and foster a climate that is hospitable to affordable housing development.” <i>Legacy</i> notes the 			

	negative perception many people have of manufactured housing and the need for better design of manufactured home developments to make them more compatible with and acceptable to surrounding neighborhoods. <i>Legacy</i> notes that manufactured housing can help fill a need for affordable housing in this community. Well maintained manufactured homes can alleviate neighborhoods concerns that this type of housing does reduce the value of surrounding properties.					
Relevant Area Plan(s)	The subject property is not located within the boundaries of an area plan or development guide.					
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(3) - Have changing conditions substantially affected the area in the petition?					
	No					
	(S)(4) - Is the requested action in conformance with <i>Legacy</i>?					
Yes						
Analysis of Conformity to Plans and Planning Issues	The subject request would allow the petitioner a permanent solution for allowing manufactured housing to be placed on the subject property. In order to keep the existing manufactured home on the site, the petitioner is required to appear before the Zoning Board of Adjustment every 3-5 years for renewal of a Special Use Permit. Approval of this request would allow all permitted types of manufactured housing to be placed on the property without issuance of a Special Use Permit from the Zoning Board of Adjustment. The request is in conformance with <i>Legacy</i> , in that it provides a need for affordable housing in the community. Staff recognizes the existing MH-S zoning and other manufactured housing in the general area and sees this as a reasonable request.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-886	R-5 to R-6-S	Approved 6/27/88	South	1	Approval	Approval
F-366	R-5 to R-6	Approved 11/4/74	South	0.5	Denial	Approval
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 2-1.2(P) MH District 					
Complies with Chapter B, Article VII, Section 7-5.3	(A) <i>Legacy</i> policies:		Yes			
	(B) <i>Environmental Ord.</i>		NA			
	(C) Subdivision Regulations		NA			
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
The petitioner reduced the amount of acreage included with this request.			MH zoning would allow single wide manufactured homes.			

Approval of this request would provide the petitioner a permanent means by which to have a manufactured home on the property.	Approval of this request may encourage other MH(-S) rezonings in the area.
The general area already contains MH-S zoning and some manufactured housing.	
The request is in conformance with the general recommendations of <i>Legacy</i> .	
The request is consistent with the MH purpose statement.	

STAFF RECOMMENDATION: APPROVAL

NOTE: These are **staff comments** only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

PUBLIC HEARING - July 13, 2006

FOR: None

AGAINST: None

WORK SESSION

MOTION: Paul Mullican moved continuance of the zoning map amendment to August 10, 2006.

SECOND: Jerry Clark

VOTE:

FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican

AGAINST: None

EXCUSED: None

PUBLIC HEARING - August 10, 2006

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the zoning map amendment.

SECOND: Paul Mullican

VOTE:

FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican, Brenda Smith

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning