



**DOCKET #:** W2470

**PROPOSED ZONING:**  
MH

**EXISTING ZONING:**  
RS9

**PETITIONER:**  
Lisa G. Bowman and  
Tony H. Teague

**SCALE:** 1" represents 200'

**STAFF:** McGee

**GMA:** 4B

**ACRE(S):** 0.54

**MAP(S):** 642878



April 25, 2001

Lisa G. Bowman and Tony H. Teague  
5324 Doris St.  
Winston-Salem, NC 27105

RE: Zoning Map Amendment W-2470

Dear Ms. Bowman and Mr. Teague:

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

Sincerely,

A. Paul Norby, AICP  
Director of Planning

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

**ACTION REQUEST FORM**

**DATE:** April 25, 2001  
**TO:** The Honorable Mayor and Board of Aldermen  
**FROM:** A. Paul Norby, AICP, Director of Planning

**BOARD ACTION REQUEST:**

Request for Public Hearing on Zoning Petition of Lisa G. Bowman

**SUMMARY OF INFORMATION:**

Zoning map amendment of Lisa G. Bowman and Tony H. Teague from RS-9 to MH: property is located at the southwest corner of Doris Street and Garden Street (Zoning Docket W-2470).

**PLANNING BOARD ACTION:**

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of Lisa G. Bowman and Tony H. Teague, Docket W-2470

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

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BE IT ORDAINED by the Board of Aldermen 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:

Tax Block(s) 3225 Tax Lots 117, 118, 119, 120, 121, 122

Section 2. This ordinance shall become effective upon adoption.

## ZONING STAFF REPORT

**DOCKET #** W-2470

**STAFF:** Tony McGee

Petitioner(s): Lisa G. Bowman and Tony H. Teague

Ownership: Same

### **REQUEST**

From: RS-9 Residential Single Family District; minimum lot size 9,000 sf

To: MH Manufactured Housing Development District

Both general and special use district zoning were discussed with the applicant(s) who decided to pursue the zoning as requested.

**NOTE:** This is a general use zoning petition; therefore, ALL uses permitted in the above requested district should be considered.

Acreage: 0.54 acre

### **LOCATION**

Street: Southwest corner of Doris Street and Garden Street.

Jurisdiction: City of Winston-Salem.

Ward: Northeast.

### **PROPERTY SITE/IMMEDIATE AREA**

Existing Structures on Site: Manufactured home with gazebo.

Adjacent Uses:

- |         |   |
|---------|---|
| North - | Across Norfolk Southern Railway and Old Walkertown Road are single family homes zoned RS-9. |
| East -  | Well maintained manufactured homes zoned RS-9.  |
| South - | Well maintained manufactured homes zoned RS-9.  |
| West -  | Single family homes zoned RS-9.   |

### **GENERAL AREA**

Character/Maintenance: Well established neighborhood of moderate to well maintained manufactured homes in a pedestrian scale setting.

Development Pace: Slow

## **GENERAL AREA**

Character/Maintenance: Well maintained manufactured and conventional frame homes.  
Development Pace: Slow.

## **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: Site is developed.  
Topography: This site is generally flat.  
Streams: None.  
Vegetation/habitat: Mixed hardwoods and landscaped yards.

## **TRANSPORTATION**

Direct Access to Site: Doris Street and Garden Street.  
Street Classification: Local streets.  
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day): N/A  
Planned Road Improvements: U 2579: Northern Beltway Eastern Corridor; all right-of-way funds have been programmed; right-of-way 2008. Southern edge of right-of-way corridor located approximately 500' northeast of site.  
Sidewalks: None.  
Transit: None.

## **HISTORY**

Relevant Zoning Cases:

1. W-2257; from RS-9 and MH-S (Manufactured Home, Class A) to MH-S (Residential Building, Single Family; and Manufactured Home, Class A); approved August 19, 1998; approximately one mile west of subject site, on the north side and at the western terminus of Bristol Street, west of Mount Pleasant Drive; 0.99 acre; both Planning Board and staff recommended approval.
2. W-1848; from R-4 to R-6-S (Manufactured homes not in a manufactured home park; and Dwellings, single family); approved November 1, 1993; approximately one mile west of subject site, on the north side of Bristol Street, adjoining subject site on the east; 0.88 acre; both Planning Board and staff recommended approval.
3. W-1067; from R-4 to R-6; approved December 5, 1983; east side of Mount Pleasant Drive, south of Bristol Street; 0.64 acre; both the Planning Board and staff recommended approval.
4. W-758; from R-4 to R-6; approved February 4, 1980; north side of Bristol Street, east of Mount Pleasant Drive; 0.23 acre; both the Planning Board and staff recommended approval.

## **CONFORMITY TO PLANS**

GMP Area (*Vision 2005*): Area 4B: Long-Range Growth.

Relevant Comprehensive Plan Recommendation(s): The objectives in *Vision 2005* for the Long-Range Growth Area include the staging of development with the provision of road, sewers, and other services. *Vision 2005* also includes as one of its goals the need to provide a sufficient amount of land to accommodate affordable housing while at the same time working toward's the community's goal to maintain a compact urban growth form.

Area Plan/Development Guide: *Carver Road/Ogburn Station Development Guide* (1991).

Relevant Development Guide Recommendation(s): The Land Use Map identifies this site for low density residential use. The plan addresses manufactured housing by noting that it should be allowed on individual lots in the northeast portion of the Carver Road Subarea (near the intersections of Old Walkertown Road and Northhampton Road).

## **ANALYSIS**

The petition is to rezone approximately 0.54 acre from RS-9 to MH. The petition would allow an existing manufactured home, currently permitted under a temporary Special Use Permit, to obtain more permanent status under the MH zoning classification. Currently the site is shared by siblings and the manufactured home is permitted due to a "Blood Relative" Special Use Permit. The owners seek to split the property into two individually owned tracts. The existing manufactured home would not be allowed on its own site under RS-9 zoning. MH zoning would allow this structure to remain. There are several existing manufactured homes in the vicinity of this property. These structures are well maintained and comprise an attractive pedestrian scale residential neighborhood.

The petition is consistent with both *Vision 2005* and the *Carver Road/Ogburn Station Development Guide*.

Approval of this rezoning would not be detrimental to this neighborhood, and staff recommends approval.

## **FINDINGS**

1. The petition is for conversion of an existing temporary Special Use Permit for a manufactured home use (RS-9) to a more permanent MH zoning classification. The site now contains an existing manufactured home.
2. The petition is consistent with *Vision 2005*.
3. The proposed zoning is compatible with other zoning and land uses in the surrounding neighborhood.

## **STAFF RECOMMENDATION**

Zoning: **APPROVAL**.

[*For information purposes only:* The draft *Legacy* plan indicates that the petitioner's site is located in the Suburban Neighborhoods Growth Management Plan area. *Legacy* has the following affordable housing objective - Provide a variety of quality housing types for all income levels and foster a climate that is hospitable to affordable housing development.]

## **PUBLIC HEARING**

FOR: None

AGAINST: None

## **WORK SESSION**

MOTION: James Rousseau moved approval of the zoning map amendment.

SECOND: John Bost

VOTE:

FOR: Avant, Bost, Johnson, King, Powell, Rousseau, Schroeder, Snelgrove

AGAINST: None

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A. Paul Norby, AICP  
Director of Planning