



DOCKET #: W2483

PROPOSED ZONING:
MH

EXISTING ZONING:
RS9

PETITIONER:
Phyllis K. Chaudoin

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 3

ACRE(S): 0.52

MAP(S): 636834



July 25, 2001

Phyllis K. Chaudoin
3912 Overdale Road
Winston-Salem, NC 27107

RE: ZONING MAP AMENDMENT W-2483

Dear Ms. Chaudoin:

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: July 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 map amendment of Phyllis K. Chaudoin

SUMMARY OF INFORMATION:

Zoning map amendment of Phyllis K. Chaudoin from RS-9 to MH: property is located on the west side of Overdale Road south of Clemmonsville Road (Zoning Docket W-2483).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of Phyllis K. Chaudoin, Docket W-2483

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 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 2719, Tax Lot 19C

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2483
STAFF: Gary Roberts

Petitioner(s): Phyllis K. Chaudoin
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: 0.52 acre

LOCATION

Street: West side of Overdale Road south of Clemmonsville Road.
Jurisdiction: City of Winston-Salem.
Ward: Southeast.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Site built home set back similar distance from Overdale Road as the other site built homes in the immediate area with a single wide manufactured home in the rear of the lot.

Adjacent Uses:

North - Site built home zoned RS-9. Further north is a vacant field zoned RS-9.
East - Vacant field zoned RS-9 and manufactured homes zoned GI.
South - Single family home zoned MH and Rexam facility zoned GI.
Southwest- Manufactured home, double wide, zoned MH.
West - Two manufactured homes, one single wide and one double wide, zoned MH.

GENERAL AREA

Character/Maintenance: Mixture of manufactured and site built houses on small and larger more rural lots with an industrial facility to the south all in various levels of maintenance.
Development Pace: Slow.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: No known impact identified in the rezoning request.

Topography: Property slopes downward to the south and east.

Streams: There are no streams crossing this property.

Vegetation/habitat: Homesite surrounded by typical yard area.

Water Supply Watershed: The site is not within the boundaries of a water supply watershed.

TRANSPORTATION

Direct Access to Site: Overdale Road.

Street Classification: Collector.

HISTORY

Relevant Zoning Cases:

1. W-2250; RS-9 to MH; approved September 8, 1998; property adjacent to and immediately south of current site; 1.33 acres; Planning Board and staff recommended approval.
2. W-2320; RS-9 to GI; withdrawn at Planning Board meeting on May 13, 1999; property across Overdale Road and just north of current site; 9.25 acres; staff recommended denial.
3. W-655; R-6 to I-3; approved July 17, 1978; 100 feet south of current site; 12 +/- acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Legacy*): Suburban (GMA 3)

Relevant Comprehensive Plan Recommendation(s): The affordable housing objective in Legacy is to provide a variety of quality housing types for all income levels and foster a climate that is hospitable to affordable housing development. Legacy states that manufactured homes can help fill the need for affordable housing.

Area Plan/Development Guide: This site is not within the boundaries of a development guide or area plan.

ANALYSIS

The current request is to rezone a 0.52 acre parcel on the west side of Overdale Road from RS-9 to MH. Currently on the site is a site built house with a single wide manufactured home, previously occupied by a blood relative, in the rear yard.

While the MH general use district would allow single wide manufactured homes without any roof

pitch and masonry underpinning requirements, staff sees the specific property in question, along with the adjoining lots to the south and west, as transitional properties between the larger lot site built homes to the north and the Rexam industrial facility to the south. In addition the subject property is surrounded by five other existing single and double wide manufactured homes. The property is also adjacent to existing MH zoning along the western and southern property lines.

FINDINGS

1. *Legacy* states that manufactured homes can help fill the need for affordable housing.
2. This site is not within the boundaries of an area plan or development guide.
3. Site is adjacent to multiple other single and double wide manufactured homes and serves as a transitional use between the larger lot site built houses to the north and the industrial facility to the south.
4. The site is contiguous to existing MH zoning to the west and south of the property.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Kerry Avant moved approval of the zoning map amendment.

SECOND: Philip Doyle

VOTE:

FOR: Avant, Clark, Doyle, King, Norwood, Powell, Schroeder

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning