



**DOCKET #:** W2485

**PROPOSED ZONING:**  
MH

**EXISTING ZONING:**  
RS9

**PETITIONER:**  
Bonnie K. Kimel

**SCALE:** 1" represents 200'

**STAFF:** Hughes

**GMA:** 3

**ACRE(S):** 0.59

**MAP(S):** 636882



July 25, 2001

Bonnie K. Kimel  
5555 Pineview Drive  
Winston-Salem, NC 27105

RE: ZONING MAP AMENDMENT W-2485

Dear Ms. Kimel:

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 Bonnie K. Kimel

**SUMMARY OF INFORMATION:**

Zoning map amendment of Bonnie K. Kimel from RS-9 to MH: property is located on the east side of Pine View Drive north of Morgan Road (Zoning Docket W-2485).

**PLANNING BOARD ACTION:**

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of Bonnie K. Kimel, Docket W-2485

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 3026, Tax Lot 001

Section 2. This ordinance shall become effective upon adoption.

## ZONING STAFF REPORT

**DOCKET #** W-2485  
**STAFF:** Suzy Hughes

Petitioner(s): Bonnie K. Kimel  
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: 0.59 acre

### **LOCATION**

Street: East side of Pine View Drive north of Morgan Road.  
Jurisdiction: City of Winston-Salem Zoning Jurisdiction.  
Ward: Closest is Northeast.

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

Existing Structures on Site: Manufactured home.

Adjacent Uses:

|         |  |
|---------|--|
| North - | Mixture of site built homes and manufactured homes zoned RS-9. |
| East -  | Site built homes zoned RS-9.                                   |
| South - | Mixture of site built homes and manufactured homes zoned RS-9. |
| West -  | Mixture of site built homes and manufactured homes zoned RS-9. |

### **GENERAL AREA**

Character/Maintenance: Moderate to poorly maintained.  
Development Pace: Slow.

### **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: Site would not be impacted as a manufactured home is currently on the site.

Topography: GIS maps indicate a downward grade change of approximately 20' toward the east.  
Streams: There are no streams crossing this property.  
Vegetation/habitat: Site has some large trees and low vegetation.  
Constraints: There are no constraints as site is currently developed with a manufactured home.

## **TRANSPORTATION**

Direct Access to Site: Pine View Road; Morgan Road.  
Street Classification: Pine View Road - collector; Morgan Road - local.  
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day): No count available.

## **HISTORY**

Relevant Zoning Cases:

1. W-2424; MH-S (Manufactured Home, Class A) to Site Plan Amendment; approved October 2, 2000; north side of Knott Street east of Pine View Drive; 0.95 acre; Planning Board and staff recommended approval.
2. W-2229; RS-9 to MH; approved July 6, 1998; north side of Cook Street east of Pine View Drive; 0.76 acre; Planning Board and staff recommended approval.
3. W-1367; R-4 to R-6-S; approved July 7, 1986; north side of Knott Street east of Pine View Drive; 0.95 acre; Planning Board and staff recommended approval.
4. W-1054; R-4 to R-7; approved September 6, 1983; west side of Pine View Drive; 0.60 acre; 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**

This is a request to rezone 0.59 acre from RS-9 to MH. The petitioner has lost the ability to obtain a blood-relative permit on this site. There is an existing single-wide manufactured home on the site, which is not eligible for a special use permit from the Zoning Board of Adjustment. Class A double wide manufactured homes are the only type eligible for a special use permit in

the RS-9 zoning district. There are several manufactured homes nearby of varied classes. The area consists of a mixture of conventional and manufactured homes. This rezoning request is not out of character with the neighborhood.

*Legacy* calls for the provision for affordable housing in the area. *Legacy* states that manufactured housing is a way to allow for affordable housing. This request is an example of the affordable housing objective of *Legacy*. Staff supports this rezoning request.

### **FINDINGS**

1. This is a request to rezone 0.59 acre from RS-9 to MH.
2. The area consists of a mixture of conventional and manufactured homes.
3. *Legacy* calls for the provision for affordable housing in the area.
4. *Legacy* states that manufactured housing is a way to allow for affordable housing.

### **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

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A. Paul Norby, AICP  
Director of Planning