



**DOCKET #:** W2501

**PROPOSED ZONING:**  
RS9-S (Manufactured Home,  
Class A; Residential  
Building, Single Family)

**EXISTING ZONING:**  
RS9

**PETITIONER:**  
William F. Bowman  
and Betty J. Bowman

**SCALE:** 1" represents 200'

**STAFF:** Roberts

**GMA:** 3

**ACRE(S):** 1.25

**MAP(S):** 642834



September 19, 2001

William F. Bowman and  
Betty J. Bowman  
1225 Teague Road  
Winston-Salem, NC 27107

RE: ZONING MAP AMENDMENT W-2501

Dear Mr. & Mrs. Bowman:

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:** September 19, 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 of William F. Bowman and Betty J. Bowman

**SUMMARY OF INFORMATION:**

Zoning map amendment of William F. Bowman and Betty J. Bowman from RS-9 to RS-9-S (Residential Building, Single Family and Manufactured Home, Class A): property is located on the northwest side of Teague Road south of Thomasville Road (Zoning Docket W-2501).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** CONFORMS

CITY ORDINANCE - SPECIAL USE

Zoning Petition of William F. Bowman and Betty J. Bowman, Docket W-2501

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 RS-9-S (Residential Building, Single Family; and Manufactured Home, Class A) the zoning classification of the following described property:

Tax Block 2654, Tax Lot 108

Section 2. This Ordinance is adopted after approval of the site plan entitled William and Betty Bowman and identified as Attachment "A" of the Special Use District Permit issued by the Board of Aldermen the \_\_\_\_\_ day of \_\_\_\_\_, to William F. Bowman and Betty J. Bowman.

Section 3. The Board of Aldermen hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as William and Betty Bowman. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the Board of Aldermen

of the City of Winston-Salem

The Board of Aldermen of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of William F. Bowman and Betty J. Bowman, (Zoning Docket W-2501). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for RS-9-S (Residential Building, Single Family; and Manufactured Home, Class A), approved by the Winston-Salem Board of Aldermen the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_" and signed, provided the property is developed in accordance with requirements of the RS-9-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

- **No additional requirements for the site.**

## **ZONING STAFF REPORT**

**DOCKET #** W-2501  
**STAFF:** Gary Roberts

Petitioner(s): William F. Bowman and Betty J. Bowman  
Ownership: Same

### **REQUEST**

From: RS-9 Residential Single Family District; minimum lot size 9,000 sf  
To: Residential Single Family District; minimum lot size 9,000 sf RS-9-S (Residential Building, Single Family; and Manufactured Home, Class A)

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

Acreage: 1.25 acres

### **LOCATION**

Street: Northwest side of Teague Road south of Thomasville Road.  
Jurisdiction: City of Winston-Salem.  
Ward: Southeast.

### **SITE PLAN**

Proposed Use: Residential Building, Single Family; and Manufactured Home, Class A.  
Square Footage: Approximately 1,200 square feet.  
Building Height: One story.

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

Existing Structures on Site: Class A manufactured home.

Adjacent Uses:

North -	Single family residence zoned RS-9.
Northeast -	Single family residence zoned RS-9.
East -	Single family residence zoned RS-9.
Southeast -	Undeveloped property zoned RS-9.
Southwest -	Class A manufactured home zoned RS-9.
West -	Undeveloped property zoned RS-9.

## **GENERAL AREA**

Character/Maintenance: Single family residential uses in good maintenance.

Development Pace: Slow.

## **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: No additional development proposed.

Topography: Gradual slope downward toward the northwest.

Vegetation/habitat: Well maintained residential yard.

Water supply watershed? The site is not within the boundaries of a water supply watershed.

## **TRANSPORTATION**

Direct Access to Site: Teague Road.

Street Classification: Minor thoroughfare.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):  
2,100/11,000.

Trip Generation/Existing Zoning:  $1.2512/9,000 \times 9.57 = 57$  average weekday trips.

Trip Generation/Proposed Zoning:  $1 \text{ lot} \times 9.57 = 9.6$  average weekday trips.

## **HISTORY**

Relevant Zoning Cases:

1. W-2447; RS-9 to HB-S (Outdoor Display Retail); denied March 3, 2001; southwest corner of NC Highway 109 and Teague Road, 600 feet north of current site; 1.22 acres; Planning Board and staff recommended denial.
2. W-2258; RS-9 to RS-9-S (Residential Building Single Family and Manufactured Home Class A); denied November 2, 1998; northwest side of Teague Road southwest of Thomasville Road, 85 feet west of current site; 8.25 acres; Planning Board and staff recommended approval.
3. F-1226; RS-20 to RS-12; approved April 27, 1998; northeast side of Thomasville Road between Union Cross Road and Teague Road; 28.209 acres; Planning Board and staff recommended approval.
4. W-1394; R-5 to R-6; approved November 3, 1986; west side of Teague Road approximately 89 feet south of Thomasville Road; 0.46 acre; Planning Board and staff recommended approval.

## **CONFORMITY TO PLANS**

GMP Area (*Legacy*): Suburban Neighborhoods.

Relevant Comprehensive Plan Recommendation(s): Provide a variety of quality housing types for all income levels and foster a climate that is hospitable to affordable housing development.

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

## **ANALYSIS**

The current request is to rezone a 1.25 acre lot on Teague Road from RS-9 to RS-9-S (Residential Building, Single Family; and Manufactured Home, Class A). At present, located on the property is a Class A Manufactured Home which received Special Use Permit approval from the Zoning Board of Adjustment in December of 1998. The three year permit is up for renewal this December. In an effort to obtain a more permanent assurance that the current manufactured home can remain on the lot, the applicants have submitted the subject rezoning petition.

The semi-rural area is generally characterized by single family homes on large lots. The adjacent lot contains a manufactured home. The majority of the surrounding houses appear to be site built structures. The subject petition is consistent with the *Legacy* recommendation to provide a variety of quality housing types for all income levels and foster a climate that is hospitable to affordable housing development.

Staff would like to take this opportunity to call attention to the manner in which manufactured homes are accommodated under the UDO in residential zones other than MH. The current method of individual Zoning Board of Adjustment review for each unit is extremely time consuming for the board and staff of the Inspections Division. In addition, as is evidenced by the current petition, limited Planning Board and staff energies often become devoted to rezoning requests as the property owners become understandably weary of the recurring and uncertain nature of the current procedure. From January to August of 2001 six rezoning requests and 322 Board of Adjustment special use permit requests have been processed for Class A and Class B manufactured homes.

## **FINDINGS**

1. *Legacy* recommends providing a variety of quality housing types for all income levels and foster a climate that is hospitable to affordable housing development.
2. This site is not within the boundaries of development guide or area plan.
3. The surrounding properties include a mixture of site built and manufactured housing and the subject petition is compatible with the neighborhood.



## **STAFF RECOMMENDATION**

Zoning: **APPROVAL**.

Site Plan: Staff certifies that **the site plan meets all code requirements**, and recommends no additional conditions on the site plan.

- **No additional requirements for the site.**

## **PUBLIC HEARING**

FOR: None

AGAINST: None

## **WORK SESSION**

MOTION: Arnold King moved approval of the zoning map amendment.

SECOND: Terry Powell

VOTE:

FOR: Bost, Clark, Doyle, King, Norwood, Powell, Snelgrove

AGAINST: None

EXCUSED: None

SITE PLAN MOTION: Arnold King certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Terry Powell

VOTE:

FOR: Bost, Clark, Doyle, King, Norwood, Powell, Snelgrove

AGAINST: None

EXCUSED: none

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A. Paul Norby, AICP  
Director of Planning