



DOCKET #: W2515

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

EXISTING ZONING:
 RS9

PETITIONER:
 Richard W. Gray
 and Carrie Gray

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 3

ACRE(S): 0.5

MAP(S): 636838



November 16, 2001

Richard W. Gray and Carrie C. Gray
3519 Tyler Drive
Winston-Salem, NC 27107

RE: ZONING MAP AMENDMENT W-2515

Dear Mr. Gray and Ms. Gray:

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: November 16, 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 Richard W. Gray and Carrie C. Gray

SUMMARY OF INFORMATION:

Zoning map amendment of Richard W. Gray and Carrie C. Gray from RS-9 to RS-9-S (Residential Building, Single Family; and Manufactured Home Class A): property is located on the west side of Tyler Drive north of Glencairn Road (Zoning Docket W-2515).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Richard W. and Carrie C. Gray,
Docket W-2515

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

Tax Block 2666, Tax Lot 13B

Section 2. This Ordinance is adopted after approval of the site plan entitled Richard W. Gray and Carrie C. Gray and identified as Attachment "A" of the Special Use District Permit issued by the Board of Aldermen the _____ day of _____, to Richard W. Gray and Carrie C. Gray.

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 Richard W. Gray and Carrie C. Gray. 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 Richard W. Gray and Carrie C. Gray, (Zoning Docket W-2515). 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 no additional conditions be required.

ZONING STAFF REPORT

DOCKET # W-2515
STAFF: Gary Roberts

Petitioner(s): Richard W. Gray and Carrie C. Gray
Ownership: Same

REQUEST

From: RS-9 Residential Single Family District; minimum lot size 9,000 square feet
To: RS-9-S Residential Single Family District; minimum lot size 9,000 square feet
(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: 0.25 acre

LOCATION

Street: West side of Tyler Drive north of Glencairn Road.
Jurisdiction: City of Winston-Salem.
Ward: South.

SITE PLAN

Proposed Use: Manufactured Home, Class A.
Square Footage: Approximately 1,456 square feet.
Building Height: One Story.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Class A manufactured home and detached carport.

Adjacent Uses:

North -	Single family homes zoned RS-9.
East -	Boarded up single family homes zoned RS-9.
South -	Undeveloped property zoned RS-9.
West -	Undeveloped property zoned RS-9.

GENERAL AREA

Character/Maintenance: Single family residential homes, some in poor condition.
Development Pace: Slow.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: No additional development proposed.

Topography: Moderate slope downward toward the south.

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: Tyler Drive; Glencairn Road.

Street Classification: Tyler Drive - local street; Glencairn Road - local street.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day): Not available.

Trip Generation/Existing Zoning: RS-9

$$0.5 \times 43,560/9,000 = 2 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 19 \text{ trips per day.}$$

Trip Generation/Proposed Zoning: RS-9-S

$$0.5 \times 43,560/9,000 = 1 \text{ unit} \times 9.57 \text{ (SFR Trip Rate)} = 10 \text{ trips per day.}$$

HISTORY

Relevant Zoning Cases:

1. W-2151; IP-S (Church or Religious Institution, Community; Child Day Care Center; School, Private; School, Vocational or Professional; Adult Day Care Center; and Nursing Care Institution - TWO PHASE) to MU-S [Church or Religious Institution, Community; Child Day Care Center; School, Private; School, Vocational or Professional; Broadcast Studio; Restaurant (without drive-through service); Residential Building, Multifamily; Life Care Community; Banking and Financial Services; Food or Drug Store; General Merchandise Store; and Retail Store, Specialty or Miscellaneous - TWO PHASE]; approved June 2, 1997; east side of Old Lexington Road, south of Clemmonsville Road, +/- 1,000 feet west of current site; 58.18 acres; Planning Board and staff recommended approval.
2. W-2143; RS-9 to RSQ-S (Residential Building, Multifamily); approved April 7, 1997; north side of Neva Lane, west of Cash Drive; 0.46 acre; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Legacy*): Suburban.

Relevant Comprehensive Plan Recommendation(s): One of *Legacy's* objectives is to provide a variety of quality housing types for all income levels. Factory built housing is seen as an important component of 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 0.50 acre lot on Tyler Drive 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. This home was placed on the site after the petitioner received a five year renewable, Special Use Permit for a blood relative from the Zoning Board of Adjustment on December 7, 2000. Because the occupant of said manufactured home is no longer related to the adjoining property owner/petitioner, the applicant is seeking RS-9-S rezoning which would remove the blood relative stipulation.

The surrounding area is generally characterized by a mixture of undeveloped residential lots and site built, single family homes on moderately sized lots. 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 again 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 quite time consuming for the board and staff of the Inspections Division. In addition, limited Planning Board and staff energies frequently 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 fostering a climate that is hospitable to affordable housing development.
2. This site is not within the boundaries of a development guide or area plan.
3. The existing Class A manufactured home is an enhancement to the housing stock on the surrounding properties.

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.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Philip Doyle moved approval of the zoning map amendment.

SECOND: Arnold King

VOTE:

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

AGAINST: None

EXCUSED: Norwood

SITE PLAN MOTION: Philip Doyle certifies that the site plan meets all code requirements and recommends staff conditions.

SECOND: Arnold King

VOTE:

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

AGAINST: None

EXCUSED: Norwood

A. Paul Norby, AICP
Director of Planning