



DOCKET #: W2406

PROPOSED ZONING:
MH

EXISTING ZONING:
RS9

PETITIONER:
Emma L. Lewis

SCALE: 1" represents 200'

STAFF: D. Reed

GMA: 4B

ACRE(S): 0.29

MAP(S): 636878

July 19, 2000

Emma L. Lewis
1327 Motor Road
Winston-Salem, NC 27105

RE: ZONING MAP AMENDMENT W-2406

Dear Ms. Lewis:

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 19, 2000
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 Emma L. Lewis

SUMMARY OF INFORMATION:

Zoning map amendment of Emma L. Lewis from RS-9 to MH: property is located on the north side of Motor Road, east of Baux Mountain Road (Zoning Docket W-2406).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of Emma L. Lewis, Docket W-2406

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:

Beginning at an iron pipe within the new 60-foot right-of-way line of Motor Road, said iron pipe being located in the northern right-of-way line of the 30-foot right-of-way of Motor Road, and said beginning point being further known and designated as being eastwardly along the old northern right-of-way line of Motor Road 467.71 feet from the intersection of Motor Road and Baux Mountain Road, and thence north 2° 11' 22" east 161.75 feet to an iron pipe, said iron pipe being the southern boundary line of Lot 31 of the R. M. Cox Subdivision as shown on Plat Book 11, page 37, Forsyth County Registry; thence with the southern boundary line of Lots 31 and a portion of Lot 30, south 88° 01' 24" east 81.63 feet to an existing iron pipe; thence northern right-of-way line of the old 30-foot right-of-way of Motor Road, thence with the old 30-foot right-of-way line of Motor Road, north 87° 30' 00" west 81.61 feet to the point and place of beginning, and being designated as Tract C on a survey dated April 21, 1995 entitled "Clarence Dalton" by Daniel W. Donathan, R. L. S. This lot is also informally known as Block 3017, Lot 102 of the Forsyth County Tax Maps as presently constituted. 0.30 acre.

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2406
STAFF: David Reed

Petitioner(s): Emma L. Lewis
Ownership: Same

REQUEST

From: RS-9 Residential Single Family District; minimum lot size 9,000 sf
To: MH Manufactured Home 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: 0.288 acre

LOCATION

Street: North side of Motor Road, east of Baux Mountain Road.
Jurisdiction: City of Winston-Salem.
Ward: City One-Mile (Northeast is closest ward).

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Double-wide manufactured home.

Adjacent Uses:

North - Single family homes.
East - Single family homes and vacant, wooded lots.
South - Single family homes and vacant, wooded lots.
West - Single family homes.

All surrounding properties are zoned RS-9.

GENERAL AREA

Character/Maintenance: Mixture of well maintained and poorly maintained single family homes.
Development Pace: Slow.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Site is currently developed.

Topography: Site is level.

TRANSPORTATION

Direct Access to Site: Motor Road.

Street Classification: Motor Road - minor thoroughfare; Baux Mountain Road - major thoroughfare.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):

Motor Road west of Baux Mountain Road - 990/9,500

Motor Road east of Baux Mountain Road - nc/9,000

Baux Mountain Road north of Utopia Street and south of Motor Road - 2,900/9,500

Sight Distance: Good.

Transit: Transit is not available at this time.

Bike: Route 19 along Baux Mountain Road.

HISTORY

Relevant Zoning Cases:

1. 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.
2. W-2272; RS-9 to MH; approved December 7, 1998; south side of Cecil Drive between Day Road and Morgan Road; 1.23 acres; Planning Board and staff recommended approval.
3. W-2211; RS-9 to MH; approved April 6, 1998; east side of Westmoreland Drive north of White Rock Road; 0.84 acre; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

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

Relevant Comprehensive Plan Recommendation(s): The housing goals in *Vision 2005* include (1) encourage and support development of housing units for low and moderate income households and (2) provide residential areas that offer a variety of housing densities, types, sizes, costs, and locations to meet projected demand.

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

Relevant Development Guide Recommendation(s): The plan recommends the petitioners' site and the surrounding area for low density residential development (p.23).

Other (including plans of other agencies): The petitioner's site is located in one of the City of Winston-Salem's Certified Rehabilitation Areas.

ANALYSIS

At present, the petitioner has an active Special Use Permit for a double-wide manufactured home from the Zoning Board of Adjustment. The Special Use Permit will not have to be renewed if the rezoning is approved.

The petition is for MH zoning on 0.29 acre of land. Although the MH zoning district allows manufactured home parks, this site could not be developed as a park because other requirements, including a minimum site size of four acres, cannot be met. The MH district does, however, allow manufactured homes on individual lots, and this site could be used for a single manufactured home.

The proposed zoning is consistent with *Vision 2005* and fits in with the character of the surrounding neighborhood.

FINDINGS

1. At present, the petitioner has an active Special Use Permit from the Zoning Board of Adjustment for the double-wide manufactured home on this site.
2. The petition is for MH zoning, however, the site is too small to accommodate more than one manufactured home.
3. The proposed zoning is consistent with *Vision 2005*.
4. The uses permitted in the proposed zoning district are compatible with the surrounding neighborhood.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

[*For information purposes only:* The draft *Legacy* plan has as an affordable housing goal to "provide a variety of quality housing types for all income levels and foster a climate that is hospitable to affordable housing development. One of the recommendation in the *Legacy* plan is to consider, along with other proposed revisions to the UDO, the manufactured homes be allowed by right in additional residential districts.]

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Kem Schroeder moved approval of the zoning map amendment.

SECOND: John Bost

VOTE:

FOR: Bost, King, Powell, Rousseau, Schroeder, Snelgrove, Williams

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning