



**DOCKET #:** W2424

**PROPOSED ZONING:**  
Site Plan Amendment

**EXISTING ZONING:**  
MH-S Manufactured Home,  
Class A

**PETITIONER:**  
Larry L. Eubanks  
and Deborah A. Eubanks

**SCALE:** 1" represents 200'

**STAFF:** McGee

**GMA:** 3

**ACRE(S):** 0.95

**MAP(S):** 636878

September 20, 2000

Mr. Larry L. Eubanks and Mrs. Deborah A. Eubanks  
Bermuda Run Real Estate Company, Inc.  
225 Tifton Street  
Bermuda Run, N.C. 27006

RE: ZONING MAP AMENDMENT W-2424

Dear Mr. And Mr. Eubanks:

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 20, 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 Bermuda Run Real Estate Co., Inc. for property owned by Larry L. Eubanks and Deborah A. Eubanks

**SUMMARY OF INFORMATION:**

Zoning map amendment of Bermuda Run Real Estate Company, Inc. for property owned by Larry L. Eubanks and Deborah A. Eubanks from MH-S (Manufactured Home, Class A) to Site Plan Amendment: property is located on the north side of Knott Street east of Pine View Drive; property is somewhat rectangular in shape fronting  $\pm 250$  feet on the north side of Knott Street; property extends north off Knott Street for a maximum depth of  $\pm 178$  feet; property consists of  $\pm 0.95$  acre and is Tax Lots 106A, 107A, and 108A, Tax Block 2216 as shown on the Forsyth County Tax Maps and on a site plan on file in the office of the City-County Planning Board (Zoning Docket W-2424).

**PLANNING BOARD ACTION:**

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

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Bermuda Run Real Estate Co., Inc. for property owned by Larry L. Eubanks and Deborah A. Eubanks, Docket W-2424

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 MH-S (Manufactured Home, Class A) to Site Plan Amendment the zoning classification of the following described property:

BEGINNING at a point, said point being located in the north right-of-way line of Knott Street, said point also being the southwest corner of lot 24, block 2216 as shown on Forsyth County Tax Maps, running thence along the north right-of-way of Knott Street north 86° 17 mins. 47 sec. west 249.5 feet to a point, said point being the southeast corner of lot 108B of said block 2216, running thence north 5° 0 mins. 8 sec. east 88 feet to a point, said point being located in the north property line of lot 107 of said block 2216, running thence south 86° 24 mins. 51 sec. east 30.03 feet to a point, said point also being located in the north property line of lot 107 of said block 2216, running thence north 4° 14 mins. 16 sec. east 85.28 feet to a point, said point being located in the south lot line of lot 1 of said block 2216, running thence south 87° 30 min. 0 sec. east 220.77 feet to a point, said point being the southeast corner of lot 4B of said block 2216, running thence south 5° 0 mins. 8 sec. west 178 feet to the point and place of beginning.

Said parcel consists of approximately 0.95 acre and is the eastern half of Lots 106A and 107A and all of Lot 108A, all in Block 2216 as shown on Forsyth County Maps.

Section 2. This Ordinance is adopted after approval of the site plan entitled Bermuda Run Real Estate Company, Inc. and identified as Attachment "A" of the Special Use District Permit issued by the Board of Aldermen the \_\_\_\_\_ day of \_\_\_\_\_, to Bermuda Run Real Estate Co., Inc. for property owned by Larry L. Eubanks and Deborah A. Eubanks.

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 Bermuda Run Real Estate Company, Inc.. 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 Bermuda Run Real Estate Co., Inc. for property owned by Larry L. Eubanks and Deborah A. Eubanks, (Zoning Docket W-2424). 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 MH-S (Manufactured Home, Class A - Site Plan Amendment), 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 MH-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional condition be met:

- C **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
  - a. Proposed Class A manufactured home shall be installed on a permanent foundation with brick veneer skirting or similar construction materials.

## ZONING STAFF REPORT

**DOCKET #** W-2424

**STAFF:** Tony McGee

Petitioner(s): Bermuda Run Real Estate Company, Inc.

Ownership: Larry L. Eubanks and Deborah A. Eubanks

### **REQUEST**

From: MH-S Manufactured Housing Development District (Manufactured home)

To: Site Plan Amendment

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

Acreage: 0.95 acre

### **LOCATION**

Street: North side of Knott Street, east of Pine View Drive

Jurisdiction: Winston-Salem

### **SITE PLAN**

Proposed Use: Manufactured housing - (two units total)

Square Footage: Proposed additional 1120 sq. ft. dwelling unit

Bufferyard Requirements: N/A

Vehicular Use Landscaping Standards Requirements: N/A

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

Existing Structures on Site: One-story, class A manufactured home.

Adjacent Uses:

North -Developed and vacant single-family property zoned RS-9

South -Developed and vacant single-family property zoned RS-9

East - Developed and vacant single-family property zoned RS-9

West - Developed and vacant single-family property zoned RS-9

### **GENERAL AREA**

Character/Maintenance: Poor to moderately maintained single-family residential development north, south, west and east of the property.

Development Pace: Slow

### **PHYSICAL FEATURES**

Topography: Site slopes down slightly to the southeast.

Vegetation/habitat: Mostly grass lawn and canopy trees  
Impact on Existing Features: Minor.

## **TRANSPORTATION**

Direct Access to Site: Knott Street from Pine View, near Old Rural Hall Road  
Street Classification: Knott Street - local; Old Rural Hall Road - minor thoroughfare  
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day): Old Rural Hall Road between Motor Road and Oak Summit = 6,100/11,000  
Trip Generation/Existing Zoning: 5 trips per day  
Trip Generation/Proposed Zoning: 10 trips per day  
Planned Road Improvements: N/A  
Sight Distance: Good.

## **HISTORY**

Relevant Zoning Cases:

1. W-1367; R-4 to R-6-S (Manufactured Home); approved June 12, 1986; current site; Planning Board and staff recommended approval; remapped to MH-S in 1995.
2. W-1054; R-4 to R-7; approved July 14, 1983; west side of Pine View Drive north of the current site; 0.60 acre; Planning Board and staff recommended approval.

## **CONFORMITY TO PLANS**

GMP Area (*Vision 2005*): Area 3: Urban

Relevant Comprehensive Plan Recommendation(s): *Vision 2005* calls for the preservation of stable neighborhoods; the separation, and buffering of commercial, office, and industrial uses from residential areas; and the concentration of commercial uses at activity nodes.

Area Plan/Development Guide: *Carver Road/Ogburn Station Development Guide*

Relevant Development Guide Recommendation(s): The area plan calls for the petitioner's site and the surrounding area to be low density residential.

## **ANALYSIS**

This request is for the division of a previously approved manufactured home site and the addition of a second manufactured home (to be placed on a separate tax lot). The resulting parcels will be of comparable size to adjacent parcels. This proposal is consistent with the range of parcel sizes and housing stock in the area.

## **FINDINGS:**

1. The original MH-S was for a relatively large parcel of land (0.95 acres) containing one manufactured home. This petition divides this previous parcel into two parcels that are still consistent with adjacent lotting patterns.



2. Manufactured housing is compatible with adjacent housing stock.
3. There would be no negative impacts on adjacent property values due to this site plan amendment.

### **STAFF RECOMMENDATION**

Zoning: **APPROVAL**.

Site Plan: Staff certifies that **the site plan meets all code requirements**, and recommends the following condition:

#### **C PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**

- a. Proposed Class A manufactured home shall be installed on a permanent foundation with brick veneer skirting or similar construction materials.

### **PUBLIC HEARING**

FOR: None

AGAINST: None

### **WORK SESSION**

MOTION: James Rousseau moved approval of the site plan amendment with staff recommendations.

SECOND: Norman Williams

VOTE:

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

AGAINST: None

EXCUSED: None

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A. Paul Norby, AICP  
Director of Planning