



DOCKET #: F1363

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

EXISTING ZONING:
 RS20

PETITIONER:
 Connie Moore Jones

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 3

ACRE(S): 2.11

MAP(S): 648830, 654830



April 24, 2002

Connie Moore Jones
4315 Thomasville Road
Winston-Salem, NC 27107

RE: ZONING MAP AMENDMENT F-1363

Dear Ms. Jones:

The attached report of the Planning Board to the Forsyth County Board of Commissioners is sent to you at the request of the Commissioners.

When the rezoning is scheduled for public hearing, you will be notified by Jane Cole, Clerk to the County Commissioners, of the date on which the Commissioners will hear this petition.

Sincerely,

A. Paul Norby, AICP
Director of Planning

Attachment

pc: Jane Cole, County Manager's Office
Paul McGill, 1204 D Reynolda Road, Winston-Salem, NC 27104

FORSYTH COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: _____ **AGENDA ITEM NUMBER:**

SUBJECT:-

Zoning map amendment of Connie Moore Jones

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

Zoning map amendment of Connie Moore Jones from RS-20 to MH-S (Residential Building, Single Family; and Manufactured Home, Class A): property is located ±200 feet off the northeast side of Thomasville Road southeast of Southland Avenue (Zoning Docket F-1363).

After consideration, the Planning Board recommended approval of the rezoning petition.

ATTACHMENTS:- YES NO

SIGNATURE: _____ **DATE:** _____

COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of Connie Moore Jones, Docket F-1363

AN ORDINANCE AMENDING
THE FORSYTH COUNTY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF
THE COUNTY OF FORSYTH,
NORTH CAROLINA

BE IT ORDAINED by the Board of County Commissioners of the County of Forsyth as follows:

Section 1. The Zoning Ordinance of the *Unified Development Ordinances* of the County of Forsyth, North Carolina, and the Official Zoning Map of the County of Forsyth, North Carolina, are hereby amended by changing from RS-20 to MH-S (Residential Building, Single Family; and Manufactured Home, Class A) the zoning classification of the following described property:

Tax Block 2636, Tax Lot 130A

Section 2. This Ordinance is adopted after approval of the site plan entitled Connie Moore Jones, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the _____ day of _____, 20____ to Connie Moore Jones.

Section 3. The Board of Commissioners 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 Connie Moore Jones. 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.

COUNTY, SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the Forsyth County
Board of Commissioners

The Forsyth County Board of Commissioners issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Connie Moore Jones (Zoning Docket F-1363). 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 (Residential Building, Single Family; and Manufactured Home, Class A), approved by the Forsyth County Board of Commissioners 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* of the County Code, the Erosion Control Ordinance, and other applicable laws, and no additional conditions be required.

ZONING STAFF REPORT

DOCKET # F-1363
STAFF: Gary Roberts

Petitioner(s): Connie Moore Jones
Ownership: Same

REQUEST

From: RS-20 Residential Single Family District; minimum lot size 20,000 sf
To: MH-S Manufactured Housing Development District (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: 2.11 acres

LOCATION

Street: Northeast of Thomasville Road, southeast of Southland Avenue.
Jurisdiction: Forsyth County.

SITE PLAN

Proposed Use: Manufactured Home, Class A.
Square Footage: Approximately 1,700 square feet.
Building Height: One story.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Class A, Manufactured Home.

Adjacent Uses:

North -	Large lot single family residential zoned AG.
East -	Large lot single family residential zoned RS-20.
South -	Single family residential zoned RS-20.
West -	Large lot single family residential zoned RS-20.

GENERAL AREA

Character/Maintenance: Well maintained, large lot, single family residences.
Development Pace: Slow.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: No additional development proposed.

Topography: Substantial slope downward from Thomasville Road.

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: Thomasville Road.

Street Classification: Major thoroughfare.

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

Thomasville Road between Willard Road and Davidson County Line = 8,800/16,100

2.11 acres x 43,560/20,000 = 4 units x 9.57 (SFR Trip Rate) = 38 trips per day

Trip Generation/Proposed Zoning: MH-S

1 unit (proposed) x 4.81 (Mobile Home Trip Rate) = 4 trips per day

HISTORY

Relevant Zoning Cases:

1. W-2501; RS-9 to RS-9-S (Residential Building, Single Family; and Manufactured Home, Class A); approved October 1, 2001; northwest side of Teague Road, 700 feet south of Thomasville Road; 1.25 acres; Planning Board and staff recommended approval.
2. F-888; B-3-S (Outdoor Display Retail) and R-6 to B-2-S (Stores and shops retail); approved July 11, 1988 however overturned by the North Carolina Supreme Court in 1991; interior intersection of Thomasville Road and Willard Road, 600 feet west of current site; 0.58 acre; Planning Board and staff recommended approval.
3. F-184; R-5 to B-3; approved March 1, 1971; southwest side of Thomasville Road, 400 feet southeast of current site; 2 +/- acres; Planning Board and staff recommended denial.

CONFORMITY TO PLANS

GMP Area (*Legacy*): Suburban Neighborhoods (GMA 3).

Relevant Comprehensive Plan Recommendation(s): One of the objectives in the Building Better Neighborhoods chapter of *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.

Factory-built housing is an important component of affordable housing in our community.

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

ANALYSIS

The current request is to rezone 2.11 acres off Thomasville Road from RS-20 to MH-S. A Class A manufactured home is currently located on the property. This home was placed on the site after the petitioner received a five year renewable Special Use Permit from the Zoning Board of Adjustment for a detached accessory dwelling (for a blood relative) on September 16, 1998. The applicant, in seeking a more permanent approval of said residential structure, is therefore petitioning for rezoning.

The surrounding area is generally characterized by a mixture of undeveloped residential lots along with site built and manufactured single family homes on moderately sized lots. The current 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. In staff's opinion the proposed MH-S does not appear to be incompatible with the character of the area.

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 were 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 generally compatible with 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 be required.

Gary Roberts presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST:

Paul McGill, 1204 D Reynolda Road, Winston-Salem, NC 27104

I represent the owners of property two lots to the northwest of this site. We have just gotten water. Sewer is now directly behind us.

We feel this puts a stigma on this property. The unit was put in with the understanding that it would be family use only. Now they want to change the use.

We feel it will be detrimental to the single family potential in this area.

WORK SESSION

During discussion by the Planning Board, the following points were made:

1. This is an attractive unit. It won't detract from any property values.
2. The petitioner will no longer be able to use the blood-relative permit; zoning is one of their options.
3. If the permit expires and was not renewed, the petitioner would have to remove it.

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

SECOND: Terry Powell

VOTE:

FOR: Avant, Clark, Doyle, King, Norwood, Powell

AGAINST: Bost

EXCUSED: None

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

SECOND: Terry Powell

VOTE:

FOR: Avant, Clark, Doyle, King, Norwood, Powell

AGAINST: Bost

EXCUSED: None

According to information furnished by the Office of the Tax Assessor, the subject property was in the name of Connie Moore Jones as of March 11, 2002.

A. Paul Norby, AICP
Director of Planning