



DOCKET #: F1329

PROPOSED ZONING:
MH

EXISTING ZONING:
RS9

PETITIONER:
Chester L. Branson, Sr.

SCALE: 1" represents 200'

STAFF: McGee

GMA: 4B

ACRE(S): 0.67

MAP(S): 600826

DRAFT ZONING STAFF REPORT

DOCKET # F-1329
STAFF: Tony McGee

Petitioner(s): Chester L. Branson, Sr.
Ownership: Same

REQUEST

From: RS-9 Residential Single Family District; minimum lot size 9,000 sf
To: MH Manufactured Housing 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: 0.67 acre

LOCATION

Street: West side of Fraternity Church Road north of Shady Acres Lane.
Jurisdiction: Forsyth County.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Storage building and driveway.
Adjacent Uses:

- North - Undeveloped RS-9 zoned property.
- East - Single family home on RS-9 zoned property.
- South - Storage shed on RS-9 zoned property.
- West - Single family home on RS-9 zoned property.

GENERAL AREA

Character/Maintenance: Rural residential development on medium/large to estate-sized lots
Development Pace: Very slow; there have been no rezonings in the immediate area of the subject property for more than 5 years.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Minimal.
Topography: Fairly flat property.

Streams: None.
Vegetation/habitat: Hardwoods and open fields.
Floodplains: None.
Wetlands: None.
Natural Heritage Sites: None.
Farmland Preservation Sites: None.
Is the project in a water supply watershed? No.

TRANSPORTATION

Direct Access to Site: Fraternity Church Road; Stratford Road.
Street Classification: Fraternity Church Road - minor thoroughfare; Stratford Road - major thoroughfare.
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
Fraternity Church Road between Stratford Road and Cooper Road - 2,200/8,000
Stratford Road between Clemmons Road and Fraternity Church Road - 15,000/11,5000
Trip Generation/Existing Zoning: N/A
Trip Generation/Proposed Zoning: N/A
Planned Road Improvements: None.
Transit: Railroad Crossing on Fraternity Church Road, south of Stratford Road.

HISTORY

There are no relevant zoning cases in the area.

CONFORMITY TO PLANS

GMP Area (*Vision 2005*): Area 4B: Long-Range Growth.
Relevant Comprehensive Plan Recommendation(s): *Vision 2005* promotes the creation of affordable housing and encourages the development of manufactured home parks and subdivisions at sewerable sites.
Area Plan/Development Guide: *Clemmons Area Development Guide* (1990).
Relevant Development Guide Recommendation(s): Land use guidelines on page 4 propose low intensity residential development (0-4 units per acre) for this area. There are no special design guidelines.

INCORPORATED AREA COMMENTS

Incorporated Jurisdiction: The Village of Clemmons has a policy to not comment on zoning decisions outside it's jurisdiction.

ANALYSIS

The project site is in an area with established rural residential character, generally comprised of large and estate sized properties. This existing MH zoned property to the south of the subject property was converted from the old R-7 designation (approved in 1973). There are some manufactured homes in the area of the subject property that are granted Special Use Permits by the Forsyth County Board of Adjustment. The Special Use Permit process accommodates double wide manufactured housing through temporary permits without rezoning. The manufactured structure on this property has been used for storage purposes and is not a residential structure.

Establishing a new MH zoning district on the subject site would not be in keeping with the predominant rural residential character of the area. Even though there is existing MH zoned property further to the south, that property was converted to MH by general government action, reflecting its prior development as an older mobile home park decades ago. This does not constitute an adequate precedent for the conversion of the subject property from RS-9 to MH.

FINDINGS

1. This is an area of established rural residential character.
2. The existing MH zoned property to the south of the subject site was converted from the R7 designation and has been a mobile home park for decades.
3. Other pre-existing manufactured homes in the area were granted temporary Special Use Permits, which are renewed on an annual basis.
4. An expansion of the MH zoning district to the subject site would not be in keeping with the existing rural residential character of the area.

STAFF RECOMMENDATION

Zoning: **DENIAL**.

[For information purposes only: Draft *Legacy* Comprehensive Plan: The affordable housing objective in *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. One of the action items in the plan is to consider revising the *Unified Development Ordinances* to be more flexible about where accessory apartments, shared housing and other affordable housing are located.]