



DOCKET #: F1324

PROPOSED ZONING:
MH

EXISTING ZONING:
RS9

PETITIONER:
Ronda P. Labuda for
property owned by James J.
and Mabel S. Perry

SCALE: 1" represents 200'

STAFF: Hughes

GMA: 4A

ACRE(S): 0.29

MAP(S): 654838

October 18, 2000

Ronda P. Labuda for property owned by
James J. and Mabel S. Perry
2916 Thamer Lane
Winston-Salem, NC 27107

RE: ZONING MAP AMENDMENT F-1324

Dear Ms. Labuda:

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

FORSYTH COUNTY
BOARD OF COMMISSIONERS

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

SUBJECT:-

Zoning map amendment of Ronda P. Labuda for property owned by James J. Perry and Mabel S. Perry

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

Zoning map amendment of Ronda P. Labuda for property owned by James J. Perry and Mabel S. Perry from RS-9 to MH: property is located on the north side of Thamer Lane, northeast of Cole Road (Zoning Docket F-1324).

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

ATTACHMENTS:- YES NO

SIGNATURE: _____ **DATE:** _____

COUNTY ORDINANCE - GENERAL USE

Zoning Petition of Ronda P. Labuda for property owned by James J. Perry and Mabel S. Perry, Docket F-1324

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-9 to MH the zoning classification of the following described property:

BEGINNING at a right-of-way monument located on the southern right-of-way and controlled access line of Department of Transportation Project 8.1743603, said point being 140 feet south of and normal to Survey Station 4+91.67 on Ramp C of US-311 and Ridgewood Road (SR 2698) interchange of said project; thence in a southwesterly direction along the southern lines of the former Pearl Gardner and William Masters properties approximately 260 feet to the former Masters' southwest corner; thence in a northerly direction along the former Masters' western line, approximately 98 feet to a point on the southern right-of-way and controlled access line of said project, said point being 140 feet south of and normal to Survey Line Ramp C of said project; thence in a southeasterly direction along said southern right-of-way and controlled access line, being at all points 140 feet south of and normal to survey line Ramp C, approximately 270 feet to the place and point of beginning, and containing approximately 0.293 acre and being the southern portions of the former William O. Masters and wife, Shirley P. Masters property (Parcel 131) and Pearl P. Brown Gardner and husband John W. Gardner property (Parcel 132), now Department of Transportation as recorded in Book 1187 at page 898 and Book 1175 at page 790 of the Forsyth County Registry. This description was drawn from the plans of Department of Transportation Project 8.1743603, Forsyth County. This deed subject to the restrictions contained in deed recorded in Deed Book 1337, page 297.

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # F-1324
STAFF: Suzanne Hughes

Petitioner(s): Ronda P. Labuda
Ownership: James J. and Mabel S. Perry

REQUEST

From: RS-9 Residential Single Family; minimum lot size 9,000 sf
To: MH Manufactured Housing Development; maximum density 5 units/acre

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: 0.29 acre

LOCATION

Street: North side of Thamer Lane, northeast of Cole Road.
Jurisdiction: Forsyth County.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Manufactured home.
Adjacent Uses:
North - US 311.
South - Single family homes zoned RS-9.
West - Manufactured homes zoned RS-9.

GENERAL AREA

Character/Maintenance: Moderately maintained single family homes and manufactured homes.
Development Pace: Slow.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Site is currently developed.
Topography: Site slopes down slightly to the north.
Vegetation/habitat: Site is currently developed.
Constraints: Minor.

TRANSPORTATION

Direct Access to Site: Thamer Lane; Cole Road; US 311 (no access)

Street Classification: Thamer Lane - not classified; Cole Road - minor thoroughfare; US 311 - freeway.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
Cole Road - north of Ridgewood Road-3,200/11,000

HISTORY

Relevant Zoning Cases:

1. W-2174; RS-9 to MH; approved August 14, 1997; northeast corner of Willard Road and Oregon Street between Selma Street and Oregon Street; 0.50 acre; Planning Board and staff recommended approval.
2. W-2237; RS-9 to LI; approved October 8, 1998; northeast side of Cole Road north of US 311; 4.18 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Vision 2005*): Area 4A: Short-Range Growth.

Relevant Comprehensive Plan Recommendation(s): Provide residential areas that offer a variety of housing densities, types, sizes, costs and locations to meet projected demand.

Area Plan/Development Guide: None.

ANALYSIS

This petition is a request to rezone a 0.29 acre site from RS-9 to MH (Manufactured Housing Development). The surrounding neighborhood contains a mixture of traditional single family residences and manufactured homes. A manufactured home is currently on this site through a special use permit from the Zoning Board of Adjustment. The petitioner wishes to have the site rezoned however, so that applications for special use permits do not have to be continually reapplied for.

The character of the area should not be significantly affected by approval of the proposed rezoning. There are currently several other manufactured homes in the area. The 0.29 acre lot has shown through special use permits previously granted that it is suitable for placement of a home on the site, with minimal impact on the existing neighborhood.

FINDINGS

1. This petition is a request to rezone a 0.29 acre site from RS-9 to MH (Manufactured Housing Development).
2. The surrounding neighborhood contains a mixture of traditional single family residences and manufactured homes.
3. The character of the area should not be significantly affected by approval of the proposed rezoning.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

[*For information purposes only:* The draft *Legacy* plan indicates the site is located in the Suburban Neighborhoods Area of the Municipal Services Area where much of future residential, commercial and industrial development should occur (p. 19). 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 (pp. 131-133)].

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Kerry Avant moved approval of the zoning map amendment.

SECOND: John Bost

VOTE:

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

AGAINST: None

EXCUSED: None

According to information furnished by the Office of the Tax Assessor, the subject property was in the name of James J. and Mabel Perry as of September 6, 2000.

A. Paul Norby, AICP
Director of Planning