

AGENDA

FORSYTH COUNTY ZONING BOARD OF ADJUSTMENT

2:00 P.M. - PUBLIC MEETING ROOM - BRYCE A. STUART MUNICIPAL BUILDING

WEDNESDAY, SEPTEMBER 16, 2009

1. PRAYER
2. ROLL CALL OF MEMBERS
3. APPROVAL OF MINUTES
4. WITHDRAWAL OR CONTINUANCE REQUESTS
5. HEARING & DETERMINATION OF CASES
 - A. MANUFACTURED HOME RENEWALS (CONSENT)

LARRY BOLES
(RANDOLPH REPETA)
Case # **3171**

Approved – 5 years

Request permission to continue to place a
Manufactured Home, Class A on a .5-acre tract of
land located at 2885 Horton Road, approximately
1200 feet south of Tesh Road. Property is zoned
RS30. Tax Block 5129, Tax Lot 013V.

JOANN CLARKSON
THOMAS CLARKSON
(TIM VEST)
Case # **3176**

Approved – 5 years

Request permission to continue to place a Manufactured Home, Class C on a 3.68-acre tract of land located at 7028 Wishon Road, approximately 1/2 mile west of Lewisville-Clemmons Road. Property is zoned RS40. Tax Block 4401, Tax Lot 031P.

KATHLEEN MEADOWS
(MICHAEL MARSH)
Case # **3177**

Approved – 5 years

Request permission to continue to occupy a secondary dwelling (Manufactured Home, Class B on a 6.49-acre tract of land with an existing Manufactured Home, Class A located at 4392 Spainhour Mill Road (secondary dwelling address is 4390 Spainhour Mill Road), approximately 2 miles west of King-Tobaccoville Road. Property is zoned AG. Tax Block 4729, Tax Lot 120.

ROY MCBRIDE
MYTRLE MCBRIDE
(FRANCES ROBERTS)
Case # **3178**

Approved – 5 years

Request permission to continue to occupy a secondary dwelling (Manufactured Home, Class B) on a 1-acre tract of land with an existing dwelling located at 8099 Belews Creek Road (secondary dwelling address is 8100 McKnight Road), approximately 500 feet north of Crim Road. Property is zoned RS40. Tax Block 5233, Tax Lot 016V.

LAURA BULLARD
GARY BULLARD
(DENISE MARSHALL)
Case # **3189**

Approved – 5 years

Request permission to continue to place a Manufactured Home, Class B on a 3.91 acre tract of land with an existing primary dwelling located at 2380 Pine Meadow Court (Secondary dwelling address is 2380-A Pine Meadow Court) approximately 1/2 mile west of Pine Meadow Drive. Property is zoned AG. Tax Block 5617 Lot 046D

SHARRYN GADDIS

(JIM GADDIS)

Case # **3190**

Approved – 5 years

Request permission to continue to place a Manufactured Home, Class C on a 1.87-acre tract of land located at 4320 Fox Meadow Lane, approximately 1 mile south of Teague Road. Property is zoned AG. Tax Block 2653, Tax Lot 051L.

ANGELA HARGRAVE

(PAM HICKS)

Case # **3191**

Approved – 5 years

Request permission to continue to place a Manufactured Home, Class C on a 1.06 acre tract of land located at 5105 River Bluff Farm Road, approximately 1.5 miles south of Littlefield Road. Property is zoned RS-40. Tax Block 4736, Tax Lot 020F.

STACEY MANNING

LAWANA MANNING

(THAD HICKS)

Case # **3192**

Approved – 5 years

Request permission to continue to place a Manufactured Home, Class B on a .49 acre tract of land located at 6455 Walnut Hill Road (South side of a private drive) approximately 1200 feet east of Germanton Road. The property is zoned AG. Tax Block 5136 Lot 007A.

KENNETH HILL, SR.

(ROBERT FIELDS)

Case # **3193**

Approved – 5 years

Request permission to continue to place a Manufactured Home, Class A on a 2.56 acre tract of land located at 1705 Williams Road approximately 700 feet southwest of Glenn Road. Property is zoned RS-40. Tax Block 4432 Lot 017F.

MICHAEL DOUB

DEBORAH DOUB
(MELISSA RIDDLE)
Case # **3195**

Approved – 5 years

Request permission to continue to place a Manufactured Home, Class C on a .74-acre tract of land located at 5186 Seward Road, approximately 2400 feet east of Balsom Road. Property is zoned AG. Tax Block 4748, Tax Lot 11N.

MARGIE HOOKER
Case # **3198**

Approved – 5 years

Request permission to continue to place a Manufactured Home, Class B on a .62-acre tract of land located at 8475 Donnaha Road, approximately 500 feet south of Spainhour Mill Road. Property is zoned AG. Tax Block 4730, Tax Lot 033A.

MICHAEL YARBROUGH
Case # **3199**

Continued to October 21, 2009
Sign not posted

Request permission to continue to place a Manufactured Home, Class C on a .76-acre tract of land with an unoccupied dwelling located at 5580 Sullivantown Road, approximately 100 feet south of Dean Road. Property is zoned RS20. Tax Block 5166, Tax Lot 067B.

LORETTA MARTIN
Case # **3200**

Approved – 5 years

Request permission to continue to place a Manufactured Home, Class B on a .5-acre tract of land located at 8112 Belews Creek Road, approximately 1/2 mile south of Deer Hill Road. Property is zoned AG. Tax Block 5233, Tax Lot 404D.

B. MANUFACTURED HOME RENEWALS (NONCONSENT)

JAMES CALLICUTT
DONNA CALLICUTT
Case # **3185**

Continued to October 21, 2009
Sign not posted

Request permission to continue to place a Manufactured Home, Class A on a 5.48-acre tract of land located at 4890 Three Hills Drive, approximately 1300 feet east of Phelps Drive. Property is zoned RS20. Tax Block 5151, Tax Lot 120.

MICHAEL BILES
ANDREW BILES
Case # **3186**

Approved – permanent permit

Request permission to continue to place a Manufactured Home, Class A on a 8.07-acre tract of land located at 3060 Bethel Church Road, at the dead end of a private drive, approximately 1/2 mile south of Pumpkin Ridge Road. Property is zoned RS40. Tax Block 5417, Tax Lot 010.

THOMAS FERRIS
Case # **3188**

Approved – permanent permit

Request permission to continue to place a Manufactured Home, Class A on a 4.8-acre tract of land located at 7725 Alandale Lane, at the dead end of a private drive, approximately 1/2 mile west of Tobaccoville Road. Property is zoned AG. Tax Block 4723, Tax Lot 102U.

C. OTHER SPECIAL USE PERMIT RENEWALS

JOHN WOOD

Case # 3197

Approved – 3 years

Request permission to continue to operate a Home Occupation for a Construction Contractor on a 35.80-acre tract of land as per plot plan on file. Property is located at 5855 Brinkley Road (north side of a private drive), approximately 825 feet east of Brinkley Road and approximately 1500 feet south of Pine Hall Road. Property is zoned AG. Tax Block 5234, Tax Lot 21D.

D. SPECIAL USE PERMITS FOR MANUFACTURED HOMES (NEW)

LOWELL BRADLEY

Case # 3182

Approved – 5 years for rental

Request permission to place a Manufactured Home, Class B on a .69-acre tract of land located at 8004 Reynolda Road, approximately 700 feet northwest of Vienna-Dozier Road. Property is zoned RS30. Tax Block 4741, Tax Lot 026.

E. OTHER SPECIAL USE PERMITS (NEW)

F. VARIANCES

CLARENCE BAKER

MARY BAKER

Case # 3183

Approved – per plot plan on file for the existing Carport and outbuilding that currently violates Setback requirements with the hardship being From from natural conditions beyond the control of the property owner

Request permission for a variance of front yard setback requirements on a 1.35 acre tract of land as per plot plan on file. Property is located at 6164 Joyce Norman Road, approximately 1.2 miles southwest of Reynolda Road at Vogler Road and Waller Road. Property is zoned RS-40. Tax Block 4750 Lot 114.

G. APPEALS

6. UNFINISHED BUSINESS