

**AGENDA**  
**FORSYTH COUNTY ZONING BOARD OF ADJUSTMENT**  
**2:00 P.M. - PUBLIC MEETING ROOM - BRYCE A. STUART MUNICIPAL BUILDING**  
**Wednesday, September 19, 2018**

NOTE: ALL cases on the Zoning Board of Adjustment agenda are quasi-judicial in nature; as a result, NO communications should take place between yourself and the Zoning Board of Adjustments members prior to the public hearing.

1. PRAYER
2. ROLL CALL OF MEMBERS
3. OPENING REMARKS
4. APPROVAL OF MINUTES
5. WITHDRAWAL OR CONTINUANCE REQUESTS
6. HEARING & DETERMINATION OF CASES

A. MANUFACTURED HOME RENEWALS (CONSENT)

COLLINS, RICHARD  
COLLINS, TAMMY  
(CORNS, CHAD)  
Case # **Z1800834**

***Approved – 5 years***

Request permission to continue to occupy a secondary dwelling (Manufacture Home, Class A) on a 2-acre tract of land with an existing dwelling located at 5920 Sullivantown Road (secondary dwelling address is 5922), approximately 1600 feet south of Judge Clement Road. Property is zoned RS20. Tax Block 5165, Tax Lot 080D.

BOWMAN, VERNON LEE  
BOWMAN, JANICE  
(SMITH, CARMEN)  
Case # **Z1800838**

***Continued to October 17, 2018***  
***No one present***

Request permission to continue to place a Manufactured Home, Class B on a .69-acre tract of land located at 3085 Mountain Brook Trail, approximately 750 feet east of Baux Mountain Rd. Property is zoned RS30. Tax Block 5175, Tax Lot 005.

JACKSON, VICKY GAIL  
(JACKSON, VICKY GAIL)  
Case # **Z1800854**

***Approved – 5 years***

Request permission to continue to place a Manufactured Home, Class B on a 1.1-acre tract of land with an unoccupied dwelling located at 5150 Stoney Point Drive (Manufactured Home address is 5140 Stoney Point Drive), approximately 1000 feet north of Highway 311 North. Property is zoned RS40. Tax Block 5167, Tax Lots 004, 007a, and 101.

SEIVERS, ANN M.  
(BURGESS, ELIZABETH)  
Case # **Z1800855**

***Approved – 5 years***

Request permission to continue to place a Manufactured Home, Class B on a 62.01-acre tract of land with an unoccupied dwelling located at 7822 Walnut Cove Road, approximately 2900 feet northeast of Dennis Road. Property is zoned AG. Tax Block 5125, Tax Lot 009B.

KAHN, JULIA WEST  
(KAHN, JULIA WEST)  
Case # **Z1800860**

***Approved – 5 years***

Request permission to continue to place a Manufactured Home, Class B on a .53-acre tract of land located set 5864 Graham Farm Road (private drive), approximately 300 feet east of Germanton Road. Property is zoned RS30. Tax Block 5147, Tax Lot 040P, and 040Q.

OVERBY, JIMMY L.  
OVERBY, PATRICIA M.  
(MCDANIEL, LAUREN)

Case # **Z1800861**

***Approved – 5 years***

Request permission to continue to place a Manufactured Home, Class B on a 2.19-acre tract of land located at 4590 Mountain Spring Rd, approximately 1900 feet east of Baux Mountain Rd. Property is zoned AG. Tax Block 5124, Tax Lot 018D.

TEDDER, WILLIAM DEAN  
(TEDDER, WILLIAM DEAN)  
Case # **Z1800862**

***Approved – 5 years***

Request permission to continue to place a Manufactured Home, Class B on a 3.13-acre tract of land located at 3910 Grubbs Road, approximately 1 mile northwest of Pinehall Road. Property is zoned RS40. Tax Block 5168, Tax Lot 104E.

LIGHTNER, ROBERT T.  
LIGHTNER, ADENA B.  
(SCOTT, REBECCA)  
Case # **Z1800864**

**Approved – 5 years**

Request permission to continue to place a Manufactured Home, Class A on a 31.12-acre tract of land located at 6081 Eaton Rd, approximately 1600 feet west of Salem Chapel Road. Property is zoned AG. Tax Block 5226, Tax Lot 014E.

TUTTLE, HELEN C.  
(CATES, JOHANNA SUE)  
Case # **Z1800879**

**Approved – 5 years**

Request permission to continue to place a Manufactured Home, Class B on a 0.5-acre tract of land located at 6551 Doral Drive, approximately 1,000 feet northwest of Griffin Road. Property is zoned RS20. Tax Block 4722, Lot 056C, and 057E.

RENNER, ELYN LAKE  
RENNER, DAUS SIMEON  
(RENNER, ELYN LAKE)  
Case # **Z1800880**

**Approved – 5 years**

Request permission to continue to place a Manufactured Home, Class C on a 10.01-acre tract of land located at 8102 James Bowen Road, on the north side of a private drive approximately 1700 feet west of Baux Mountain Road. Property is zoned AG. Tax Block 5124, Lot 124C.

WALKER, EVELYN  
WALKER, HELEN  
(MILLER, GARY ALEXANDER)  
Case # **Z1800888**

**Approved – 5 years**

Request permission to continue to place a Manufactured Home, Class C on a 1.12-acre tract of land located at 2360 Darrow Road, west of Walkertown-Guthrie Road. Property is zoned RS9. Tax Block 3252, Tax Lot 007B.

FLYNT, BARRY WAYNE  
(FLYNT, KIMBERLY)  
Case # **Z1800889**

**Approved – 5 years**

Request permission to continue to place a Manufactured Home, Class B on a .52-acre tract of land located at 3437 Day Road, approximately 1000 feet east of Dippen Road. Property is zoned RS9. Tax Block 3006, Tax Lot 123.

COTHREN, SANDRA MARSHALL  
(COTHREN, SANDRA MARSHALL)  
Case # **Z1800891**

**Approved – 5 years**

Request permission to continue to place a Manufactured Home, Class B on a .66-acre tract of land located at 2855 Amber Lane, approximately 500 feet west of New Walkertown Road. Property is zoned RS-9. Tax Block 3239, Lot 116A.

BARR, LEOLA SHORE  
(YOUNG, MARCUS)  
Case # **Z1800893**

**Approved – 5 years**

Request permission to continue to place a Manufactured Home, Class A on a .54-acre tract of land located at 9340 Pearl Drive, located at the dead-end of a private drive approximately 350 feet north of Weigh Station Road. Property is zoned RS20. Tax Block 4960. Lot 005X.

HART, DEBRA LEE  
(HAMPTON, LEE)  
Case # **Z1800902**

**Approved – 5 years**

Request permission to continue to place a Manufactured Home, Class B on a 1.64-acre tract of land located at 3888 Wagoner Mill Road (north side of a private drive), approximately 1000 feet southeast of Stafford Mill Road. Property is zoned RS40. Tax Block 5156. Tax Lot 126.

MAGGARD, WORLEY  
(MAGGARD, WORLEY)  
Case # **Z1800906**

**Approved – 5 years**

Request permission to continue to place a Manufactured Home, Class C on a 1.25-acre tract of land located at 9770 Baux Mountain Road, on the north side of a private drive, and approximately 1/2 mile east of Kiger Road. Property is zoned AG. Tax Block 5127, Tax Lot 21A.

MONTGOMERY, KEVIN R.  
(GREENE, TOMMY)  
Case # **Z1800909**

**Continued to October 17, 2018**  
**No one present**

Request permission to continue to place a Manufactured Home, Class C on a 3.76-acre tract of land located at 5765 Joyce Norman Road, at the dead end of a private drive, approximately 70 feet north of the intersection of Joyce Norman Road and Scales Road. Property is zoned RS40. Tax Block 4750, Tax Lots 3A and 3B.

## B. MANUFACTURED HOME RENEWALS (NONCONSENT)

WOOD, JAMES ADAM  
(WOOD, JAMES ADAM)  
Case # **Z1800881**

**Approved – permanent status**

Request permission to continue to occupy a Manufactured Home. Class A on a 1.10-acre tract of land located at 7350 Goode Road. Approximately 450 feet south of Highway 65. Property is zoned RS40. Tax Block 5232, Tax Lot 103.

C. SPECIAL USE PERMITS FOR MANUFACTURED HOMES (NEW)

EVERETT, SHARON LEE  
ETHERTON, CHERYL ELAINE  
(CONRAD, JACK)  
Case # **Z1800866**

***Approved – 5 years***

Requesting permission to place a Manufactured Home, Class A on a 33.88-acre tract of land located at 7838 Coon Creek Road, approximately 930 feet west of the intersection of Coon Creek Road and Whitman Road. Property is zoned RS40. Tax Block 4736, Tax Lot 025C.

MARSHALL, CRYSTAL  
Case # **Z1800915**

***Approved – 5 years***

Request permission to place a Manufactured Home, Class B on a .54-acre tract of land located at 2000 Pondarosa Drive, approximately 30 feet south of Tipton Drive. Property is zoned RS30. Tax Block 5255, Lot 008.

D. VARIANCES

OWENS, ADAM JOSHUA  
OWENS, BRIANNA M.  
(OWENS, ADAM JOSHUA)  
Case # **Z1800878**

***Approved – per plot plan on file***

Requesting a variance of the side yard and rear yard setbacks, on a .6-acre tract of land located at 1144 Old Hollow Road, approximately 1,072 feet east of the intersection of Old Hollow Road and Oakmont Ridge Drive. Property is zoned RM12. Tax Block 5146D, Tax Lot 002.

BOWMAN, RONNIE L.  
BOWMAN, INA G.  
(EVANS, SAMUEL)  
Case # **Z1800897**

***Approved – per plot plan on file***

Requesting a variance of required front yard setbacks, on a 7.03-acre tract of land located at 8940 Dennis Road, approximately 177 feet south of Baux Mountain Road. Property is zoned AG. Tax Block 5127, Tax Lot 028.

E. APPEALS

POFF, LYNETTE S.  
(POFF, LYNETTE S.)  
Case # **Z1800586**

***Upheld the decision of the Zoning Officer***

Appeal of Zoning Officer's decision. Property is a 20.17-acre tract of land located at 8840 Minnie Helsabeck Road, located off Chipboard Road approximately 2,909 feet northeast of Broad Street. Property is zoned RS20. Tax Block 4960, Tax Lot 008K.

7. UNFINISHED BUSINESS

8. NEW BUSINESS