

AGENDA
FORSYTH COUNTY ZONING BOARD OF ADJUSTMENT
2:00 P.M. - PUBLIC MEETING ROOM - BRYCE A. STUART MUNICIPAL BUILDING
Wednesday, August 21, 2019

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 Adjustment 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)

JOHN EDWARD TIMBERLAKE HEIRS
(JOHNAKIN, CYNTHIA)

Case # **Z1900554**

Requesting permission to continue to occupy a secondary dwelling (Manufactured Home, Class B) on a .84-acre tract of land with an existing dwelling located at 5425 Main Street (secondary dwelling address is 5455 Main Street), approximately 400 feet northwest of Pine Hall Road. Property is zoned RS20. Tax Block 5161, Tax Lot 209.

BROWN, DAVID M.
BROWN, SALLY M.
(BROWN, DAVID M.)

Case # **Z1900603**

Requesting permission to continue to place a Manufactured Home, Class B on a 17.12-acre tract of land located at 6565 Bullard Farm Road, (private road off the 5200 block of Pine Hall Road) approximately 1300 feet northeast of the intersection of Pine Hall Road and Bullard Farm Road. Property is zoned AG. Tax Block 5225, Tax Lot 202.

STOKES, DEBORAH A.
(STOKES, DEBORAH A.)

Case # **Z1900609**

Request permission to continue to place a secondary dwelling (Manufactured Home, Class A) on a 1.83-acre tract of land with an existing dwelling located at 5735 Davis Road (secondary dwelling address is 5739 Davis Road), approximately 8/10 of a mile north of Old Hollow Road. Property is zoned RS40. Tax Block 5153, Tax Lot 002.

BYERLY, TINA T.
ALMA SCOTT HEIRS
(BYERLY, TINA T.)
Case # **Z1900613**

Requesting permission to continue to place a Manufactured Home, Class B on a 1.08-acre tract of land located at 2000 Shore Road, approximately 1 mile south of Highway 52. Property is zoned RS9. Tax Block 4968, Tax Lot 015C.

BOGGS, MICHAEL G.
BOGGS, MARTHA
(BOGGS, MICHAEL G.)
Case # **Z1900618**

Requesting permission to continue to place a Manufactured Home, Class C on a 4.8-acre tract of land located at 9647 Reynolda Road, approximately 1300 feet north of Ridge Road. Property is zoned AG. Tax Block 4734, Tax Lot 017A.

C D CAIN PROPERTIES INC
(THOMPSON, BRANDY)
Case # **Z1900624**

Request permission to continue to place a Manufactured Home, Class B on a 1.04-acre tract of land located at 4970 Oak Branch Lane, approximately 250 feet north of Oak Tree Lane. Property is zoned RS30. Tax Block 5167, Tax Lot 123.

CD CAIN PROPERTIES INC
(THOMPSON, TERRY)
Case # **Z1900625**

Requesting permission to continue to place a Manufactured Home, Class B on a .67-acre tract of land located at 4980 Oak Branch Lane, approximately 325 feet north of Oak Tree Lane. Property is zoned RS30. Tax Block 5167, Tax Lot 124A.

CORTRIGHT, WILLIAM M.
CORTRIGHT, BONNIE LEA
(CORTRIGHT, BONNIE LEA)
Case # **Z1900627**

Requesting permission to continue to place a Manufactured Home, Class C on a .7-acre tract of land located at 328 Beauchamp Road (north side of a private drive) approximately 1/2 mile northwest of Meadowlark Drive. Property is zoned RS9. Tax Block 4429, Tax Lot 109A.

WILLIAMS, BELVA J.
(WILLIAMS, TORRY)
Case # **Z1900628**

Requesting permission to continue to place a Manufactured Home, Class B on a .67-acre tract of land located at 6385 Judge Clement Road, approximately 650 feet south of Pine Hall Road. Property is zoned RS30. Tax Block 5177, Tax Lot 008.

GORDON, CAROLENE STEWART
(GORDON, CAROLENE STEWART)
Case # **Z1900629**

Requesting permission to continue to place a Manufactured Home, Class C on a .57-acre tract of land located at 5387 Roburton Road, approximately 230 feet west of Barry Knolls Road. Property is zoned RS20. Tax Block 5367, Tax Lot 107.

BOTTOMS, VICKY WARDEN
(BOTTOMS, VICKY WARDEN)
Case # **Z1900634**

Requesting permission to continue to place a Manufactured Home, Class C on a .35-acre tract of land located at 8281 Gauldin Road, approximately 1/2 mile east of Pine Hall Road. Property is zoned AG. Tax Block 5233, Tax Lot 104C.

BEAMER, JOE D.
BEAMER CYNTHIA W.
(BEAMER CYNTHIA W.)
Case # **Z1900542**

Requesting permission to continue to place a Manufactured Home, Class A on a 1.35-acre tract of land located at 2149 Darrow Road, approximately 387 feet south of the intersection of Darrow Road and Ramseur Drive. Property is zoned RS9. Tax Block 3251, Tax Lot 001G.

B. MANUFACTURED HOME RENEWALS (NONCONSENT)

BALDERRAMA, NOE RUIZ
VENTURA, BERENICE VARGAS
(VENTURA, BERENICE VARGAS)
Case # **Z1900635**
Requesting permanent status

Requesting permission to continue to place a Manufactured Home, Class A on a .46-acre tract of land located at 4601 Effie Lane, approximately 300 feet east of Eric Lane. Property is zoned RS30. Tax Block 5167, Tax Lot 149C.

C. SPECIAL USE PERMITS FOR MANUFACTURED HOMES (NEW)

RIDGE BEAM, LLC
(CLAYTON HOMES OF WINSTON-SALEM)
Case # **Z1900510**

Requesting permission to place a Manufactured Home, Class B on a .46-acre tract of land located at 9879 Moore Farm Drive, approximately 997 feet east of the intersection of NC 66 South and Moore Farm Drive. Property is zoned RS20. Tax Block 5663, Tax Lot 027.

MONDAY, DENISE H.
MONDAY, JEFF
(MONDAY, DENISE H.)
Case # **Z1900601**

Request permission to place a Manufactured Home, Class B on a 5.41-acre tract of land located at 4941 Boiling Springs Road, approximately 560 feet northeast of the intersection of Richmond Drive and Boiling Springs Road. Property is zoned RS40. Tax Block 4737, Tax Lot 013B.

D. VARIANCES

SHUGART ENTERPRISES LLC
(CLAYTON PROPERTIES GROUP, INC.)

Case # **Z1900620**

Requesting a 5' variance of the front setback requirement, for a .34-acre tract of land located at 2555 Redwood Hill Court, approximately 363' north of the intersection of Rosewood Hill and Quiet Pine Drive. Property is zoned RS15-S. Tax Block 5629, Tax Lot 033.

SHUGART ENTERPRISES LLC
(CLAYTON PROPERTIES GROUP, INC.)

Case # **Z1900621**

Requesting a 5' variance of the front setback requirement, for a .34-acre tract of land located at 2562 Redwood Hill Court, approximately 363' north of the intersection of Redwood Hill Court and Quiet Pine Drive. Property is zoned RS15-S. Tax Block 5629, Tax Lot 054.

SHUGART ENTERPRISES LLC
(CLAYTON PROPERTIES GROUP, INC.)

Case # **Z1900623**

Requesting a 5' variance of the front setback requirement, for a .36-acre tract of land located at 2556 Redwood Hill Court, approximately 363' north of the intersection of Rosewood Hill and Quiet Pine Drive. Property is zoned RS15-S. Tax Block 5629, Tax Lot 053.

7. UNFINISHED BUSINESS

8. NEW BUSINESS