

**AGENDA**  
**FORSYTH COUNTY ZONING BOARD OF ADJUSTMENT**  
**2:00 P.M. – BENTON CONVENTION CENTER**  
**Wednesday, July 15, 2020**

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

**A. MANUFACTURED HOME RENEWALS (CONSENT)**

BUTNER, DANIEL GRAY  
Case # **Z2000100**

Requesting permission to continue to place a Manufactured Home, Class A on a .87-acre tract of land located at 3320 Tesh Road, approximately 1/2-mile east of Horton Road. Property is zoned AG. Tax Block 5129, Tax Lot 008J

JONES, BRIANNA DESTINY  
(ALLEN, JOSHUA)  
Case # **Z2000124**

Requesting permission to continue to place a Manufactured Home, Class B on a .63-acre tract of land located at 5051 Tobaccoville Road, on the northwest corner of the intersection of Fern Creek Drive and Tobaccoville Road. Property is zoned RS20. Tax Block 4740, Tax Lot 042C.

COCKERHAM, CAROLE  
(PRUITT, CODY)  
Case # **Z2000131**

Requesting permission to continue to place a Manufactured Home, Class B on a .85-acre tract of land located at 2984 Horton Road (at the end of a private drive). Property is zoned RS30. Tax Block 5129, Tax Lot 608.

DAVIS, BASIL R.  
(RUTLEDGE, MICHAEL)  
Case # **Z2000135**

Requesting permission to continue to place a Manufactured Home, Class C on a 2-acre tract of land located at 2855 Hendrix View Lane, approximately 500 feet south of Vance Road. Property is zoned RS40. Tax Block 5418, Tax Lot 033K.

STOLTZ, JEFFREY BENJAMIN  
STOLTZ, KAREN CRAIG  
(STOLTZ, PEGGY)  
Case # **Z2000138**

Requesting permission to continue to place a Manufactured Home, Class C on a 1.05-acre tract of land located at 2426 Loeschs Lane, approximately 1/4 mile west of Bethania-Tobaccoville Road. Property is zoned RS20. Tax Block 3490, Tax Lot 070A.

SETTLE, ALICE C.  
(TYNDALL, ALBERT J.)  
Case # **Z2000156**

Requesting permission to continue to place a Manufactured Home, Class C on a 1.61-acre tract of land located at 6540 Settle Wood Lane, on the west side of a private drive approximately 650 feet south of Bowens Road. Property is zoned RS20. Tax Block 4743, Tax Lot 013B.

MULLINS, CAROLYN PRIDDY  
Case # **Z2000157**

Requesting permission to continue to place a Manufactured Home, Class A on a 2.1-acre tract of land at 8569 Baux Mountain Road, approximately 200 feet north of Misty Mountain Road. Property is zoned AG. Tax Block 5124, Tax Lot 011U.

BECK, ROBERT A.  
Case # **Z2000159**

Requesting permission to continue to place a Manufactured Home, Class C on a 2-acre tract of land located at 4845 Three Hills Drive (at the dead end of a private drive), approximately 700 feet east of Phelps Drive. Property is zoned RS20. Tax Block 5151, Tax Lot 111.

CLARK, JEFFERY C.  
Case # **Z2000162**

Requesting permission to continue to place a Manufactured Home, Class B on a .66-acre tract of land located at 7371 Dennis Road, approximately one mile north of Highway 311 North. Property is zoned AG. Tax Block 5125, Tax Lot 018J.

LOVE, KERRY C.  
LOVE, THERESA A.  
Case # **Z2000167**

Requesting permission to continue to place a Manufactured Home, Class C on a .38-acre tract of land located at 6789 Bowman Road, approximately 1/2 mile northwest of Pine Hall Road. Property is zoned AG. Tax Block 5230, Tax Lot 011C.

DOSS, JANNELL H.  
Case # **Z2000172**

Requesting permission to continue to place a Manufactured Home, Class B on a .51-acre tract of land located at 6915 Providence Church Road, approximately 100 feet south of Shiloh Church Road. Property is zoned RS40. Tax Block 5145, Tax Lot 121.

ELROY DRYWALL AND ASSOCIATES  
(AGUILAR-RUIZ, JOSE ROGUELIO)  
Case # **Z2000196**

Requesting permission to continue to place a Manufactured Home, Class C on a .5-acre tract of land located at 1128 Jones Brothers Road, approximately 500 feet northeast of Pisgah Church Road. Property is zoned RS20. Tax Block 5354, Tax Lot 118G.

ZUNIGA DE LA CRUZ, FRANCISCO JAVIER

Case # **Z2000198**

Requesting permission to continue to place a Manufactured Home, Class B on a .40-acre tract of land located at 129 Willamont Street, approximately 750 feet south of West Mountain Street. Property is zoned RS9. Tax Block 3271, Tax Lots 062 through 065.

HUGHES, MIKE

HUGHES, MARY

(BARE, ANALISA)

Case # **Z2000211**

Requesting permission to continue to place a Manufactured Home, Class B on a .46-acre tract of land located at 4733 Epic Trail, on the north side of a private drive, approximately 300 feet west of Loop Road. Property is zoned RS9. Tax Block 4202, Tax Lot 205M.

HUNTER, WALTER V.

HUNTER, CHAPPELL

Case # **Z2000214**

Requesting permission to continue to occupy a secondary dwelling (Manufactured Home, Class A) on a .84-acre tract of land with an existing dwelling located at 2535 Loesch Lane (secondary dwelling address is 2531 Loesch Lane), approximately 1850 feet west of Main Street (Bethania). Property is zoned RS20. Tax Block 3490, Lot 069C.

MCKINNEY, CAROL P.

(HELMS, JERRY)

Case # **Z2000215**

Requesting permission to continue to occupy a Manufactured Home, Class B on a .46-acre tract of land located at 4059 Sawmill Road, approximately 500 feet north of Grayson Drive. Property is zoned RS20. Tax Block 5650, Lot 003.

RODRIGUEZ OLIVA, JUAN ANGEL

Case # **Z2000217**

Requesting permission to continue to place a Manufactured Home, Class B on a .51-acre tract of land located at 2895 Horton Road, approximately 1/2-mile south of Tesh Road. Property is zoned RS30. Tax Block 5129, Tax Lot 013W.

PUGH, SHIRLEY T.

BROWN, PENNY V.

(TAYLOR, JENNIFER)

Case # **Z2000224**

Requesting permission to continue to occupy a secondary dwelling (Manufactured Home, Class C) on a 34.94-acre tract of land with an existing dwelling located at 190 Taylor Wood Drive, at the dead end of private drive. (Secondary dwelling address is 185 Taylor Wood Drive), approximately 1500 feet north of Pine Hall Road. Property is zoned AG. Tax Block 5230, Tax Lot 007.

STAPLES, ELEANOR E.

Case # **Z2000229**

Requesting permission to continue to place a Manufactured Home, Class B on a 1.42-acre tract of land with an existing Manufactured Home, Class C located at 180 Evans Court, approximately 1.5 miles west of Ebert Road. Property is zoned RS9. Tax Block 3888, Tax Lot 205A.

HOLLEY, JAMES THOMAS  
HOLLEY, MYRTLE MARIE  
(RICE, DONNA)

Case # **Z2000230**

Requesting permission to continue to place a Manufactured Home, Class C on a 1-acre tract of land located at 5210 Walls Lake Road, approximately 3/4 miles west of Dennis Road. Property is zoned AG. Tax Block 5125, Tax Lots 046E and 046G.

JOHNSON, DANA BLACKBURN

Case # **Z2000231**

Requesting permission to continue to place a Manufactured Home, Class B on a 1-acre tract of land located at 8499 Center Grove Church Road, approximately one mile west of Lasater Road. Property is zoned AG. Tax Block 4402, Tax Lot 035E.

A D D VENTURES LLC  
(PHIFER, JASON)

Case # **Z2000334**

Requesting permission to continue to place a Manufactured Home, Class C on a 6.02-acre tract of land located at 3899 Old Hollow Road, approximately 1300 feet north of Valley School Road. Property is zoned RS20. Tax Block 5421, Tax Lot 18C.

CASERTO, PHILIP

Case # **Z2000338**

Requesting permission to continue to place a Manufactured Home, Class C on a 1.11-acre tract of land located at 9980 Ricelynd Court (private drive), approximately 500 feet west of Kiger Road. Property is zoned RS30. Tax Block 5128, Tax Lot 020R.

JJ INVESTMENTS OF SALEM CHAPEL  
LLC

(MORRIS, JOSEPH V)

Case # **Z2000339**

Requesting permission to continue to place a Manufactured Home, Class C on a .52-acre tract of land located at 8691 Kiger Road, approximately 200 feet north of Baux Mountain Road. Property is zoned RS30. Tax Block 5185, Tax Lot 065.

OVERBY, PATRICIA MUSTEN  
OVERBY, JIMMY L.

Case # **Z2000340**

Requesting permission to continue to occupy a secondary dwelling (Manufactured Home, Class B) on a 1.8-acre tract of land with an existing dwelling, located at 4572 Mountain Spring Road (secondary dwelling address is 4578 Mountain Spring Road), approximately 500 feet north of Misty Mountain Road. Property is zoned AG. Tax Block 5124, Tax Lot 018B.

JOHNSON, JERRY R.  
JOHNSON, CONNIE A.

Case # **Z2000341**

Requesting permission to continue to place a Manufactured Home, Class B on a 6.17-acre tract of land located at 2805 Hope Church Road, approximately one mile south of W. Clemmons Road. Property is zoned RS9. Tax Block 3890, Tax Lot 151.

HUFFMAN, MICHAEL D.

Case # **Z2000351**

Requesting permission to continue to place a Manufactured Home, Class B on a 3-acre tract of land located at 440 Bailey's Cove Road, approximately 920 feet northeast of Dorse Road. Property is zoned RS40. Tax Block 4439, Tax Lot 023E.

HART, DEBRA L.  
Case # **Z2000352**

Requesting permission to continue to place a Manufactured Home, Class B on a 5.04-acre tract of land located at 6191 Wagoner Mill Court, approximately 670 feet south of Sheets Trail. Property is zoned RS40. Tax Block 5156, Tax Lot 119B.

WHICKER, JOSEPH WESLEY  
Case # **Z2000353**

Requesting permission to continue to place a Manufactured Home, Class C on an 8.62-acre tract of land located at 904 Hastings Hill Road, approximately 900 feet north of Sedge Garden Road. Property is zoned RS9. Tax Block 5646, Tax Lot 010C.

WEAVIL, ROBERT S.  
(LEWIS, ROBERT DARRELL)  
Case # **Z2000356**

Requesting permission to continue to occupy a secondary dwelling (Manufactured Home, Class A) on a 2.35-acre tract of land with an existing dwelling located at 5520 Oscar Lane (secondary dwelling address is 5516 Oscar Lane) approximately 2200 feet west of Hastings Road. Property is zoned AG. Tax Block 5601, Tax Lots 019A and 019C.

DAVIS, JOHN WALTER  
(WALL, TERESA)  
Case # **Z2000358**

Requesting permission to continue to place a Manufactured Home, Class A on a 1.01-acre tract of land located at 7540 Dennis Road (west side of private drive), approximately 1500 feet north of Walls Lake Road. Property is zoned AG. Tax Block 5125, Tax Lot 025Q.

VENABLE, KERRY  
Case # **Z2000359**

Requesting permission to continue to place a Manufactured Home, Class B on a .47-acre tract of land located at 6148 Venable Drive, approximately 200 feet south of Vance Road. Property is zoned RS20. Tax Block 5422, Tax Lot 009N.

## B. MANUFACTURED HOME RENEWALS (NONCONSENT)

MANKINS, ROBERT  
MANKINS, BRANDY  
Case # **Z2000139**  
**Requesting permanent status**

Requesting permission to permanently place a Manufactured Home, Class A on a 1-acre tract of land located at 6445 Bowman Road, approximately 1500 feet north of Pine Hall Road. Property is zoned AG. Tax Block 5230, Tax Lot 022T.

## C. SPECIAL USE PERMITS- MANUFACTURED HOMES (NEW)

BARBOZA, PABLO OCAMPO  
Case # **Z2000136**

Requesting permission to place a Manufactured Home, Class B on a 2.38-acre tract of land located at 5721 Jag Drive, approximately 450 feet north of Old Hollow Road. Property is zoned RS30. Tax Block 5150, Tax Lot 119C.

WRIGHT, GARY E.  
WRIGHT, JOANNA G.  
Case # **Z2000202**

Requesting permission to place a Manufactured Home, Class A on a 1-acre tract of land with an existing dwelling (to be removed after issuance of Certificate of Occupancy) located at 5755 Green Park Road, approximately 400 feet southeast of Ridge Road. Property is zoned RS40. Tax Block 4740, Tax Lot 110.

HICKS, CYNTHIA PILCHER  
(CLAYTON HOMES OF WINSTON-SALEM)  
Case # **Z2000228**

Requesting permission to place a Manufactured Home, Class A on a 2.78-acre tract of land located at 5854 Birchdale Drive. Property is zoned RS9. Tax Block 4618, Tax Lot 301.

PATEL, DEEPAK  
Case # **Z2000337**

Requesting permission to place a Manufactured Home, Class A on a 1.21-acre tract of land located at 4679 Kernersville Road. Property is zoned RS9. Tax Block 5641, Tax Lot 040.

REECE, JAMES  
REECE, KATHRYN  
Case # **Z2000343**

Requesting permission to place a Manufactured Home, Class A on a 1.29-acre tract of land located at 8075 Loretta Lane, approximately 303.4 feet south of Tobaccoville Road. Property is zoned RS20. Tax Block 4755, Tax Lot 007.

REECE, JAMES  
REECE, KATHRYN  
Case # **Z2000344**

Requesting permission to place a Manufactured Home, Class B on a 1.29-acre tract of land located at 8087 Loretta Lane, approximately 120 feet south of Tobaccoville Road. Property is zoned RS20. Tax Block 4755, Tax Lot 004.

BLANKENSHIP, CHRISTOPHER  
(CLAYTON HOMES OF WINSTON-SALEM)  
Case # **Z2000350**

Requesting permission to place a Manufactured Home, Class A on a .68-acre tract of land located at 4790 Pfaff Lane. Property is zoned RS9. Tax Block 4633, Tax Lot 086A.

#### D. SPECIAL USE PERMITS- SECONDARY DWELLING (NEW)

BRYANT, RHONDA  
BRYANT, RICHARD PAUL  
(NEIL STREET BUILDERS)  
Case # **Z2000125**

Requesting permission to construct a secondary dwelling (detached garage with an apartment) on a 10-acre tract of land with an existing dwelling located at 9045 Twin Lake Drive (secondary dwelling address is 9049 Twin Lakes Drive). Property is zoned AG. Tax Block 5243, Tax Lot 008H.

HAWKS, LEONARD E.  
Case # **Z2000134**

Requesting permission to place a secondary dwelling (Manufactured Home, Class A) on a 5.07-acre tract of land with an existing dwelling (Manufactured Home, Class C) located at 2847 Amber Lane (secondary dwelling address is 2851 Amber Lane), approximately 900 feet east of New Walkertown Road. Property is zoned RS9. Tax Block 3239, Tax Lot 116D

BROUGHTON, GRACE M.  
BROUGHTON, JAMES WC.  
Case # **Z2000354**

Requesting permission to place a secondary dwelling (converted barn) on a 10.67-acre tract of land with an existing dwelling located at 3735 Sapona Trail (secondary address is 3731 Sapona Trail). Property is zoned YR. Tax Block 4605. Tax Lot 127.

#### E. VARIANCES

GRAZER, GEORGE J.  
Case # **Z2000177**

Requesting a variance of the watershed requirements (for the construction of a 12' x 16' shed) on a .35-acre tract of land located at 2574 Redwood Hill Court, located 70 feet north of the intersection of Quiet Pine Drive and Redwood Hill Court. Property is zoned RS15-S. Tax Block 5629B, Tax Lot 056.

6. UNFINISHED BUSINESS

7. NEW BUSINESS