



DOCKET #: F1603

PROPOSED ZONING:
RS20

EXISTING ZONING:
AG

PETITIONER:
Kimberly L. Gardner
(Kim Ellis Gardner)

 Property included in zoning request.

 500' mail notification radius. Property not in zoning request.

SCALE: 1" represents 300'

STAFF: Colyer

GMA: 5

ACRES: 1.00

NEAREST BLDG: 15' southeast

MAP(S): 6960.04



**CITY-COUNTY PLANNING BOARD
DRAFT STAFF REPORT**

PETITION INFORMATION			
Docket	F-1603		
Staff	Elizabeth Colyer		
Petitioner(s)	Kimberley L. Gardner		
Owner(s)	Same		
Subject Property	PIN 6960-83-7857		
Address	6439 Bowman Road		
Type of Request	General use rezoning from AG to RS20		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from AG (Agricultural District; 40,000 sf minimum lot size) to RS20 (Residential, Single Family District; 20,000 sf minimum lot size).</p> <p>NOTE: General, Special Use Limited, and Special Use district zoning were discussed with the petitioner(s), who decided to pursue the rezoning as presented. With a General Use request, all uses in the district must be considered.</p>		
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.		
Zoning District Purpose Statement	The RS20 District is primarily intended to accommodate single family detached dwellings in suburban areas and may also be applicable to older, large lot development constructed prior to the effective date of this Ordinance. The district is established to promote orderly development in areas where public water is available. This district is intended for application in GMAs 2, 3 and 4.		
Rezoning Consideration from Section 3.2.15 A 13	<p>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>No, the subject property is located in the Rural Area, Growth Management Area 5, and is intended for large lot residential and agricultural development.</p>		
GENERAL SITE INFORMATION			
Location	Northeast side of Bowman Road, north of Pine Hall Road		
Jurisdiction	Forsyth County		
Site Acreage	± 1 acre		
Current Land Use	The site is developed with two manufactured homes and gravel driveways.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	AG	Manufactured home
	East	AG	Single family home
	South	AG	Single family home
	West	AG	Agriculture/single family home
Rezoning Consideration	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?		

from Section 3.2.15 A 13	Yes, the uses allowed in the RS20 zoning district are compatible with existing residential uses in the surrounding area, and with AG uses, generally.			
Physical Characteristics	The site slopes moderately downward to the northeast, with two existing manufactured homes located on the site.			
Proximity to Water and Sewer	No public water or sewer service is available to the site. The existing homes are served by separate wells and septic systems.			
Historic, Natural Heritage and/or Farmland Inventories	The site is located within the one-half mile buffer for a Voluntary Agricultural District (VAD) property, which is located to the west.			
Analysis of General Site Information	The subject property is not located within a designated floodplain or water supply watershed. The property is located within both the buffer zone for a Voluntary Agricultural District and Growth Management Area 5. While public water and sewer service are not available to the site, existing septic system and well facilities are in place.			
RELEVANT ZONING HISTORIES				
There is no relevant zoning history in the surrounding area.				
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Bowman Road	Local street	226 feet	N/A	N/A
Proposed Access Point(s)	There are two existing gravel driveways that provide access for each manufactured home to Bowman Road.			
Planned Road Improvements	No road improvements are proposed or required.			
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: AG</u> $\pm 1 \text{ acres} / 20,000 \text{ sf} = 2 \text{ homes} \times 9.57 \text{ (single family trip rate)} = 19 \text{ trips per day}$</p> <p><u>Proposed Zoning: RS20</u> $\pm 1 \text{ acres} / 20,000 \text{ sf} = 2 \text{ homes} \times 9.57 \text{ (single family trip rate)} = 19 \text{ trips per day}$</p>			
Sidewalks	There is no sidewalk along Bowman Road, and none is proposed or required.			
Connectivity	The site has direct access to Bowman Road.			

Analysis of Site Access and Transportation Information	Staff does not anticipate any negative transportation impacts from this request.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy 2030 Growth Management Area	Growth Management Area 5 – Rural Area
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Preserve the form and function of rural character in Forsyth County, while allowing for sensitively and compatibly designed residential and service area development. • Encourage rurally compatible residential development to minimize the impact on the community’s rural character.
Relevant Area Plan(s)	<i>Northeast Rural Area Study (2012)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The existing land use patterns in the Northeast Rural Area are predominantly residential and agricultural in nature. • Minimize the rezoning of land to more intensive residential development here. • The most viable private sewer treatment option appears to be septic tanks, which favor a very low density of built development.
Site Located Along Growth Corridor?	The site is not located along a Growth Corridor.
Site Located within Activity Center?	The site is not located within an Activity Center.
Other Applicable Plans and Planning Issues	N/A
Addressing	Bowman Road is an existing named local street. MapForsyth has approved address points 6437 and 6439 Bowman Road for the subject property.
Rezoning Consideration from Section 3.2.15 A 13	Have changing conditions substantially affected the area in the petition?
	No
	Is the requested action in conformance with Legacy 2030?
	No

<p>Analysis of Conformity to Plans and Planning Issues</p>	<p>The proposed request to rezone a one-acre lot from AG to RS20 would allow the subject property with two existing manufactured homes to be subdivided into two lots. In the past, Special Use Permits for manufactured homes were approved by the Forsyth County Zoning Board of Adjustment both for principal and accessory residential structures. Accessory residential structures have been allowed with the approval of a Special Use Permit since 1967. This site is located within the Rural Growth Management Area, where suburban density zoning districts are discouraged. The most prevalent zoning district in the surrounding area is AG (minimum lot size of 40,000 square-feet). Currently, no RS20 (minimum lot size of 20,000 square-feet) zoning districts exist within an approximate two-mile radius from the site. As noted, there is no public water or sewer service available to the site. While staff acknowledges that two manufactured homes already exist on-site, the request to establish RS20 zoning in GMA 5 could set a precedent leading to similar requests for denser single-family development which is generally not in conformance with the <i>Northeast Rural Area Study</i> or <i>Legacy 2030</i>.</p>
<p>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</p>	
<p>Positive Aspects of Proposal</p>	<p>Negative Aspects of Proposal</p>
<p>The proposed land use map recommends single-family residential use of the site.</p>	<p>The proposal will rezone a rural site to a more intensive suburban zoning district.</p>
<p>The proposed rezoning would accommodate individual ownership of the two existing residential structures on-site.</p>	<p>There is no public water or sewer service available at the site.</p>
	<p>The most prevalent zoning district surrounding the site is AG.</p>

STAFF RECOMMENDATION: Denial

NOTE: These are **staff comments** only; the City-County Planning Board makes final recommendations, and final action is taken by the appropriate Elected Body, which may approve, deny, continue or request modification to any request. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**