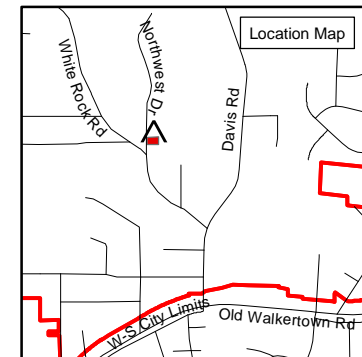


DOCKET #: W2863

PROPOSED ZONING:
MH

EXISTING ZONING:
RS9

PETITIONER:
Avery C. Martin for
property owned by Same



SCALE: 1" represents 500'

STAFF: Roberts

GMA: 4

ACRE(S): 0.50

MAP(S): 642878



June 21, 2006

Avery C. Martin
P. O. Box 25636
Raleigh, NC 27611

RE: ZONING MAP AMENDMENT W-2863

Dear Mr. Martin:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary's Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, FAICP
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102
Jerry Martin, P. O. Box 30106, Winston-Salem, NC 27130

ACTION REQUEST FORM

DATE: June 21, 2006
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, FAICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Map Amendment of Avery C. Martin

SUMMARY OF INFORMATION:

Zoning Map Amendment of Avery C. Martin from RS-9 to MH: property is located on the east side of Northwest Drive, north of White Rock Road (Zoning Docket W-2863).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: NOT REQUIRED

CITY ORDINANCE - GENERAL USE

Zoning Petition of Avery C. Martin, Docket W-2863

AN ORDINANCE AMENDING THE WINSTON-SALEM
CITY ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF THE CITY OF
WINSTON-SALEM, N.C.

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from RS-9 to MH the zoning classification of the following described property:

Tax Block 3016, Tax Lot 103

Section 2. This ordinance shall become effective upon adoption.

**CITY-COUNTY PLANNING BOARD STAFF
STAFF REPORT FOR: Docket # W-2863
June 8, 2006**

PETITION INFORMATION			
Docket #	W-2863		
Staff	Gary Roberts		
Petitioner(s)	Avery C. Martin		
Owner(s)	Same		
Subject Property	Tax Lot 103 / Tax Block 3016		
Type of Request	General Use rezoning from RS-9 to MH		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-9 Residential, Single Family District; 9,000 sf minimum lot size to to MH Manufactured Housing District; 10,000 sf minimum lot size.</p> <p>NOTE: Both general and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented. With a General use, all uses in the District must be considered.</p>		
Zoning District Purpose Statement	The MH District is primarily intended to accommodate manufactured housing developments with a maximum overall density of five (5) units per acre. This district is intended for application in Growth Management Area 3 where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	<p>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>The subject property is located within GMA 4 (Future Growth Area). Public water is currently available and public sewer is now being installed on White Rock Road approximately 150' south of the subject property.</p>		
GENERAL SITE INFORMATION			
Location	East side of Northwest Drive, north of White Rock Road		
Jurisdiction	Forsyth County (City of Winston-Salem ETJ; closest to Northeast Ward.)		
Site Acreage	Approximately ± .50 acre		
Current Land Use	Vacant		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS-9	Single family home
	East	MH	Manufactured Homes
	South	RS-9	Single family home
	West	RS-9	Single family home
Applicable Rezoning Consideration	(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?		

from Chapter B, Article VI, Section 6-2.1(S)	The general area is characterized by a mixture of site built homes along with both single and double wide manufactured homes. The site currently adjoins MH zoned property to the east. The proposed MH District allows double wide Class A Manufactured Homes as well as single wide Class B and Class C homes. The uses allowed in the MH district would be compatible with other uses allowed in the area.			
Physical Characteristics	Site is flat.			
Proximity to Water and Sewer	Public water is currently available and public sewer is now being installed on White Rock Road approximately 150' south of the subject property.			
Watershed and Overlay Districts	The site is not within a water supply watershed.			
Analysis of General Site Information	The petitioner will need to obtain approval from the Forsyth County Health Department for the installation of a septic tank if public sewer is not available at the time of building permit application.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Northwest Drive	Local Street	117'	NA	NA
Proposed Access Point(s)	Northwest Drive			
Planned Road Improvements	The northeastern corner of the subject property adjoins the proposed Northern Beltway Corridor and may therefore be impacted by this future road improvement.			
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RS-9 (No sewer available = 20,000 sf. lot size)</u> 0.5 acres x 43,560 /20,000 = 1 unit x 9.57 (SFR Trip Rate) = 10 Trips per Day</p> <p><u>Proposed Zoning: MH (No sewer available = 20,000 sf. lot size)</u> 0.5 acres x 43,560 /20,000 = 1 unit x 9.57 (SFR Trip Rate) = 10 Trips per Day</p>			
Sidewalks	No sidewalks are located in the general area.			
Transit	Not available			
Analysis of Site Access and Transportation Information	Access to the site is adequate. The northeastern corner of the subject property adjoins the proposed Northern Beltway Corridor and may therefore be impacted by this future road improvement. Rezoning of this property from RS-9 to MH would not significantly increase the purchase price of this property for NCDOT, should it have to be obtained.			
CONFORMITY TO PLANS AND PLANNING ISSUES				
Legacy GMA	GMA 4 (Future Growth Area)			
Relevant Legacy Recommendations	<ul style="list-style-type: none"> Legacy recommends providing a variety of quality housing types for all income levels and fostering a climate that is hospitable to affordable housing development. 			
Relevant Area Plan(s)	The subject property is not located within the boundaries of an adopted area plan.			

Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(3) - Have changing conditions substantially affected the area in the petition?					
	No					
	(S)(4) - Is the requested action in conformance with <i>Legacy</i>?					
Yes						
Analysis of Conformity to Plans and Planning Issues	The request would be in conformance with the recommendations of <i>Legacy</i> , in that it provides an affordable housing type for the general area.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2809	RS-9 to MH	Approved 11-21-05	±1,300' Northeast	.79	Approval	Approval
W-1797	R-4 to R-7 converted to MH	Approved 12-21-92	Adjoins eastern side	.77	Approval	Approval
W-891	R-4 to R-7 converted to MH	Approved 10-19-81	Directly northeast	.50	Approval	Approval
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
The request would not produce any increases in trip generation.						
The request is in conformance with the recommendations of <i>Legacy</i> .						

STAFF RECOMMENDATION: APPROVAL

NOTE: These are **staff comments** only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **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.**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Paul Mullican moved approval of the zoning map amendment.

SECOND: Jerry Clark

VOTE:

FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Lynne Mitchell, Paul
Mullican, Brenda Smith

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning