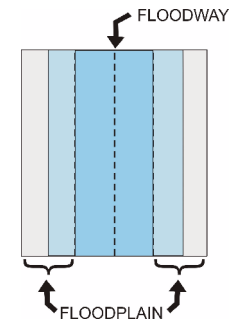


DOCKET #: W2868

PROPOSED ZONING:
MH

EXISTING ZONING:
RS7

PETITIONER:
Beulah K. Hill for property
owned by Same



SCALE: 1" represents 200'

STAFF: Roberts

GMA: 2

ACRE(S): .34

MAP(S): 624858



**CITY-COUNTY PLANNING BOARD STAFF
STAFF REPORT FOR: Docket # W-2868
August 10, 2006**

PETITION INFORMATION			
Docket #	W-2868		
Staff	Gary Roberts		
Petitioner(s)	Beulah K. Hill		
Owner(s)	Same		
Subject Property	Tax Lot 5 and 6 / Tax Block 910D		
Type of Request	General Use rezoning from RS-7 to MH		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-7 Residential, Single Family District; 7,000 sf minimum lot size to MH Manufactured Housing Development 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>Yes</p>		
GENERAL SITE INFORMATION			
Location	Southwest corner of West 11 th Street and Rundell Street		
Jurisdiction	City of Winston-Salem		
Ward(s)	North		
Site Acreage	Approximately ± .34 acre		
Current Land Use	A Class A Double Wide Manufactured Home is currently located on the subject property.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS-7	Single family home
	East	RS-7	Single family home
	South	RS-7	Single family home
	West	RS-7	Single family home
Applicable Rezoning Consideration from	(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?		

Chapter B, Article VI, Section 6-2.1(S)	See comments in the Analysis section below.			
Physical Characteristics	The lot includes some mature trees and has a moderate slope downward from the northwest to the southeast.			
Proximity to Water and Sewer	Public water and sewer are available to the site.			
Analysis of General Site Information	While the existing Class A Manufactured Home is generally compatible with the surrounding site built single family homes, the proposed MH District would allow the placement of either a Class B or Class C Manufactured Home (both of which are single wide) on the lot. There are no other single wide manufactured homes located in the general area and therefore these potential uses would not be compatible with the surrounding neighborhood.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
West Eleventh Street	Local Street	98'	NA	NA
Rundell Street	Local street	151'	NA	NA
Proposed Access Point(s)	The existing driveway is located on Rundell Street.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: RS-7</u> .34 acre x 43,560 / 7,000 = 2 units x 9.57 (SFR Trip Rate) = 19 Trips per Day <u>Proposed Zoning: MH</u> .34 acre x 43,560 / 10,000 = 1 units x 9.57 (SFR Trip Rate) = 10 Trips per Day			
Sidewalks	Sidewalks are located along West Eleventh Street.			
Transit	Route 15 along University Parkway			
Analysis of Site Access and Transportation Information	Access to the site is adequate.			
CONFORMITY TO PLANS AND PLANNING ISSUES				
Legacy GMA	Urban Neighborhoods (GMA 2)			
Relevant Legacy Recommendations	<ul style="list-style-type: none"> • A housing goal in the <i>Legacy</i> plan is to . . . “provide a variety of quality housing types for all income levels and foster a climate that is hospitable to affordable housing development.” • <i>Legacy</i> also notes that manufactured housing can help fill a need for affordable housing in this community, and well maintained manufactured homes can alleviate neighborhoods concerns <u>but this type of housing does reduce the value of surrounding properties.</u> 			
Relevant Area Plan(s)	<i>North Central Area Plan (DRAFT ONLY)</i>			

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	While the subject request would allow for more affordable housing options for the subject property, this general use request would permit the placement of either a Class B or Class C single wide manufactured home which would not be compatible with surrounding houses.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2547	GI to GB	Approved 7-15-02	1,150' southwest	.62	Approval	Approval
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
The request would enable the property owner to continue the use of a Class A Manufactured Home without having to continually obtain approval from the Zoning Board of Adjustment every 5 years.			The request would allow the placement of either a Class B or Class C Manufactured Home. Both of these housing types are single wide homes which would not be compatible with surrounding neighborhood.			
The request would allow for various types of affordable housing to be placed on the lot.						

STAFF RECOMMENDATION: DENIAL.

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.**

Gary Roberts presented the staff report.

PUBLIC HEARING

FOR:

Beulah K. Hill, 1130 Rundell Street, Winston-Salem, NC 27105

- We understood that we could put a double-wide on this site and did so.
- We have kept this property up well, as you can see.
- We checked with the neighbors and they were supportive.
- Our family understands that the house and land will not be sold unless the City needs it.

- How can this depreciate the surrounding homes when it looks better than some of them do?
- There are squatters in the neighborhood. There are renters immediately next to and across from this site.
- I can't see what the purpose is for the denial.
- I've never understood why we have to pay extra every few years for a permit. All we want to do is get a permanent rezoning so we don't have to keep coming back to the Zoning Board of Adjustment.

_____, 831 W. Eleventh Street, Winston-Salem, NC (unidentified on tape; may be William Harris)

- These are good neighbors.

AGAINST: None

WORK SESSION

During discussion by the Planning Board, the following points were made:

1. The Board tried to explain the purpose of a special use district zoning to Ms. Hill. The Board explained that the difference in cost would be approximately \$1,250 to pay the difference between special use and general use under the old fee structure which was in effect when this was submitted. \$250 would be payable to the City and approximately \$1,000 for the site plan. The Board also explained that there is no guarantee the request would be approved, but from what they see at this point it seems likely it would be.
2. Mr. King explained that the Board is charged with looking 75-100 years down the road when the situation may have changed.
3. The chairman suggested that the case be continued for a month so the staff can further discuss the situation with the petitioner and try to explain the options.
4. This is probably good use for the property and they are taking good care of it. That is good for Winston-Salem.

MOTION: Clarence Lambe moved continuance of the zoning map amendment to September 14, 2006 with any additional costs for change of request to special use district zoning be under the old fee schedule.

SECOND: Jerry Clark

VOTE:

FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican

AGAINST: None

EXCUSED: None

PUBLIC HEARING - August 10, 2006

FOR: None

AGAINST: None

WORK SESSION

MOTION: Arthur King moved withdrawal of the zoning map amendment with the refund of fees.

SECOND: Lynne Mitchell

VOTE:

FOR: Jerry Clark, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican

AGAINST: Wesley Curtis, Clarence Lambe, Brenda Smith

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning