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

<table>
<thead>
<tr>
<th>PETITION INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Docket #</td>
</tr>
<tr>
<td>Staff</td>
</tr>
<tr>
<td>Petitioner(s)</td>
</tr>
<tr>
<td>Owner(s)</td>
</tr>
<tr>
<td>Subject Property</td>
</tr>
<tr>
<td>Type of Request</td>
</tr>
</tbody>
</table>

**Proposal**
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.

**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.

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Purpose Statement</th>
</tr>
</thead>
<tbody>
<tr>
<td>MH</td>
<td>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.</td>
</tr>
</tbody>
</table>

**Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)**

**(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?**

Yes

<table>
<thead>
<tr>
<th>GENERAL SITE INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
</tr>
<tr>
<td>Jurisdiction</td>
</tr>
<tr>
<td>Ward(s)</td>
</tr>
<tr>
<td>Site Acreage</td>
</tr>
<tr>
<td>Current Land Use</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Surrounding Property Zoning and Use</th>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS-7</td>
<td>Single family home</td>
<td></td>
</tr>
<tr>
<td>East</td>
<td>RS-7</td>
<td>Single family home</td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>RS-7</td>
<td>Single family home</td>
<td></td>
</tr>
<tr>
<td>West</td>
<td>RS-7</td>
<td>Single family home</td>
<td></td>
</tr>
</tbody>
</table>

**(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

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>ADT Count</th>
<th>Capacity/LOS D</th>
</tr>
</thead>
<tbody>
<tr>
<td>West Eleventh Street</td>
<td>Local Street</td>
<td>98’</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Rundell Street</td>
<td>Local street</td>
<td>151’</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

Proposed Access Point(s)
The existing driveway is located on Rundell Street.

Trip Generation - Existing/Proposed

Existing Zoning: RS-7

.34 acre x 43,560 / 7,000 = 2 units x 9.57 (SFR Trip Rate) = 19 Trips per Day

Proposed Zoning: MH

.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

- A housing goal in the Legacy 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.”
- Legacy 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 but this type of housing does reduce the value of surrounding properties.

Relevant Area Plan(s)

North Central Area Plan (DRAFT ONLY)
(S)(3) - Have changing conditions substantially affected the area in the petition?
No

(S)(4) - Is the requested action in conformance with Legacy?
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.

<table>
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<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
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<tbody>
<tr>
<td>W-2547</td>
<td>GI to GB</td>
<td>Approved 7-15-02</td>
<td>1,150’ southwest</td>
<td>.62</td>
<td>Approval</td>
</tr>
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RELEVANT ZONING HISTORIES

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CONCLUSIONS TO ASSIST WITH RECOMMENDATION

<table>
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<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>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.</td>
</tr>
<tr>
<td>The request would allow for various types of affordable housing to be placed on the lot.</td>
<td></td>
</tr>
</tbody>
</table>

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