



DOCKET #: W2721

PROPOSED ZONING:
MH

EXISTING ZONING:
RS-9

PETITIONER:
Robert H. Harvey and
Joan E. Harvey for
property owned by Same

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 3

ACRE(S): 0.30

MAP(S): 642874



September 22, 2004

Robert H. and Joan E. Harvey
4582 Garden Street
Winston-Salem, NC 27105

RE: ZONING MAP AMENDMENT W-2721

Dear Mr. & Mrs. Harvey:

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, AICP
Director of Planning

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

ACTION REQUEST FORM

DATE: September 22, 2004
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, AICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning map amendment of Robert H. Harvey and Joan E. Harvey

SUMMARY OF INFORMATION:

Zoning map amendment of Robert H. Harvey and Joan E. Harvey from RS-9 to MH: property is located on the west side of Garden Street south of Doris Street (Zoning Docket W-2721).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of Robert H. Harvey and Joan E. Harvey, Docket W-2721

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 3225, Tax Lots 131, 132, and 133

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2721
STAFF: Gary Roberts

Petitioner(s): Robert H. Harvey and Joan E. Harvey
Ownership: Same

REQUEST

From: RS-9 Single Family Residential District; 9,000 sf minimum lot size
To: MH Manufactured Housing District; 10,000 sf minimum lot size

Both general and special use district zoning were discussed with the applicant(s) who decided to pursue the zoning as requested.

NOTE: This is a general use zoning petition; therefore, ALL uses permitted in the above requested district should be considered.

Acreage: 0.30 acre

LOCATION

Street: West side of Garden Street south of Doris Street.
Jurisdiction: City of Winston-Salem.
Ward: Northeast.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Double-wide manufactured home.

Adjacent Uses:

North -	Manufactured homes zoned RS-9.
East -	Manufactured home zoned RS-9.
South -	Undeveloped property zoned RS-9.
West -	Undeveloped property and single family homes zoned RS-9.

GENERAL AREA

Character/Maintenance: Well established neighborhood of moderate to well maintained manufactured homes.

Development Pace: Slow.

HISTORY

Relevant Zoning Cases:

1. W-2470; RS-9 to MH; approved May 7, 2001; southwest corner of Doris Street and Garden Street; 0.54 acre; Planning Board and staff recommended approval.

2. W-2257; from RS-9 and MH-S (Manufactured Home, Class A) to MH-S (Residential Building, Single Family; and Manufactured Home, Class A); approved August 19, 1998; north side and at the western terminus of Bristol Street, west of Mount Pleasant Drive, approximately one mile west of subject site; 0.99 acre; Planning Board and staff recommended approval.
3. W-1848; from R-4 to R-6-S (Manufactured homes not in a manufactured home park; and Dwellings, single family); approved November 1, 1993; north side of Bristol Street, west of Mount Pleasant Drive, approximately one mile west of subject site 0.88 acre; Planning Board and staff recommended approval.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: No impact determined with general use request.

Topography: Gentle slope downward from the northeast section of the site to the southwest section.

Streams: No streams are on the subject property.

Vegetation/habitat: Some significant vegetation is present on the southwest section of the subject property.

Environmental Resources Beyond The Site: Because it is a general use petition, this proposal's impact to environmental resources beyond the site cannot be determined at this time.

Water Supply Watershed: The subject property is not located in a water supply watershed.

TRANSPORTATION

Direct Access to Site: Garden Street.

Street Classification: Garden Street – Local Road.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day): No counts available for Garden Street.

Planned Road Improvements: Old Walkertown Road between Carver School Road and Northampton Drive; from 2 lanes to 3 lanes; 2015-2020

Transit: None.

Bicycle Route: Route #18, Walkertown Connector along Old Walkertown Road.

CONFORMITY TO PLANS

GMP Area (*Legacy*): Suburban Neighborhoods, GMA 3.

Relevant Comprehensive Plan Recommendation(s): *Legacy* notes that manufactured housing can help fill a need for affordable housing in this community. Well maintained manufactured homes can alleviate neighborhood concerns that this type of housing reduces the value of surrounding properties.

Area Plan/Development Guide: *Carver Road/Ogburn Station Development Guide* (1991).

Relevant Development Guide Recommendation(s): The *Carver Road/Ogburn Station Development Guide* recommends that the subject property be developed for low-density residential uses (Map 6, page 17 of the plan). Specific text on page 16 of the plan also

recommends the following: “*Allowing manufactured housing on individual lots should continue in the northeast portion of the carver area near the intersections of Old Walkertown Road and Northampton Road (sic), as long as development is consistent with the surrounding development.*” From examining the surrounding development pattern, it would appear that the MH request is consistent with the surrounding uses.

ANALYSIS

The petition is to rezone a 0.30 acre lot located on the western side of Garden Street from RS-9 to MH. Currently a double wide manufactured home is located on the site which was approved as a temporary Special Use Permit from the Board of Adjustment. The subject request would preclude the need for the property owner to continue seeking temporary renewable permits.

The northern section of Garden Street, where the subject property is located, is characterized by numerous single and double-wide manufactured homes. Most of these structures are very well maintained. Less than 225 feet north of the subject property are two manufactured homes which are zoned MH. The *Carver Road/Ogburn Station Development Guide* recommends low-density residential use for the subject property and also recommends the continuance of manufactured housing on individual lots in this general area when consistent with the surrounding development.

Due to the size of the subject property, staff notes that it could not be subdivided into additional lots. Upon examining the extent of manufactured homes in the general vicinity it would appear that the MH request is consistent with the surrounding development pattern.

The petition is consistent with *Legacy's* recognition of the need for affordable housing and the recommendations of the *Carver Road/Ogburn Station Development Guide*. Its approval would be in character with the neighborhood and staff therefore recommends approval.

FINDINGS

1. *Legacy* notes that manufactured housing can help fill a need for affordable housing in the community. Well maintained manufactured homes can alleviate neighborhood concerns that this type of housing reduces the value of surrounding properties.
2. The *Carver Road/Ogburn Station Development Guide* recommends low-density residential use for the subject property and also recommends the continuance of manufactured housing on individual lots in this general area when consistent with the surrounding development.
3. The petition is for the replacement of an existing temporary Special Use Permit for a manufactured home in RS-9 with a permanent MH zoning classification. The site now contains an existing manufactured home.
4. The proposed MH zoning is compatible with other zoning and land uses in the surrounding neighborhood.

STAFF RECOMMENDATION

Zoning: **APPROVAL**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Dara Folan moved approval of the zoning map amendment.

SECOND: Carol Eickmeyer

VOTE:

FOR: Clark, Eickmeyer, Folan, Glenn, King, Lambe, Mullican, Norwood, Smith

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning