DOCKET #: W2470

PROPOSED ZONING: MH

EXISTING ZONING: RS9

PETITIONER: Lisa G. Bowman and Tony H. Teague

SCALE: 1" represents 200'

STAFF: McGee

GMA: 4B

ACRE(S): 0.54

MAP(S): 642878
April 25, 2001

Lisa G. Bowman and Tony H. Teague
5324 Doris St.
Winston-Salem, NC 27105

RE: Zoning Map Amendment W-2470

Dear Ms. Bowman and Mr. Teague:

The attached report of the Planning Board to the Board of Aldermen is sent to you at the request of the Aldermen. You will be notified by the City Secretary’s Office of the date on which the Aldermen 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: April 25, 2001
TO: The Honorable Mayor and Board of Aldermen
FROM: A. Paul Norby, AICP, Director of Planning

BOARD ACTION REQUEST:

Request for Public Hearing on Zoning Petition of Lisa G. Bowman

SUMMARY OF INFORMATION:

Zoning map amendment of Lisa G. Bowman and Tony H. Teague from RS-9 to MH: property is located at the southwest corner of Doris Street and Garden Street (Zoning Docket W-2470).

PLANNING BOARD ACTION:

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<th>MOTION ON PETITION</th>
<th>FOR: UNANIMOUS</th>
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<tr>
<td>APPROVAL</td>
<td>AGAINST: NONE</td>
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BE IT ORDAINED by the Board of Aldermen 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(s) 3225  Tax Lots 117, 118, 119, 120, 121, 122

Section 2. This ordinance shall become effective upon adoption.
ZONING STAFF REPORT

DOCKET #  W-2470  
STAFF:      Tony McGee

Petitioner(s): Lisa G. Bowman and Tony H. Teague  
Ownership:   Same

REQUEST 

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

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: 0.54 acre

LOCATION

Street: Southwest corner of Doris Street and Garden Street.  
Jurisdiction: City of Winston-Salem.  
Ward: Northeast.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Manufactured home with gazebo.  
Adjacent Uses:
   North - Across Norfolk Southern Railway and Old Walkertown Road are single family homes zoned RS-9.  
   East - Well maintained manufactured homes zoned RS-9.  
   South - Well maintained manufactured homes zoned RS-9.  
   West - Single family homes zoned RS-9.

GENERAL AREA

Character/Maintenance: Well established neighborhood of moderate to well maintained manufactured homes in a pedestrian scale setting.  
Development Pace: Slow
GENERAL AREA

Character/Maintenance: Well maintained manufactured and conventional frame homes.
Development Pace: Slow.

PHYSICAL FEATURESENVIRONMENTAL REVIEW

Impact on Existing Features: Site is developed.
Topography: This site is generally flat.
Streams: None.
Vegetation/habitat: Mixed hardwoods and landscaped yards.

TRANSPORTATION

Direct Access to Site: Doris Street and Garden Street.
Street Classification: Local streets.
Average Daily Traffic CountEstimated Capacity at Level of Service D (Vehicles per Day): N/A
Planned Road Improvements: U 2579: Northern Beltway Eastern Corridor; all right-of-way
funds have been programmed; right-of-way 2008. Southern edge of right-of-way corridor
located approximately 500' northeast of site.
Sidewalks: None.
Transit: None.

HISTORY

Relevant Zoning Cases:

1. 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;
   approximately one mile west of subject site, on the north side and at the western terminus
   of Bristol Street, west of Mount Pleasant Drive; 0.99 acre; both Planning Board and staff
   recommended approval.

2. 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; approximately one mile west of
   subject site, on the north side of Bristol Street, adjoining subject site on the east; 0.88
   acre; both Planning Board and staff recommended approval.

3. W-1067; from R-4 to R-6; approved December 5, 1983; east side of Mount Pleasant
   Drive, south of Bristol Street; 0.64 acre; both the Planning Board and staff recommended
   approval.

4. W-758; from R-4 to R-6; approved February 4, 1980; north side of Bristol Street, east of
   Mount Pleasant Drive; 0.23 acre; both the Planning Board and staff recommended
   approval.
CONFORMITY TO PLANS

GMP Area (Vision 2005): Area 4B: Long-Range Growth.
Relevant Comprehensive Plan Recommendation(s): The objectives in Vision 2005 for the Long-Range Growth Area include the staging of development with the provision of road, sewers, and other services. Vision 2005 also includes as one of its goals the need to provide a sufficient amount of land to accommodate affordable housing while at the same time working toward's the community's goal to maintain a compact urban growth form.
Relevant Development Guide Recommendation(s): The Land Use Map identifies this site for low density residential use. The plan addresses manufactured housing by noting that it should be allowed on individual lots in the northeast portion of the Carver Road Subarea (near the intersections of Old Walkertown Road and Northhampton Road).

ANALYSIS

The petition is to rezone approximately 0.54 acre from RS-9 to MH. The petition would allow an existing manufactured home, currently permitted under a temporary Special Use Permit, to obtain more permanent status under the MH zoning classification. Currently the site is shared by siblings and the manufactured home is permitted due to a "Blood Relative" Special Use Permit. The owners seek to split the property into two individually owned tracts. The existing manufactured home would not be allowed on its own site under RS-9 zoning. MH zoning would allow this structure to remain. There are several existing manufactured homes in the vicinity of this property. These structures are well maintained and comprise an attractive pedestrian scale residential neighborhood.

The petition is consistent with both Vision 2005 and the Carver Road/Ogburn Station Development Guide.

Approval of this rezoning would not be detrimental to this neighborhood, and staff recommends approval.

FINDINGS

1. The petition is for conversion of an existing temporary Special Use Permit for a manufactured home use (RS-9) to a more permanent MH zoning classification. The site now contains an existing manufactured home.

2. The petition is consistent with Vision 2005.

3. The proposed zoning is compatible with other zoning and land uses in the surrounding neighborhood.
STAFF RECOMMENDATION

Zoning: **APPROVAL**.

*[For information purposes only: The draft Legacy plan indicates that the petitioner's site is located in the Suburban Neighborhoods Growth Management Plan area. Legacy has the following affordable housing objective - Provide a variety of quality housing types for all income levels and foster a climate that is hospitable to affordable housing development.]*

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: James Rousseau moved approval of the zoning map amendment.
SECOND: John Bost
VOTE:

FOR: Avant, Bost, Johnson, King, Powell, Rousseau, Schroeder, Snelgrove
AGAINST: None

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A. Paul Norby, AICP
Director of Planning