



DOCKET #: F1383

PROPOSED ZONING:
MH

EXISTING ZONING:
AG

PETITIONER:
Tammy W. Moore
and Danny D. Moore

SCALE: 1" represents 400'

STAFF: Gallaway

GMA: 4

ACRE(S): 0.32

MAP(S): 672826, 678826



DRAFT ZONING STAFF REPORT

DOCKET # F-1383
STAFF: Suzy Gallaway

Petitioner(s): Tammy W. Moore and Danny D. Moore
Ownership: Same

REQUEST

From: AG (Agricultural)
To: MH (Manufactured Housing)

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: 0.32

LOCATION:

Street: South side of High Point Road east of Serenity Pointe Drive
Jurisdiction: Forsyth County

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Manufactured Home

Adjacent Uses:

- North- Single Family Homes, zoned AG
- Northeast- Single Family Homes and Manufactured Homes, zoned AG
- East- Single Family Homes, Manufactured Homes further east, zoned AG
- South- Vacant property, zoned AG
- West- Vacant property, zoned AG

GENERAL AREA

Character/Maintenance: Well-maintained homes, conventional and manufactured
Development Pace: Slow

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Site is developed with a manufactured home.

Topography: There is an approximate change in elevation on the subject property of 8' (from an approximate elevation of 914' in the northwest down to an approximate elevation of 906 in the south).

Streams: The headwaters of a small tributary to Abbotts Creek are just south of the subject property.

Vegetation/habitat: There is some limited vegetation remaining on the western portion of the subject property.

Water Supply Watershed: The subject property is located within the Abbotts Creek WS-III water supply watershed.

Compliance with Watershed Protection Regulations: Since the proposed project is a general use rezoning request, compliance with this standard will be determined when building permits are issued.

TRANSPORTATION

Direct Access to Site: High Point Road; Curry Road

Street Classification: High Point Road – Major Thoroughfare; Curry Road – Minor Thoroughfare

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):

High Point Road between Curry Road and Horneytown Road = 1,700/11,100

Curry Road between High Point Road and Davidson County = 300/16,100

Bicycle Route: Route 24, Union Cross Connector, along High Point Road

HISTORY

Relevant Zoning Cases:

1. F-561; R-5 to R-7-S (Dwellings, Single Family or Mobile Home not in Mobile Home Park); approved February 9, 1981; 2.2 acres; south side of High Point Road, east of Curry Road; Planning Board recommended denial, staff recommended approval.
2. F-546; R-5 to R-7; approved May 1, 1980; 0.70 acre; south side of High Point Road, east of Curry Road; Planning Board and staff recommended approval

CONFORMITY TO PLANS

GMP Area (*Legacy*): Future Growth Area (GMA 4)

Relevant Comprehensive Plan Recommendation(s): *Legacy* promotes a variety of housing types, including factory-built housing, to meet the need for low and moderate income housing in our community.

Area Plan/Development Guide: The *US 311 Area Plan* (1984) and the *Union Cross/Southeast Forsyth County Area Plan* (under consideration).

Relevant Development Guide Recommendation(s): Both plans recommend that the subject property be developed as either continued agriculture or low-density residential uses.

ANALYSIS

The current request is to rezone 0.32 acre from AG (Agricultural) to MH (Manufactured Housing). There is an existing manufactured home on the site. The existing manufactured home is permitted through a Blood Relative Permit issued by the Zoning Board of Adjustment. This type of permit must be renewed every five years. The petitioner would like to have a zoning district which allows for a manufactured home without undergoing this permitting process every few years. The current request would rezone Tax lots 1-3, which would require replacing or moving the existing manufactured home onto those lots. The site consists of 0.32 acre or 13,939 square feet. MH zoning requires a lot size of at least 10,000 square feet making it impossible for the site to be subdivided further for any additional manufactured homes.

The area is residential in character with a mixture of housing types and structure ages. There are both single family homes and manufactured homes in the area. The neighborhood is well-maintained. The current request is not out of character with the surrounding area.

Both the *US 311 Area Plan* (adopted in 1984) and the proposed *Union Cross/Southeast Forsyth County Area Plan* recommend the site be developed for low-density residential or agricultural uses. As *Legacy* promotes a variety of housing types, including factory-built housing, to meet the need for low and moderate income housing in our community, this request meets the recommendations of *Legacy*.

As the request meets a need for affordable housing in the community, is consistent with the character of the area and the *Legacy* comprehensive plan, staff recommends approval.

FINDINGS

1. The current request is to rezone 0.32 acre from AG (Agricultural) to MH (Manufactured Housing).
2. The petitioner would like to rezone the site to accommodate a manufactured home without undergoing a permitting process every few years.
3. MH zoning requires a lot size of at least 10,000 square feet making it impossible for the site to be subdivided further for any additional manufactured homes.
4. *Legacy* promotes a variety of housing types, including factory-built housing, to meet the need for low and moderate income housing in our community.

STAFF RECOMMENDATION

Zoning: **APPROVAL.**