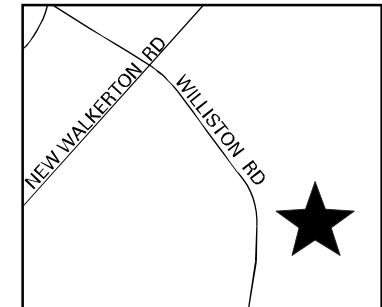


DOCKET #: F1342

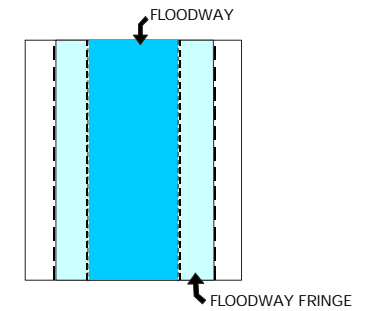
PROPOSED ZONING:
MH

EXISTING ZONING:
RS9

PETITIONER:
Jack H. Duggins



LOCATION MAP



SCALE: 1" represents 200'

STAFF: Hughes

GMA: 3

ACRE(S): 0.6

MAP(S): 654874



June 26, 2001

Jack H. & Cedelma D. Duggins
4688 Swain Lane
Walkertown, N.C. 27051

RE: ZONING MAP AMENDMENT F-1342

Dear Jack H. & Cedelma Duggins:

The attached report of the Planning Board to the Forsyth County Board of Commissioners is sent to you at the request of the Commissioners.

When the rezoning is scheduled for public hearing, you will be notified by Jane Cole, Clerk to the County Commissioners, of the date on which the Commissioners will hear this petition.

Sincerely,

A. Paul Norby, AICP
Director of Planning

Attachment

pc: Jane Cole, County Manager's Office

**FORSYTH COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: _____ **AGENDA ITEM NUMBER:** _____
SUBJECT:-

Zoning map amendment of Jack H. and Cedelma D. Duggins

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

Zoning map amendment of Jack H. and Cedelma D. Duggins from RS-9 to MH: property is located east of the terminus of Parnell Ridge Drive (Zoning Docket F-1342).

After consideration, the Planning Board recommended approval of the rezoning petition.

ATTACHMENTS:- YES NO

SIGNATURE: _____ **DATE:** _____

COUNTY ORDINANCE - GENERAL USE

Zoning Petition of Jack H. and Cedelma D. Duggins,
Docket F-1342

AN ORDINANCE AMENDING
THE FORSYTH COUNTY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF THE
COUNTY OF FORSYTH,
NORTH CAROLINA

BE IT ORDAINED by the Board of County Commissioners of the County of
Forsyth as follows:

Section 1. The Zoning Ordinance of the *Unified Development Ordinances* of the County
of Forsyth, North Carolina, and the Official Zoning Map of the County of Forsyth, North
Carolina, are hereby amended by changing from RS-9 to MH the zoning classification of the
following described property:

Tax Lot 18B, Tax Block 3252

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # F-1342
STAFF: Suzy Hughes

Petitioner(s): Jack H. and Cedelma D. Duggins
Ownership: Jack Harold Duggins, Sr.

REQUEST

From: RS-9 Residential Single Family District
To: MH Manufactured Housing Development

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: 0.6 acre

LOCATION

Street: East terminus of Parnell Ridge Drive.
Jurisdiction: Forsyth County.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Manufactured home and wooded area in floodplain.

Adjacent Uses:

North -	Single family home, zoned RS-9.
East -	Floodway.
South -	Rural and agricultural uses, zoned RS-9.
West -	Well-maintained manufactured home, zoned MH.

GENERAL AREA

Character/Maintenance: Moderately well maintained manufactured and conventional housing.
Development Pace: Slow.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

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

Topography: GIS maps show a downward slope of approximately 20' toward the creek to the east.

Streams: A stream crosses the eastern portion of this property.

Vegetation/habitat: Site is heavily wooded surrounding manufactured home.

Constraints: Moderate topographic constraints.

Floodplains: This property contains both floodway and floodway fringe areas.

Water Supply Watershed: Salem Lake (WS-III).

Compliance with Watershed Protection Regulations: Single family and manufactured home lots must have at least 20,000 sf.

TRANSPORTATION

Direct Access to Site: Parnell Ridge Drive.

Street Classification: Local.

HISTORY

Relevant Zoning Cases:

1. F-1246; RS-9 to MH; approved December 14, 1998; north side of Parnell Ridge Drive at its eastern terminus; 1.48 acres; Planning Board and staff recommended approval.
2. F-1141; RS-9 to RS-30-S (Residential Building, Single Family; Manufactured Home Class A, B, C); withdrawn January 8, 1996; 0.95 acre; Planning Board and staff recommended denial.
3. F-186; R-6 to R-2; approved March 15, 1971; east side of Williston Road south of US 311; 10.0 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

Legacy: Suburban Neighborhoods (GMA 3).

Relevant Comprehensive Plan Recommendation(s): The affordable housing objective in *Legacy* 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* states that manufactured homes can help fill the need for affordable housing.

Area Plan/Development Guide: The site is not within the boundaries of a development guide or an area plan.

GREENWAY/RECREATION/OPEN SPACE REVIEW

Greenway Plan: *Legacy*.

Greenway/Trail Name: Lowery Mill Creek.

Side of Creek: West.

Is site designated for parks/open space? No.

Comments/Status of Trail: *Legacy* proposes a greenway along Lowery Mill Creek as part of the County-wide greenway system. A greenway trail along this creek would service Walkertown.

ANALYSIS

The petition is a request to rezone approximately 0.6 acre from RS-9 to MH. Currently, there is a manufactured home on the property for which the petitioner can no longer receive a permit. Originally, a blood-relative permit had been issued for a single-wide manufactured home. The petitioner's blood-relative no longer lives in the home. Due to its RS-9 zoning classification, single-wide manufactured homes are not allowed by Special Use Permit.

The MH District allows both conventional and manufactured homes (Classes A, B, and C) on individual lots by right. Approval of the petition would allow the placement of a single-wide or a double-wide manufactured home or a conventional single family home on this lot.

Legacy calls for the provision of affordable housing in this area and promotes a climate to support affordable housing. *Legacy* also states that manufactured housing can help fill the need for affordable housing.

Located in a predominately rural setting with scattered small subdivisions developed alongside farmland, the site appears suitable for the uses permitted in the proposed MH District. There are other existing manufactured homes on Parnell Ridge Drive, and three- or four-unit residential buildings on land zoned RM-12 near the intersection of Parnell Ridge Drive and Williston Road. MH Zoning in this location would not be out of character with the surrounding uses.

FINDINGS

1. The petition is a request to rezone approximately 0.6 acre from RS-9 to MH.
2. There is a manufactured home on the property for which the petitioner can no longer receive a permit.
3. The MH District allows both conventional and manufactured homes (Classes A, B, and C) on individual lots by right.
4. *Legacy* states that manufactured housing can help fill the need for affordable housing.
5. The site appears suitable for the uses permitted in the proposed MH District.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

PUBLIC HEARING - June 14, 2001

FOR: None

AGAINST: None

WORK SESSION

MOTION: Powell moved for approval.

SECOND: Doyle

VOTE:

FOR: Avant, Doyle, Johnson, King, Norwood, Powell, Schroeder, Snelgrove

AGAINST: None

EXCUSED: None

According to information furnished by the Office of the Tax Assessor, the subject property was in the name of Jack Harold Duggins, Sr. as of April 25, 2001.

A. Paul Norby, AICP
Director of Planning