

AGENDA

FORSYTH COUNTY ZONING BOARD OF ADJUSTMENT

2:00 P.M. - PUBLIC MEETING ROOM - BRYCE A. STUART MUNICIPAL BUILDING

WEDNESDAY, AUGUST 17, 2011

1. PRAYER
2. ROLL CALL OF MEMBERS
3. APPROVAL OF MINUTES
4. WITHDRAWAL OR CONTINUANCE REQUESTS
5. HEARING & DETERMINATION OF CASES
 - A. MANUFACTURED HOME RENEWALS (CONSENT)

MARK LEONARD
PATSY LEONARD
Case # **3813**

Approved – 5 years

Request permission to continue to place a Manufactured Home, Class A on a .46-acre tract of land located at 1254 Chevelle Lane, on the northwest side of a private drive), approximately 4200 feet northwest of Baux Mountain Road, Property is zoned RS40. Tax Block 5145, Tax Lot 018E.

MITCHELL BRADY
(TERESA WRIGHT)
Case # **3818**

Approved – 5 years for rental

Request permission to continue to place a Manufactured Home, Class C on a .46-acre tract of land located at 9065 Broad Street, on the east side of a private drive, approximately 2000 feet north of Tate Road. Property is zoned RS20. Tax Block 4957, Tax Lot 047A.

ROBERT CHILDRESS
Case # **3821**

Approved – 5 years

Request permission to continue to place a Manufactured Home, Class B on a .71-acre tract of land located at 4742 Hastings Valley Road, on the south side of private drive, approximately 400 feet east of Camp Betty Hastings Road. Property is zoned RS20. Tax Block 5154, Tax Lot 017L.

PHYLLIS HEITMAN

(CAROL FINCHER)
Case # 3823

Approved – 5 years for rental

Request permission to continue to place a Manufactured Home, Class B on a 1.35-acre tract of land located at 3295 Beroth Road, approximately 2000 feet southwest of River Ridge Road. Property is zoned AG. Tax Block 4606A, Tax Lot 000V.

ALICE BOWMAN
(JACKIE CATES)
Case # 3825

Approved – 5 years for rental

Request permission to continue to place a Manufactured Home, Class C on a .80-acre tract of land located at 1071 Pine Tag Road (private drive), at the northeast corner of Montroyal Road. Property is zoned RS9. Tax Block 4942, Tax Lot 309A.

NED BANNER
Case # 3826

Approved – 5 years

Request permission to continue to place a Manufactured Home, Class C on a 36.45-acre land located at 8800 Baux Mountain Road, at dead end of private drive, approximately 2000 feet north of Dusty Trail. Property is zoned AG. Tax Block 5128, Tax Lot 008C and 107.

WILLIAM MELTON
RHODA MELTON
Case # 3827

Approved – 5 years

Request permission to continue to place a Manufactured Home, Class B on a 4.01-acre tract of land located at 7380 Baux Mountain Road, at dead end, approximately 1900 feet north of the intersection of Baux Mountain Road and Stafford Mill Road. Property is zoned AG. Tax Block 5132, Tax Lot 045J.

JOYCE SCOTT
CONRAD SCOTT
(GREGORY SCOTT)
Case # 3829

Approved – 5 years for blood relative only

Request permission to continue to occupy a secondary dwelling (Manufactured Home, Class B) on a 4.9-acre tract of land with an existing Manufactured Home, Class A located at 4592 Crews Lane, (secondary dwelling address is 4590 Crews Lane), at dead end, approximately 2500 feet northeast of Old Hollow Road. Property is zoned RS30. Tax Block 5141, Tax Lot 004M.

MARILYN GLENN
(JOHN BARTON)

Case # **3830**

Approved – 5 years for rental

PENNY BROWN
TOMMY BROWN
(HARRY MULLINS)
Case # **3833**

Approved – 5 years for rental

CAROL HARDY
Case # **3835**

Approved – 5 years

WILLIAM HENDRIX
GAYNELL HENDRIX
(SAMMY SANTOYO)
Case # **3837**

Approved – 5 years for servant use

CHERI BRAXTON
Case # **3838**

Approved – 5 years

CALVIN BAKER
(DEVIN BAKER)

Request permission to continue to place a Manufactured Home, Class A on a 3.1-acre tract of land located at 1380 Williams Road, approximately 1400 feet north of Glenn Road. Property is zoned RS40. Tax Block 4438, Tax Lot 009J.

Request permission to continue to place a Manufactured Home, Class B on a 1.83-acre tract of land located at 6610 Salem Chapel Road, approximately 1 mile south of West Road. Property is zoned RS40. Tax Block 5230, Tax Lot 025E.

Request permission to continue to place a Manufactured Home, Class B on a .58-acre tract of land located at 5731 Old Valley School Road, approximately 2500 feet east of Old Hollow Road. Property is zoned RS40. Tax Block 5421, Tax Lot 024U.

Request permission to continue to occupy a secondary dwelling (Manufactured Home, Class B) on a 26.94-acre tract of land with an existing dwelling located at 4707 Rolling Hill Drive (secondary dwelling address is 4725 Rolling Hill Drive), at dead end, approximately 1 mile west of Tobaccoville Road. Property is zoned AG. Tax Block 4724, Tax Lots 018H, 018e, 019C and 019E.

Request permission to continue to place a Manufactured Home, Class C on a .45-acre tract of land located at 1733 Ploughboy Trail, at dead end, approximately 1400 feet south of Ploughboy Lane. Property is zoned RS9. Tax Block 3897, Tax Lot 023G.

Case # **3840**

Approved – 5 years for blood relative only

Request permission to continue to occupy a secondary dwelling (Manufactured Home, Class B) on a 50.29-acre tract of land with an existing Manufactured Home, Class A, located at 4420 Mecum Road (secondary dwelling address is 4422 Mecum Road), approximately 5000 feet north of Pine Hall Road. Property is zoned RS20. Tax Block 5165, Tax Lot 020C.

JEFFERY MCINTOSH
EAST FORSYTH MH PARK
(MELINDA JAMES)

Case # **3843**

Approved – 5 years for rental

Request permission to continue to place a Manufactured Home, Class B on a .71-acre tract of land located at 155 Willamont Street, on the southeast corner of Willamont Street and West Mountain Street. Property is zoned RS9. Tax Block 3271, Tax Lots 008, 009, 010, 088 and 089.

MARTHA EVERHART
(MICHELLE JARVIS)

Case # **3844**

Approved – 5 years

Request permission to continue to place a Manufactured Home, Class C on a 1.18-acre tract of land located at 3590 Ridgewood Court, at dead end, approximately 1 mile south of Ridge Road. Property is zoned RS20. Tax Block 2633, Tax Lot 019N.

B. MANUFACTURED HOME RENEWALS (NONCONSENT)

KRISTEN SHAFFER
Case # **3810**

Approved – 5 years

Request permission to continue to place a Manufactured Home, Class A on a 1.13-acre tract of land located at 104 Horneytown Road, approximately 500 feet south of High Point Road. Property is zoned AG. Tax Block 5609, Tax Lots 8 and 9.

KEVIN MENDENHALL
Case # **3822**

Approved – Permanent Permit

Request permission to continue to place a Manufactured Home, Class A on a 1-acre tract of land located at 2781 Evans Road, at the northwest corner of Evans Road and Evans Court. Property is zoned RS9. Tax Block 3888, Tax Lot 001H.

ALICE BOWMAN
Case # **3824**

Request permission to continue to place a Manufactured Home, Class A on a .75-acre tract of

Approved – Permanent Permit

land with an unoccupied dwelling located at 1061 Pine Tag Road (private drive), approximately 150 feet north of Montroyal Road. Property is zoned RS9. Tax Block 4942, Tax Lot 309B.

MAYNARD PIERCY
DARLENE PIERCY
Case # **3828**

Request permission to continue to place a Manufactured Home, Class A on a 2.38-acre tract of land located at 8985 Belews Creek Road, at the southwest corner of Belews Creek Road and Plunkett Road. Property is zoned AG. Tax Block 5236, Tax Lot 113.

Approved – Permanent Permit

ANNE CLEARY
(BLAKE BROOKS)
Case # **3832**

Request permission to continue to place a Manufactured Home, Class C on a .95-acre tract of land located at 5430 Loop Road, approximately 1300 feet north of Cooper Road. Property is zoned RS9. Tax Block 4202, Tax Lot 053E.

Approved – 5 years for rental

FAYE DILLON
MAX DILLON
Case # **3839**

Request permission to continue to place a Manufactured Home, Class A on a 7.61-acre tract of land located at 2152 Chestnut Tree Lane, at dead end, approximately 500 feet north of Rural Hall-Germanton Road. Property is zoned AG. Tax Block 4954, Tax Lots 031G and 031J.

Approved – 5 years

C. OTHER SPECIAL USE PERMIT RENEWALS
No Applications

D. SPECIAL USE PERMITS FOR MANUFACTURED HOMES (NEW)
No Applications

E. OTHER SPECIAL USE PERMITS (NEW)

AMERICAN CONCRETE PUMPING INC
KEVIN STOUT
(BRAD COE)
Case # **3586**

Withdrawn

Request permission to convert a nonconforming General Building Contractor to a nonconforming Business Services A. Property is located at 4275 Thomasville Road, at the corner of Thomasville Road and Willard Road. Property is zoned RS20. Tax Block 2650, Tax Lots 001B, 002, 003, 004, 005 and 006.

F. VARIANCES

JOHN SMITHDEAL
Case # **3802**

Approved
(Hardship due to narrow areas)

Request variance of Type II Bufferyard Requirements on a .19-acre tract of land located at 8096 Broad Street, at the corner of Bethania Street and Broad Street. Property is zoned PB. Tax Block 4909, Tax Lot 005.

JAMES MORGAN
MARY MORGAN
Case # **3842**

Approved
(Hardship due to the act of a public agency)

Request variance of rear yard setback requirements on a 2.07-acre tract of land located at 9030 Mibeck Road, approximately 800 feet northwest of Craig Road. Property is zoned RS40. Tax Block 5235A, Tax Lot 017B.

G. APPEALS
No Applications

6. UNFINISHED BUSINESS