

**AGENDA**

**FORSYTH COUNTY ZONING BOARD OF ADJUSTMENT**

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

**WEDNESDAY, SEPTEMBER 21, 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)**

EDWARD WALL  
JULIA WALL  
(CLAY SWAIM)  
Case # **3852**

*Approved – 5 years for rental*

Request permission to continue to place a Manufactured Home, Class B on a 116.93-acre tract of land located 8084 Glade Street, at dead end, approximately 300 feet north of Heatherton Lane. Property is zoned RS20. Tax Block 4967, Tax Lots 058 and 007B.

ANGEL AYERS  
Case # **3853**

*Approved – 5 years*

Request permission to continue to occupy a Manufactured Home, Class C on a 0.5-acre tract with an existing unoccupied dwelling located at 8303 Crestbrook Road, approximately 750 feet north of Rural Hall-Germanton Road. Property is zoned AG. Tax Block 5031, Tax Lot 013.

MARK WHITE  
MARY WHITE  
(LISA DEAN)  
Case # 3854

*Approved – 5 years for rental*

Request permission to continue to place a  
Manufactured Home, Class B on a 2.1-acre tract of  
land located at 7580 Walnut Cove Road, approximately  
1000 feet north of the intersection of Dennis Road.  
Property is zoned RS40. Tax Block 5121, Tax Lot  
005.

ELIZABETH TUCKER  
(BO STAFFORD)  
Case # 3855

*Continued to October 19, 2011*  
*No one present*

Request permission to continue to place a  
Manufactured Home, Class C on a 14.81-acre tract of  
land with an existing dwelling located at 7255  
Watkins Ford Road (secondary dwelling address is  
7251 Watkins Ford Road), approximately 1400 feet  
east of High Point Road. Property is zoned AG. Tax  
Block 5618, Tax Lots 126 and 051B.

HUGH CHRISTY  
(EMILY PENDRY)  
Case # 3856

*Approved – 5 years for rental*

Request permission to continue to place a  
Manufactured Home, Class A on a .67-acre tract of  
land located at 5164 Yukon Road, approximately 600  
feet south of Klondike Road. Property is zoned RS9.  
Tax Block 3035, Tax Lot 005.

BRENDA BREWER  
(EVA BAKER)  
Case # 3857

*Approved – 5 years*  
*Blood relative only*

Request permission to continue to occupy a  
Manufactured Home, Class C on a 1.69-acre tract of  
land with an existing dwelling located at 7764  
Preston Road, approximately 3000 feet northwest of  
Belews Creek Road. Property is zoned AG. Tax Block  
5234, Tax Lot 015C.

RONALD BREWER  
Case # 3858

*Approved – 5 years*

Request permission to continue to place a  
Manufactured Home, Class B on a 20-acre tract of  
land located at 7701 Tucker Road, approximately 1  
mile north of Pine Hall Road. Property is zoned AG.  
Tax Block 5229, Tax Lot 004T.

GENE PACK  
MICHELLE PACK  
(MANDY FREEMAN)  
Case # **3859**

*Approved – 5 years for rental*

Request permission to continue to place a  
Manufactured Home, Class A on a 1.8-acre tract of  
land located at 3300 Grubbs Road, approximately  
1000 feet northeast of Highway 311. Property is  
zoned RS40. Tax Block 5168, Tax Lot 101M.

JOHN TIMBERLAKE  
(HAROLD TIMBERLAKE)  
Case # **3860**

*Approved – 5 years  
Blood relative only*

Request permission to continue to occupy a secondary  
dwelling (Manufactured Home, Class B) on a .84-acre  
tract of land with an existing dwelling located at  
5425 Main Street (secondary dwelling address is 5455  
Main Street), approximately 400 feet northwest of  
Pine Hall Road. Property is zoned RS20. Tax Block  
5161, Tax Lot 209.

SAMUEL CONRAD  
(WILLIAM CONRAD)  
Case # **3861**

*Approved – 5 years  
Blood relative only*

Request permission to continue to occupy a secondary  
dwelling (Manufactured Home, Class B) on a 5.79-acre  
tract of land with an existing Manufactured Home,  
Class A, located at 1304 Lynndale Court (secondary  
dwelling address is 1306 Lynndale Court),  
approximately 1500 feet south of the intersection of  
Lynndale Court and Robinhood Road. Property is  
zoned RS9. Tax Block 4619, Tax Lot 015.

MICHAEL RAU  
(DELLA AYERS)  
Case # **3862**

*Approved – 5 years for rental*

Request permission to continue to place a  
Manufactured Home, Class A on a 1.07-acre tract of  
land located at 7645 Salem Chapel Road,  
approximately 1700 feet east of Walnut Cove Road.  
Property is zoned RS40. Tax Block 5228, Tax Lot  
209A.

DEBRA HONAKER  
Case # **3863**

*Approved – 5 years*

Request permission to continue to place a  
Manufactured Home, Class B on a 1-acre tract of land  
located at 4566 Mecum Road, at dead end,  
approximately 1 mile north of Pine Hall Road.  
Property is zoned RS40. Tax Block 5167, Tax Lot  
003U.

CHARLES JONES  
LOIS JONES  
(CAROLINE JONES)  
Case # **3864**

*Continued to October 19, 2011*  
*Sign not posted*

Request permission to continue to occupy a secondary dwelling (Manufactured Home, Class B on a .70-acre tract of land with an existing dwelling located at 5168 Friendly Road (secondary dwelling address is 5170 Friendly Road), approximately 700 feet east of New Walkertown Road. Property is zoned RS20. Tax Block 2151, Tax Lots 042 and 041B.

VERNA MATTHEWS  
Case # **3866**

*Approved – 5 years*

Request permission to continue to place a Manufactured Home, Class B on a 1-acre tract of land located at 4775 Hollow Spring Trail, on a private drive, approximately 800 feet northwest of Monford Road. Property is zoned RS40. Tax Block 4749, Tax Lot 039H.

VIOLA BOWMAN  
(RICHARD LINVILLE)  
Case # **3867**

*Approved – 5 years*  
*Farm tenant housing*

Request permission to continue to occupy farm tenant housing (Manufactured Home, Class C) on a 55.88-acre tract of land with an existing dwelling located at 3705 Old Flat Rock Road (secondary dwelling address is 6451 Vance Road), at the corner of Old Flat Rock Road and Vance Road. Property is zoned AG. Tax Block 5223, Tax Lot 012F.

JEREMY TILLEY  
RAELEAN MULDOVAN  
Case # **3868**

*Approved – 5 years*

Request permission to continue to place a Manufactured Home, Class B on a .91-acre tract of land located at 7759 Preston Road, approximately 1 mile west of Belews Creek Road. Property is zoned AG. Tax Block 5234, Tax Lot 012A.

KIMBERLY GARDNER  
(AGNES ROBBINS)  
Case # **3869**

*Approved – 5 years*  
*Blood Relative only*

Request permission to continue to occupy a secondary dwelling (Manufactured Home, Class A) on a lot with an existing Manufactured Home, Class A, on a 1-acre tract of land located at 6439 Bowman Road (secondary dwelling address is 6437 Bowman Road), approximately 1500 feet north of Pine Hall Road. Property is zoned AG. Tax Block 5230, Tax Lot 103.

JOHNNY DAVIS  
ANNETTE DAVIS  
Case # **3870**

*Approved – 5 years*

Request permission to continue to place a Manufactured Home, Class A on a 1-acre tract of land located at 7536 Dennis Road (west side of a private drive), approximately 3000 feet north of Wall's Lake Drive. Property is zoned AG. Tax Block 5125, Tax Lot 25P.

**B. MANUFACTURED HOME RENEWALS (NONCONSENT)**

VIRGINIA MABE  
Case # **3807**

*Continued to October 19, 2011  
(to allow present owners to attend hearing)*

Request permission to continue to place a Manufactured Home, Class C on a 0.3-acre tract of land located at 3011 Mountain Brook Trail, at the corner of Baux Mountain Road and Mountain Brook Trail. Property is zoned RS30. Tax Block 5175, Tax Lot 101.

BILLY JOYCE  
(OSCAR CONKLIN)  
Case # **3865**

*Approved – 5 years for rental*

Request permission to continue to place a Manufactured Home, Class B on a 3.07-acre tract of land located at 2960 Shiloh Church Road, approximately 300 feet west of Baux Mountain Road. Property is zoned RS40. Tax Block 5145, Tax Lots 013Q and 013R.

DREW STEIN  
(JANICE ETHERIDGE)  
Case # **3871**

*Approved – 5 years  
Blood relative only*

Request permission to continue to occupy a secondary dwelling (Manufactured Home, Class A) on a 10.76-acre tract of land with an existing Manufactured Home, Class B located at 8129 James Bowen Road (private drive) off the west side of Baux Mountain Road, approximately 2500 feet north of Lake Woussicket Road. Secondary dwelling address is 8125 James Bowen Rd. Property is zoned AG. Tax Block 5124, Tax Lot 124G.

C. OTHER SPECIAL USE PERMIT RENEWALS  
**No Applications**

D. SPECIAL USE PERMITS FOR MANUFACTURED HOMES (NEW)

WESLEY MCKNIGHT

Case # **3850**

*Approved – 5 years for rental*

Request permission to place a Manufactured Home, Class B on a .32-acre tract of land located at 3558 Linville Street, approximately 100 feet southwest of Hastings Road intersection. Property is zoned RS20. Tax Block 2155, Tax Lots 008C, 009C, 010C and 011C.

E. OTHER SPECIAL USE PERMITS (NEW)  
**No Applications**

F. VARIANCES  
**No Applications**

G. APPEALS  
**No Applications**

6. UNFINISHED BUSINESS