

**AGENDA**

**FORSYTH COUNTY ZONING BOARD OF ADJUSTMENT**

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

**Wednesday, November 16, 2016**

1. PRAYER
2. ROLL CALL OF MEMBERS
3. APPROVAL OF MINUTES
4. WITHDRAWAL OR CONTINUANCE REQUESTS
5. HEARING AND DETERMINATION OF CASES

**A. MANUFACTURED HOME RENEWALS (CONSENT)**

MARTHA EVERHART  
(MICHELLE JARVIS)

Case # **5412**

***Approved – 5 years  
Rental***

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.

ARNETTE FORD  
EARNEST FORD

Case # **5473**

***Approved – 5 years***

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.

ELIZABETH TUCKER  
(LIVVIE LARRIMORE)

Case # **5475**

**Approved – 5 years**  
**Farm Use**

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.

SHIRLEY JOYCE  
ROBERT JOYCE  
(GREG LANG)

Case # **5481**

**Approved – 5 years**  
**Rental**

Request permission to continue to place a Manufactured Home, Class A on a 3.23-acre tract of land located at 2659 Ben Joyce Road, approximately 700 feet north of Old Valley School Road. Property is zoned RS40. Tax Block 5421, Tax Lot 026C.

CAROLYN BULLINS  
(SHARON ELLIS)

Case # **5489**

**Approved – 5 years**  
**Rental**

Request permission to continue to place a Manufactured Home, Class B on a .86-acre tract of land located at 7305 Dennis Road, approximately 2 miles north of the Intersection of Dennis Road and Highway 311 North. Property is zoned AG. Tax Block 5125, Tax Lots 071A and 017C.7305

CAROL JOHNSON  
(STEVEN AND ANITA DANNER)

Case # **5490**

**Approved – 5 years**  
**Rental**

Request permission to continue to place a Manufactured Home, Class B on a 3.16-acre tract of land located at 2445 Hilltop Drive, approximately 1 mile north of Fleetwood Circle. Property is zoned RS9. Tax Block 4635, Tax Lot 301.

WARREN MORGAN

Case # **5491**

**Approved – 5 years**

Request permission to continue to place a Manufactured Home, Class B on a .82-acre tract of land located at 5150 Waller Road, approximately 800 feet northwest of Vienna-Dozier Road. Property is zoned RS-40. Tax Block 4750, Tax Lot 51A.

WILLIAM WALKER  
DELLA WALKER

Case # **5492**

**Approved – 5 years**

Request permission to continue to place a Manufactured Home, Class C on a 0.7-acre tract of land located at 5075 Stoney Point Road, approximately 800 feet north of the intersection of Walnut Cove Road and Stoney Point Road. Property is zoned RS40. Tax Block 5167D, Tax

ROGER LINVILLE  
GLORIA LINVILLE  
(DAVID LINVILLE)

Case # **5493**

**Approved – 5 years**  
**Rental**

Lot 005.

Request permission to continue to place a Manufactured Home, Class A on a .85-acre tract of land located at 3310 Piney Grove Road, approximately 600 feet north of Benefit Church Road. Property is zoned AG. Tax Block 5242, Tax Lot 007V.

RONNIE SIDDEN  
(JOHNNY MARTIN)

Case # **5494**

**Approved – 5 years**  
**Rental**

Request permission to continue to place a Manufactured Home, Class C on a .46-acre tract of land located at 4603 Effie Lane, approximately 300 feet east of Eric Lane. Property is zoned RS30. Tax Block 5167, Tax Lot 149D.

SANDRA SIDDEN  
RONNIE SIDDEN  
(LAURA PEARSON)

Case # **5495**

**Approved – 5 years**  
**Rental**

Request permission to continue to place a Manufactured Home, Class C on a .86-acre tract of land located at 4630 Effie Lane, approximately 1200 feet north of Ben Lane. Property is zoned RS-30. Tax Block 5167, Tax Lot 134B.

RONNIE SIDDEN  
SANDRA SIDDEN  
(RAYMOND SAYRE)

Case # **5496**

**Approved – 5 years**  
**Rental**

Request permission to continue to place a Manufactured Home, Class C on a .99 acre tract of land located at 4640 Effie Lane, approximately 1200 feet north of Ben lane. Property is zoned RS-30. Tax Block 5167, Tax Lot 134A.

CLIFFORD MILLIKAN

Case # **5497**

**Approved – 5 years**

Request permission to continue to place a Manufactured Home, Class B on a 1.18-acre tract of land located at 4350 Pine Hall Road, approximately 100 feet northwest of Smith Acres Lane. Property is zoned RS20. Tax Block 5165, Tax Lot 056B.

DERRICK GORTMAN  
(SARA ARMSTRONG)

Case # **5498**

**Approved – 5 years**  
**Rental**

Request permission to continue to place a Manufactured Home, Class b on a 1-acre tract of land located at 9009 Gortman Road, approximately 1700 feet west of Piney Grove Road. Property is zoned RS40. Tax Block 5417, Tax Lot 013E.

DERRICK GORTMAN  
(CHRIS MATTHEWS)

Case # **5499**

**Approved – 5 years**  
**Rental**

Request permission to continue to place a Manufactured Home, Class B on a .5-acre tract of land located at 8112 Belews Creek Road, approximately 1/2 mile south of Deer Hill Road. Property is zoned AG. Tax Block 5233, Tax Lot 404D.

TOMMY FRYE

Case # **5501**

**Approved – 5 years**

Request permission to continue to place a Manufactured Home, Class C on a .70-acre tract of land located at 4745 High Point Road, approximately 200 feet south of Abbots Church Road. Property is zoned AG. Tax Block 5617, Tax Lot 045.

TOMMY FRYE  
(SHIRLEY REINERT)

Case # **5502**

**Approved – 5 years**  
**Rental**

Request permission to continue to place a Manufactured Home, Class C on a .85-acre tract of land located at 4741 High Point Road, approximately 200 feet south of Abbots Creek Church Road. Property is zoned AG. Tax Block 5617, Tax Lot 44.

RUBY CORDELL

Case # **5504**

**Approved – 5 years**

Request permission to continue to place a Manufactured Home, Class B on a 1.99-acre tract of land located at 6222 Reidsville Road, approximately 800 feet east of Piney Grove Road. Property is zoned AG. Tax Block 5240, Tax Lot 021G.

RITA WELCH

Case # **5505**

**Approved – 5 years**

Request permission to continue to place a Manufactured Home, Class C on a .56-acre tract of land located at 4044 Sawmill Road, approximately 1/2 mile north of Gumtree Road. Property is zoned RS20. Tax Block 2637A, Tax Lot 005.

## B. MANUFACTURED HOME RENEWALS (NONCONSENT)

FRANCIS HARRIS  
MOLLIE HARRIS  
(JERROLD MILES)

Case # **5460**

**Approved – 5 years**  
**Rental**

Request permission to continue to place a Manufactured Home, Class B on a 7.55-acre tract of land located at 4560 Mecum Road, approximately 1 mile northwest of Pine Hall Road. Property is zoned RS40. Tax Block 5167, Tax Lots 003V and 014A.

MARGARET FOSTER  
Case # 5507

**Approved – permanent status**

Request permission to continue to place a Manufactured Home, Class A on a .92-acre tract of land located at 5120 Dock Davis Road, approximately 1000 feet north of Glen Day Drive. Property is zoned RS-40. Tax Block 4203, Tax Lot 20K.

C. OTHER SPECIAL USE PERMIT RENEWALS

No Applications

D. SPECIAL USE PERMITS FOR MANUFACTURED HOMES (NEW)

No Applications

E. OTHER SPECIAL USE PERMITS (NEW)

CHARLES DILLON  
JUDY DILLON  
(THOMAS & BILLY REEP IV)  
Case # 5480

**Continued to December 21, 2016**  
**(Board to make site visit)**

Request permission to occupy a secondary dwelling, Class B Manufactured Home, on a 7.37 acre tract of land located at 3380 Dillon Farm Rd(secondary dwelling address is 3382 dillon Farm Road), approximately 1300 feet east of New Walkertown Road. Property is zoned RS9. Tax block 3236, lot 233.

CYNTHIA WILLIAMS  
MATTHEW WILLIAMS  
Case # 5503

**Denied**  
**(Not in harmony with neighborhood)**

Request permission to establish a Large Home Daycare on a .49-acre tract of land located at 7007 Windrift Court, approximately 1000 feet northwest of Rivergate Drive. Property is zoned RS9. Tax Block 4210B, Tax Lot 106.

STEPHEN WALL  
Case # 5513

**Withdrawn**

Request special use permit for oversize accessory structure on a .45 acre tract of land as per plot plan on file. Property is located at 2300 Wickham Rd. at the corner of Banbridge Rd and Wickham Rd. Property is zoned RS20. Tax Block is 5713, Tax Lot 102.

F. VARIANCES

STEPHEN WALL

Case # **5476**

**Approved –**  
**(Per Plot Plan on File)**

Request variance of 15' on rear yard on a .45 acre tract of land as per plot plan on file. Property is located at 2300 Wickham Rd. at the corner of Banbridge Rd and Wickham Rd. Property is zoned RS20. Tax Block is 5713, Tax Lot 102.

APPEALS

No Applications

6. UNFINISHED BUSINESS