

AGENDA
FORSYTH COUNTY ZONING BOARD OF ADJUSTMENT
2:00 P.M. - PUBLIC MEETING ROOM - BRYCE A. STUART MUNICIPAL BUILDING
Wednesday, February 21, 2018

NOTE: ALL cases on the Zoning Board of Adjustment agenda are quasi-judicial in nature; as a result, NO communications should take place between yourself and the Zoning Board of Adjustments members prior to the public hearing.

1. PRAYER
2. ROLL CALL OF MEMBERS
3. OPENING REMARKS
4. APPROVAL OF MINUTES
5. WITHDRAWAL OR CONTINUANCE REQUESTS

A. MANUFACTURED HOME RENEWALS (CONSENT)

SANTARAM CORPORATION
(MANKINS, DAMEON)
Case # **Z1701210**

Request permission to continue to place a Manufactured Home, Class C on 1.7-acre tract of land located at 5946 Germanton Road (west side of a private drive), approximately 1 mile north of Old Hollow Road. Property is zoned RS30. Tax Block 4951, Tax Lots 010R, 010U, and 011B.

HAWKS, LEONARD E.
(HAWKS, LEONARD E.)
Case # **Z1701213**

Request permission to continue to place a Manufactured Home, Class C on a 5.07-acre tract of land located at 2847 Amber Lane, approximately 500 feet west of New Walkertown Road. Property is zoned RS9. Tax Block 3239, Tax Lot 116D.

ORTIZ, DIANA M.
(ORTIZ, DIANA M.)
Case # **Z1701218**

Request permission to continue to place a Manufactured Home, Class A on a 1.74-acre tract of land located at 4401 Mecum Road, approximately 1400 feet north of Pine Hall Road. Property is zoned RS20. Tax Block 5165, Tax Lots 108L and 108M.

PARHAM, CRAIG HAROLD
(PARHAM, SCOTT)

Case # **Z1701219**

Request permission to continue to place a Manufactured Home, Class B on a 10.60-acre tract of land located at 7336 Parham Road, on the south side of a private drive, approximately 600 feet southeast of Belews Creek Road. Property is zoned AG. Tax Block 5241, Tax Lot 024G.

WALKER, WILLIAM S.
WALKER, JEANETTE
(WALKER, WILLIAM S.)

Case # **Z1701220**

Request permission to continue to place a Manufactured Home, Class B on a .68-acre tract of land located at 5085 Stoney Point Road, approximately 1400 feet southeast of Highway 311 North. Property is zoned RS40. Tax Block 5167D, Tax Lot 004.

JONES, CAROLYN MARSHALL
(JONES, CHRIS)

Case # **Z1800075**

Request permission to continue to place a Manufactured Home, Class B on a 14.65-acre tract of land located at 6225 Baux Mountain Road, approximately 1000 feet north of Mountain Brook Trail. Property is zoned RS40. Tax Block 5150, Tax Lot 018E.

MATTHEWS, WILLIAM H.
(MATTHEWS, JR. WILLIAM)

Case # **Z1800078**

Request permission to continue to place a secondary dwelling, (Manufactured Home, Class B) on a 5.80-acre tract of land with an existing dwelling, located at 7110 Idlewild Haven Court (secondary dwelling address is 7132), on the east side of a private drive, approximately 500 feet south of Watkins Ford Road. Property is zoned AG. Tax Block 5617, Tax Lot 110.

YATES MARK DANIEL
YATES, LEESA S.
(DAY, CORY)

Case # **Z1800079**

Request permission to continue to place a Manufactured Home, Class B on a 1-acre tract of land located at 2984 Mathews View Lane, on the north side of a private drive, approximately 400 feet southeast of Sell Road. Property is zoned RS9. Tax Block 3233, Tax Lot 106C.

KIRBY, EVERETTE E.
KIRBY, MARTHA
(O'BRIANT, LINWOOD)

Case # **Z1800133**

Request permission to continue to place a Manufactured Home, Class C on a 32.14-acre tract of land located at 4000 High Point Road approximately 1500 feet southwest of Glenn High Road. Property is zoned RS-20. Tax Block 2633, Tax Lots 011B and 021B.

ELLIS, DENNIS M.
(ELLIS, DENNIS M.)
Case # **Z1800138**

Request permission to continue to place a Manufactured Home, Class A on a 2.04-acre tract of land located at 9056 Perrel Springs Road, at the dead end of a private drive, approximately 300 yards west of Baux Mountain Road and approximately 1/2 mile north of Camp Civitan Road. Property is zoned AG. Tax Block 5133, Tax Lot 005.

WALKER, TIMOTHY C.
(WALKER, JORDAN)
Case # **Z1800165**

Request permission to continue to place a Manufactured Home, Class C on a 1.20-acre tract of land located at 7788 Ketner Farm Road, at the dead end of a private drive, approximately 1200 feet south of Cook Road. Property is zoned RS9. Tax Block 4967, Tax Lot 133.

FISHER, JAMES R.
FISHER, LENDA
(OVERBY, RUTH)
Case # **Z1800166**

Request permission to continue to place a secondary dwelling (Manufactured Home, Class B) on a .77-acre tract of land with an existing dwelling located at 4951 Charnel Road (secondary dwelling address is 3500 Fisherville Lane), approximately 1300 feet west of Fraternity Church Road. Property is zoned RS9. Tax Block 3892, Tax Lot 025C.

NEEDHAM PAMELA RENIGAR
(CHOPLIN, TONY)
Case # **Z1800174**

Request permission to continue to place a Manufactured Home, Class B on a 1.18-acre tract of land located at 4065 Bonne Venture Road at the dead end, approximately 1000 feet north of Old Hollow Road. Property is zoned RS40. Tax Block 5152, Tax Lot 014E.

HOWARD, DIANE P.
(HOWARD, DIANE P.)
Case # **Z1800211**

Request permission to continue to place a Manufactured Home, Class A on a 1.03 acre tract of land located at 6440 Bowman Road, approximately 1/2 mile north of Pine Hall Road. Property is zoned AG. Tax Block 5230, Tax Lot 101.

SHELTON, WILL B.
(PARCELL, TRACY)
Case # **Z1800220**

Request permission to continue to place a Manufactured Home, Class C on a 0.7-acre tract of land located at 5871 Joyce Norman Road, approximately 500 feet south of Scales Drive. Property is zoned RS40. Tax Block 4750, Tax Lot 012B.

ELLIS, EDNA
(SLATER, ANASTASIA)
Case # **Z1800222**

Request permission to continue to place a Manufactured Home, Class C on a .50-acre tract of land located at 9230 Center Grove Church Road (east side of a private drive), approximately 1300 feet south of Ellis Road. Property is zoned RS40. Tax Block 4234, Tax Lot 301.

B. MANUFACTURED HOME RENEWALS (NONCONSENT)

SWAIN, TODD
SWAIN, SARAH
(VACANT)
Case # **Z1701193**

Request permission to continue to place a Manufactured Home, Class B on a .6-acre tract of land located at 7116 West Road, approximately 1/2 mile north of Salem Chapel Road. Property is zoned AG. Tax Block 5229, Tax Lot 016C.

FEHER, TINA KEATON
(FEHER, TINA KEATON)
Case # **Z1800206**

Request permission for permanent placement of a Manufactured Home, Class A on a 1-acre tract of land located at 1825 Shallowford River Lane (east side of private drive), approximately 500 feet north of Shallowford Road. Property is zoned AG. Tax Block 4423, Tax Lot 301.

C. OTHER SPECIAL USE PERMITS (NEW)

CORNELL, JAMES RICHARD
(CORNELL, JAMES RICHARD)
Case # **Z1800209**

Request permission to construct a secondary dwelling on a lot with an existing structure located at 4527 Old Belews Creek Road (secondary dwelling address is 4523 Old Belews Creek Road) on a 3.05-acre tract of land. Property is located 585 feet north of the intersection of Brevard Street and Old Belews Creek Road. Property is zoned RS9. Tax Block 3232A, Tax Lot 105.

D. VARIANCES

GAMMONS, THOMAS
GAMMONS, KAREN
(GAMMONS, THOMAS)
Case # **Z1701204**

Requesting a variance of rear setback requirements on a .55-acre tract of land located at 6141 Old Valley School Road, approximately 169.4 feet southeast of Fairidge Drive. Property is zoned RS40. Tax Block 5420F and Tax Lot 002.

INLAND AMERICAN STREET
PORTFOLIO, LLC
(PATTERSON, PAUL)

Case # **Z1701221**

Requesting a variance on a portion of a 15' Type I Bufferyard along the northern property line, on a .73-acre tract of land located at 7880 Broad Street, 175.3 feet northwest of Summit Drive, between Church Street and Academy Street. Property is zoned GB-L. Tax Block 4928, Tax Lots 006 and 008.

SIDES, JIMMY D.
(SIDES, JIMMY D.)
Case # **Z1800152**

Requesting a variance of front setback requirements on a 0.39-acre tract of land located at 1621 Union Cross Road. Site is located 138 feet southeast of the intersection of Carl L Clarke Road and Union Cross Road. Property is zoned AG. Tax Block 5626 and Tax Lot 005D.

ST. JAMES UNITED METHODIST CHURCH
(SIMS, DANIELLE)
Case # **Z1800264**

Requesting a variance for the width of a portion of a 15' Type II along the northeastern property line, located on a 1.26-acre tract of land located at 160 Bethania-Rural Hall Road at the intersection of Bethania-Rural Hall Road and Bay Street. Property is zoned IP-S. Tax Block 4909, Tax Lots 012B and 008A.

6. UNFINISHED BUSINESS

7. NEW BUSINESS