

**AGENDA**  
**FORSYTH COUNTY ZONING BOARD OF ADJUSTMENT**  
**2:00 P.M. - PUBLIC MEETING ROOM - BRYCE A. STUART MUNICIPAL BUILDING**  
**Wednesday, October 17, 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
6. HEARING & DETERMINATION OF CASES

A. MANUFACTURED HOME RENEWALS (CONSENT)

WILSON, NORMAN R.  
(CHILDRESS, KELLY)  
Case # **Z1800856**

**Approved – 5 years**

Request permission to continue to place a Manufactured Home, Class C on a .53-acre tract of land located at 984 Walkertown-Guthrie Road, approximately 150 feet southeast of Old Belews Creek Road. Property is zoned RS20. Tax Block 5357, Tax Lot 056A.

- Application - Case #Z1800856
- Picture of Sign Posting(s) - Case #Z1800856
- Picture of Manufactured Home - Case #Z1800856
- Site Plan - Case #Z1800856

WILSON, NORMAN RANDALL  
(DAMRON, JOE)  
Case # **Z1800857**

**Approved – 5 years**

Request permission to continue to place a Manufactured Home, Class C on a .49-acre tract of land located at 971 Walkertown-Guthrie Road, approximately 700 feet northwest of Old Belews creek Road. Property is zoned RS20. Tax Block 5357, Tax Lot 057C.

- Application - Case #Z1800857
- Picture of Sign Posting(s) - Case #Z1800857
- Picture of Manufactured Home - Case #Z1800857
- Site Plan - Case #Z1800857

WILSON, NORMAN R.  
(YOUNG, KAY)  
Case # **Z1800858**

**Approved – 5 years**

Request permission to continue to place a Manufactured Home, Class C on a .55-acre tract of land located at 980 Walkertown-Guthrie Road, approximately 1600 feet north of Gospel Light Church Road. Property is zoned RS20. Tax Block 5357, Tax Lot 056B.

- Application - Case #Z1800858
- Picture of Sign Posting(s) - Case #Z1800858
- Picture of Manufactured Home - Case #Z1800858
- Site Plan - Case #Z1800858

MONTGOMERY, KEVIN R.  
(GREENE, TOMMY)  
Case # **Z1800909**

**Approved – 5 years**

Request permission to continue to place a Manufactured Home, Class C on a 3.76-acre tract of land located at 5765 Joyce Norman Road (at the dead end of a private drive), approximately 70 feet north of the intersection of Joyce Norman Road and Scales Road. Property is zoned RS40. Tax Block 4750, Tax Lots 003A and 003B.

- Application - Case #Z1800909
- Picture of Sign Posting(s) - Case #Z1800909
- Picture of Manufactured Home - Case #Z1800909
- Site Plan - Case #Z1800909

CASHION, MICHAEL ROSS  
(POIST, CAMERON)  
Case # **Z1800970**

**Approved – 5 years**

Request permission to continue to place a Manufactured Home, Class B on a .47-acre tract of land located at 7201 Nevada Drive, at the southeast corner of Ponderosa Drive and Nevada Drive. Property is zoned RS30. Tax Block 5250, Lot 030.

- Application - Case #Z1800970
- Picture of Sign Posting(s) - Case #Z1800970
- Picture of Manufactured Home - Case #Z1800970
- Site Plan - Case #Z1800970

LANKFORD, PEGGY J.  
(CHANNEY, PHILLIP)  
Case # **Z1800973**

**Approved – 5 years**

Request permission to continue to place a Manufactured Home, Class A on a .5 acre tract of land located at 4780 Oak Tree Lane, at the southeast corner of Oak Tree Lane and Oak Branch Lane. Property is zoned RS30. Tax Block 5167, Lot 104.

- Application - Case #Z1800973
- Picture of Sign Posting(s) - Case #Z1800973
- Picture of Manufactured Home - Case #Z1800973
- Site Plan - Case #Z1800973

MORELOCK, GARY L.  
MORELOCK, RUTH F.  
(ROYELL, ANGEL)  
Case # **Z1800975**

**Continued to November 21, 2018**  
**No one present**

Request permission to continue to place a Manufactured Home, Class B on a 1.26-acre tract of land located at 4907 Seven Hills Road, approximately 700 feet north of Vienna Dozier Road. Property is zoned RS40. Tax Block 4750, Lots 052A and 052C.

- Application - Case #Z1800975
- Picture of Sign Posting(s) - Case #Z1800975
- Picture of Manufactured Home - Case #Z1800975
- Site Plan - Case #Z1800975

BARBRE, RACHEL HESTER  
(BARBRE, RACHEL HESTER)  
Case # **Z1800984**

**Approved – 5 years**

Request permission to continue to place a Manufactured Home, Class B on a .95-acre tract of land located at 6980 Belews Creek Road, approximately 350 feet south of Blackberry Ridge Court. Property is zoned AG. Tax Block 5222, Lots 013P and 013Y.

- Application - Case #Z1800984
- Picture of Sign Posting(s) - Case #Z1800984
- Picture of Manufactured Home - Case #Z1800984
- Site Plan - Case #Z1800984

PHIBBS, BASIL WINFRED  
PHIBBS, TAMMY NAYLOR  
(PHIBBS, SAMANTHA)  
Case # **Z1800985**

**Approved – 5 years**

Request permission to continue to place a Manufactured Home, Class B on a 1.76-acre tract of land located at 5176 Vienna Dozier Road, at the northeast corner of Waller Road and Vienna Dozier Rd. Property is zoned RS40. Tax Block 4750, Lot 431

- Application - Case #Z1800985
- Picture of Sign Posting(s) - Case #Z1800985
- Picture of Manufactured Home - Case #Z1800985
- Site Plan - Case #Z1800985

KIGER, GRACE D.  
(KIGER, GRACE D.)  
Case # **Z1800988**

**Approved – 5 years**

Request permission to continue to place a Manufactured Home, Class B on a .45-acre tract of land located at 4910 Oak Branch Lane, approximately 50 feet north of Poplar Branch Lane. Property is zoned RS30. Tax Block 5167, Tax Lot 110.

- Application - Case #Z1800988
- Picture of Sign Posting(s) - Case #Z1800988
- Picture of Manufactured Home - Case #Z1800988
- Site Plan - Case #Z1800988

MABE, BRENDA  
(MABE, BRENDA)  
Case # **Z1800994**

**Approved – 5 years**

Request permission to continue to place a Manufactured Home, Class C on a .51-acre tract of land located at 4901 Oak Branch Lane, at the northeast corner of Oak Branch Lane and Poplar Branch Lane. Property is zoned RS30. Tax Block 5167, Lot 112.

- Application - Case #Z1800994
- Picture of Sign Posting(s) - Case #Z1800994
- Picture of Manufactured Home - Case #Z1800994
- Site Plan - Case #Z1800994

PRATER, JEWEL G.  
(LOVE, BRIAN)  
Case # **Z1800995**

**Approved – 5 years**

Request permission to continue to place a Manufactured Home, Class A on a .94-acre tract of land located at 4940 Reidsville Road, approximately 1500 feet south of Belews Creek Road. Property is zoned RS9. Tax Block 3252, Tax Lot 009P.

- Application - Case #Z1800995
- Picture of Sign Posting(s) - Case #Z1800995
- Picture of Manufactured Home - Case #Z1800995
- Site Plan - Case #Z1800995

## B. SPECIAL USE PERMITS FOR MANUFACTURED HOMES (NEW)

SEMONES, GARY DEAN  
(SEMONES, GARY DEAN)  
Case # **Z1800996**

**Approved – 5 years**

Request permission to place a Manufactured Home, Class A on a .99-acre tract of land located at 6390 Judge Clement Road, **Approved –** approximately 59.1 feet south of Pine Hall Road. Property is zoned RS30. Tax Block 5248, Lot 001.

- Application - Case #Z1800996
- Picture of Sign Posting(s) - Case #Z1800996
- Picture of Manufactured Home - Case #Z1800996
- Site Plan - Case #Z1800996

C. OTHER SPECIAL USE PERMITS (NEW)

GORRELL, ROBERT  
(GORRELL, JESSICA C.)  
Case # **Z1800966**

*Approved – per plot plan on file*

Request permission to place a secondary dwelling on a 31-acre tract of land with an existing dwelling located at 1995 Tucker Road (secondary dwelling address is 1989 Tucker Road), approximately 2,735 feet south of the intersection of Styers Ferry Road and Tucker Road. Property is zoned RS40. Tax Block 4427, Tax Lot 024.

- Application - Case #Z1800966
- Picture of Sign Posting(s) - Case #Z1800966
- Picture of Manufactured Home - Case #Z1800966
- Site Plan - Case #Z1800966

PANCHYSHYN, CRAIG  
PANCHYSHYN, STACEY  
(PANCHYSHYN, CRAIG)  
Case # **Z1800979**

*Approved – per plot plan on file*

Requesting permission to place a secondary dwelling (secondary dwelling address is 1330 Debra Lane Unit 100) on a 10.04- acre tract of land with an existing dwelling located at 1330 Debra Lane approximately 1,610 feet east of County Line Road. Property is zoned RS20. Tax Block 5410, Tax Lot 123G.

- Application - Case #Z1800979
- Picture of Sign Posting(s) - Case #Z1800979
- Picture of Manufactured Home - Case #Z1800979
- Site Plan - Case #Z1800979

7. UNFINISHED BUSINESS

8. NEW BUSINESS