



DOCKET #: F1476

PROPOSED ZONING:
IP

EXISTING ZONING:
RS9 and LB

PETITIONER:
Robinhood Baptist Church
for property owned by
Same

SCALE: 1" represents 600'

STAFF: Roberts

GMA: 3

ACRES: 11.7

**NEAREST
BLDG:** 300' west

MAP(S): 594866, 594862

F

February 21, 2007

Robinhood Road Baptist Church
c/o Rev. John Hackworth, Pastor
5422 Robinhood Road
Winston-Salem, NC 27106

RE: ZONING MAP AMENDMENT F-1476

Dear Rev. Hackworth:

The attached report of the Planning Board to the Forsyth County Board of Commissioners is sent to you at the request of the Commissioners.

When the rezoning is scheduled for public hearing, you will be notified by Jane Cole, Clerk to the County Commissioners, of the date on which the Commissioners will hear this petition.

Sincerely,

A. Paul Norby, AICP
Director of Planning

Attachment

pc: Jane Cole, County Manager's Office
William G. Howard, EQV Development, LLC, 10130 Mallard Creek Road, Suite 300,
Charlotte, NC 28262

FORSYTH COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: _____ **AGENDA ITEM NUMBER:** _____

SUBJECT:-

- A. Public Hearing on Zoning Map Amendment of Robinhood Road Baptist Church from RS-9 and LB to IP: property is located on the south side of Robinhood Road between Lynndale Drive and Olivet Church Road (Zoning Docket F-1476).
- B. Ordinance amending the Forsyth County Zoning Ordinance and Official Zoning Map.

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

See attached staff report.

After consideration, the Planning Board recommended approval of the rezoning petition.

ATTACHMENTS:- YES NO

SIGNATURE: _____ **DATE:** _____
County Manager

COUNTY ORDINANCE - GENERAL USE

Zoning Petition of Robinhood Road Baptist Church,
Docket F-1476

AN ORDINANCE AMENDING
THE FORSYTH COUNTY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF THE
COUNTY OF FORSYTH,
NORTH CAROLINA

BE IT ORDAINED by the Board of County Commissioners of the County of
Forsyth as follows:

Section 1. The Zoning Ordinance of the *Unified Development Ordinances* of the County
of Forsyth, North Carolina, and the Official Zoning Map of the County of Forsyth, North
Carolina, are hereby amended by changing from RS-9 and LB to IP the zoning classification of
the following described property:

Tax Block 4618, Tax Lots 20, 21, 22A, 22B, and 26A

Section 2. This ordinance shall become effective upon adoption.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	F-1476		
Staff	Gary Roberts		
Petitioner(s)	Robinhood Road Baptist Church		
Owner(s)	Same		
Subject Property	Tax Lots 20, 21, 22A, 22B, and 26A / Tax Block 4618		
Type of Request	General use rezoning from RS-9 and LB to IP		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-9 Residential, Single Family District; 9,000 sf minimum lot size and LB Limited Business District to IP Institutional Public District.</p> <p>NOTE: Both general and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented. With a General use, all uses in the District must be considered.</p>		
Zoning District Purpose Statement	The IP District is intended to accommodate public and institutional uses which have a limited land use impact or traffic generation potential upon surrounding uses. The district is intended to accommodate smaller, less intensive public and institutional uses which have concentrated service areas and are located in or near residential areas, or larger, less intensive recreational or institutional facilities in rural areas.		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes		
GENERAL SITE INFORMATION			
Location	South side of Robinhood Road between Lynndale Drive and Olivet Church Road		
Jurisdiction	Forsyth County		
Site Acreage	Approximately ±11.70 acres		
Current Land Use	Robinhood Road Baptist Church (Neighborhood Scale) and a transmission tower.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	LB	Mock Tire Co.
	East	LB and RS-9	Undeveloped property and single family homes
	South	RS-9	Undeveloped property
	West	RS-9	Single family homes

Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	The proposed IP District does allow several uses which are not allowed in the existing and surrounding RS-9 District. These uses include Club or Lodge; Nursing Care Institution; Funeral Home; Animal Shelter, Public; and Transmission Tower. However, the existing LB District, which would be removed under the subject request, allows several more intensive uses than is permitted under the proposed IP District.			
Physical Characteristics	The site has a gentle to moderate slope downward toward the southwestern portion of the site. The southern portion of the site is wooded.			
Proximity to Water and Sewer	Public water is available to the site. While public sewer is not currently available, it will be brought within close proximity of the site upon development of nearby Robinhood Village and Brookberry Farm.			
Stormwater/ Drainage	No known issues			
Watershed and Overlay Districts	The site is not within a water supply watershed.			
Analysis of General Site Information	Provided suitable soils are available for on-site sewer assimilation, the site appears to be adequate for development under the proposed IP District.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Robinhood Road	Major Thoroughfare	738'	NA	18,500
Proposed Access Point(s)	The subject general use request has no site plan depicting the access points. The church has an existing driveway onto Robinhood Road.			
Planned Road Improvements	Robinhood Road from Shattalon Drive to the Northern Beltway from 2 lanes to 3 lanes; 2015-2020			
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RS-9 and LB</u> Approximately 8.3 acres (RS-9) x 43,560 / 9,000 = 40 units x 9.57 (SFR Trip Rate) = 383 Trips per Day. No trip generation numbers available for remaining LB zoned portion of the site.</p> <p><u>Proposed Zoning: IP</u> No trip generation numbers available for general use IP zoning.</p>			
Sidewalks	No sidewalks are currently located in the general area; however, sidewalks will be installed along the north side of Robinhood Road and Olivet Church Road as per the 2005 MU-S rezoning.			
Analysis of Site Access and Transportation Information	Access to the site is adequate.			

CONFORMITY TO PLANS AND PLANNING ISSUES						
Legacy GMA	Growth Management Area 3, Suburban Neighborhoods					
Relevant Legacy Recommendations	<ul style="list-style-type: none"> Permit services near where people live including places of worship and allow institutions to grow to meet their needs in a manner that is compatible with surrounding uses. 					
Relevant Area Plan(s)	The subject property is not located within the boundaries of an area plan or development guide.					
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(3) - Have changing conditions substantially affected the area in the petition?					
	A 34-acre mixed use development located ±300' northeast of the site was approved in 2005. Also a 795-acre mixed use development located ±400' south was approved in 2003.					
	(S)(4) - Is the requested action in conformance with Legacy?					
	Yes					
Analysis of Conformity to Plans and Planning Issues	<p>The subject property is not located within the boundaries of an area plan. However, the site is directly southwest of a designated Community Activity Center (CAC). In 2005 the County Commissioners adopted an amendment to <i>Legacy</i> which moved the Northwest Metro Activity Center (MAC) to Country Club Road and designated the area north of Robinhood Road between Attanook Road and Olivet Church Road as the core of a CAC. A CAC is smaller in scale than a MAC and is characterized by a concentrated center of activity consisting of interactive residential, commercial and employment uses for the surrounding community. Designs within CACs should emphasize careful attention to building placement, walkability, parking design and location, urban open space, etc.</p> <p>In more general terms, <i>Legacy</i> recommends allowing institutions to grow to meet their needs in a manner that is compatible with surrounding uses. The proposed IP District is an appropriate district for the existing church. While the subject general use request includes no site plan or list of proposed uses, staff sees the request as a reasonable trade-off with the removal of ±3.4 acres of existing general use LB zoned property.</p>					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1417A	RS-9 to MU-S	Approved 9-12-05	±300' northeast	34.14	Approval	Approval
F-1392	RS-9 and RS9-S to MU-S (Multiple Uses) TWO PHASE	Approved 11-10-03	400' south	795 acres	Approval	Approval
F-040	R-6 to B-3 (LB)	Approved 2-5-68	Across Robinhood Road	± 2.75 acre	Approval	Approval

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
Request would remove the presence of ±3.4 acres of general use LB zoning.	The request would allow some non-residential uses which are currently not allowed on the RS-9 zoned portion of the site.
Currently the church building straddles two zoning districts. The subject request would place the church property in one district.	

STAFF RECOMMENDATION: APPROVAL

NOTE: These are **staff comments** only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the zoning map amendment.

SECOND: Wesley Curtis

VOTE:

FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Brenda Smith

AGAINST: None

EXCUSED: None

According to information furnished by the Office of the Tax Assessor on January 8, 2007, the subject property was in the name of Robinhood Road Baptist Church.

A. Paul Norby, FAICP
Director of Planning