

FORSYTH COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: August 8, 2020 **AGENDA ITEM NUMBER:** 1A - 1D

SUBJECT:-

- A. Public Hearing on Zoning Petition of Piedmont Natural Gas Company, Inc. from LB-S to LO-S (Utilities; Residential Building, Single Family; Residential Building, Duplex; Combined Use; Banking and Financial Services; Bed and Breakfast; Offices; Recreation Facility, Public; Adult Daycare Center; Child Care, Sick Children; Child Daycare Center; Church or Religious Institution, Neighborhood; Government Offices, Neighborhood Organization, or Post Office; and Museum or Art Gallery): Property is Located on the North Side of Robinhood Road, East of Meadowlark Drive (Zoning Docket F-1594)
- B. Ordinance amending the Unified Development Ordinances and Official Zoning Map of the County of Forsyth, North Carolina
- C. Approval of Special Use District Permit
- D. Approval of Site Plan

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: _____
County Manager

August 06, 2020 _____

Motion to Approve Zoning Map Amendment F-1594 and
Statement of Consistency with Comprehensive Plan

I move that Zoning Map Amendment F-1594, including site plan and special use district, be **approved** on the basis of the following:

The proposed special use zoning map amendment, as petitioned by Piedmont Natural Gas Company, Inc., to rezone a 2.18-acre piece of property from LB-S to LO-S (Limited Office-Special Use, with allowed uses as set forth in the Ordinance) is consistent with the recommendations of the Legacy Comprehensive Plan and reasonable or in the public interest because

1. The subject property is an undeveloped tract on the north side of Robinhood Road, east of Meadowlark Drive, and the subject property is adjacent to single family homes to the east and south, a volunteer fire station to the west, and a drug store, shopping center, and vacant land zoned MU-S to the north;
2. The proposed LO-S zoning is intended to accommodate moderately intense medical, professional, administrative, and government office uses on small to mid-sized sites in a suburban setting, is typically located near the intersection of a collector street or thoroughfare, and is designed to be a transition between residential and commercial districts;
3. The proposed uses include a mixture of residential, office, and institutional uses, the proposed uses will have minimal impact on traffic, and the site plan features utility infrastructure necessary for a future natural gas pipeline, which would meet a public need;
4. The subject property is located in an activity center and will have access to public water and sewer; and
5. The subject property is located along a major thoroughfare in GMA 3, and would serve as a transition between residential and commercial districts, which is suitable for LO-S zoning, and the proposal is consistent with the West Suburban Area Plan Update.

Second:

Vote:

COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of Piedmont Natural Gas Company, Inc., Docket F-1594

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 LB-S to LO-S (Utilities; Residential Building, Single Family; Residential Building, Duplex; Combined Use; Banking and Financial Services; Bed and Breakfast; Offices; Recreation Facility, Public; Adult Daycare Center; Child Care, Sick Children; Child Daycare Center; Church or Religious Institution, Neighborhood; Government Offices, Neighborhood Organization, or Post Office; and Museum or Art Gallery) the zoning classification of the following described property:

PINs 5896-65-5565, 5896-65-7556, and 5896-65-7669

Section 2. This Ordinance is adopted after approval of the site plan entitled Robinhood Road Regulator Station, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the _____ day of _____, 20____ to Piedmont Natural Gas Company, Inc.

Section 3. The Board of Commissioners hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Robinhood Road Regulator Station. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

COUNTY, SPECIAL USE DISTRICT PERMIT

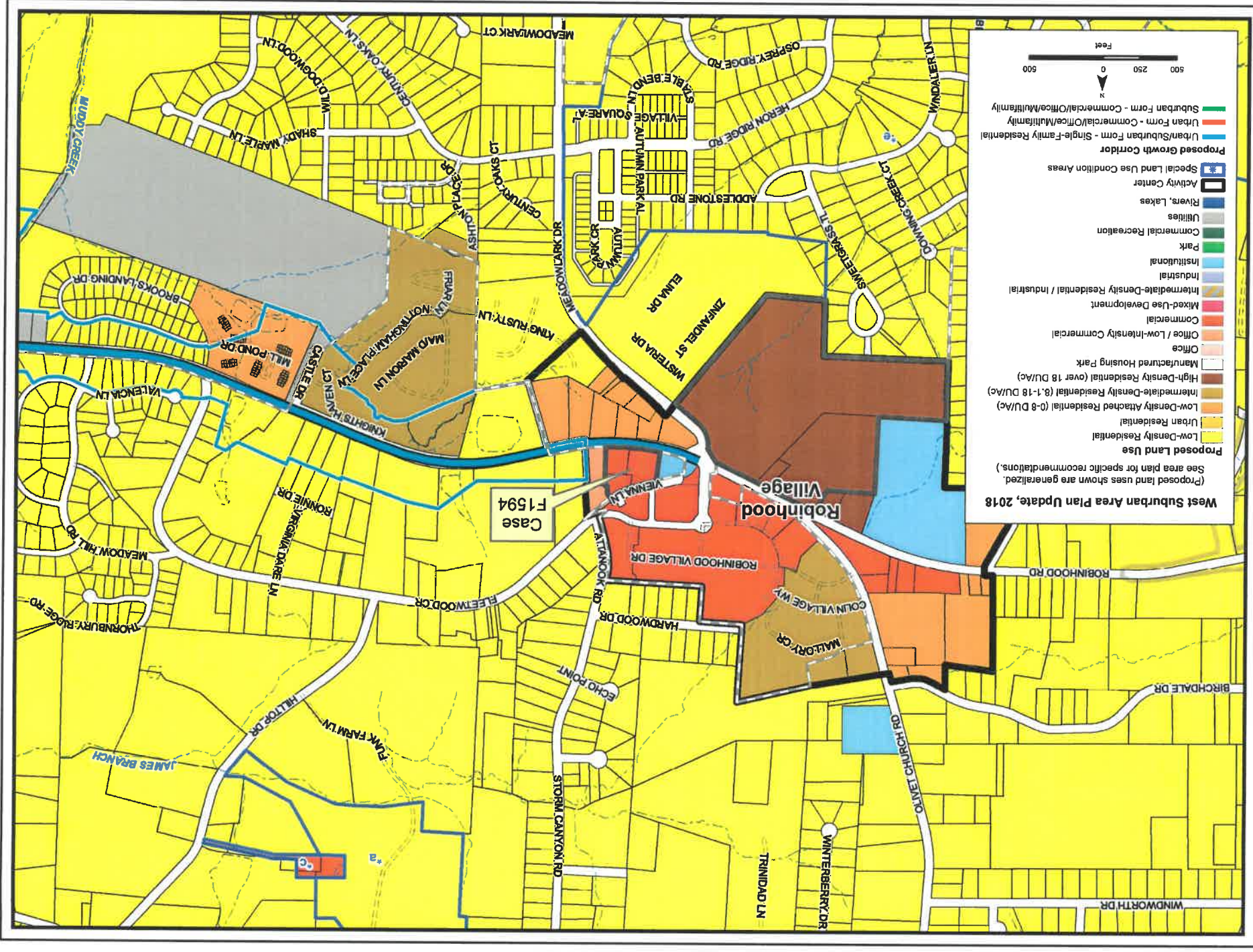
SPECIAL USE DISTRICT PERMIT

Issued by the Forsyth County
Board of Commissioners

The Forsyth County Board of Commissioners issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Piedmont Natural Gas Company, Inc. (Zoning Docket F-1594). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for LO-S (Utilities; Residential Building, Single Family; Residential Building, Duplex; Combined Use; Banking and Financial Services; Bed and Breakfast; Offices; Recreation Facility, Public; Adult Daycare Center; Child Care, Sick Children; Child Daycare Center; Church or Religious Institution, Neighborhood; Government Offices, Neighborhood Organization, or Post Office; and Museum or Art Gallery)", approved by the Forsyth County Board of Commissioners the ____ day of _____, 20 ____" and signed, provided the property is developed in accordance with requirements of the LO-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances* of the County Code, the Erosion Control Ordinance, and other applicable laws, and the following conditions be met:

- **PRIOR TO THE ISSUANCE OF ANY PERMITS:**
 - a. Developer shall obtain all necessary permits from the North Carolina Department of Environmental Quality (NCDEQ) and the Division of Energy, Mineral, and LandResources (DEMLR).
 - b. Developer shall dedicate fifty-five (55) feet of right-of-way from the centerline of Robinhood Road to NCDOT and record a negative access easement along the property frontage.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Developer shall install curb, gutter, and sidewalk along Robinhood Road.



West Suburban Area Plan Update, 2018
 (Proposed land uses shown are generalized. See area plan for specific recommendations.)

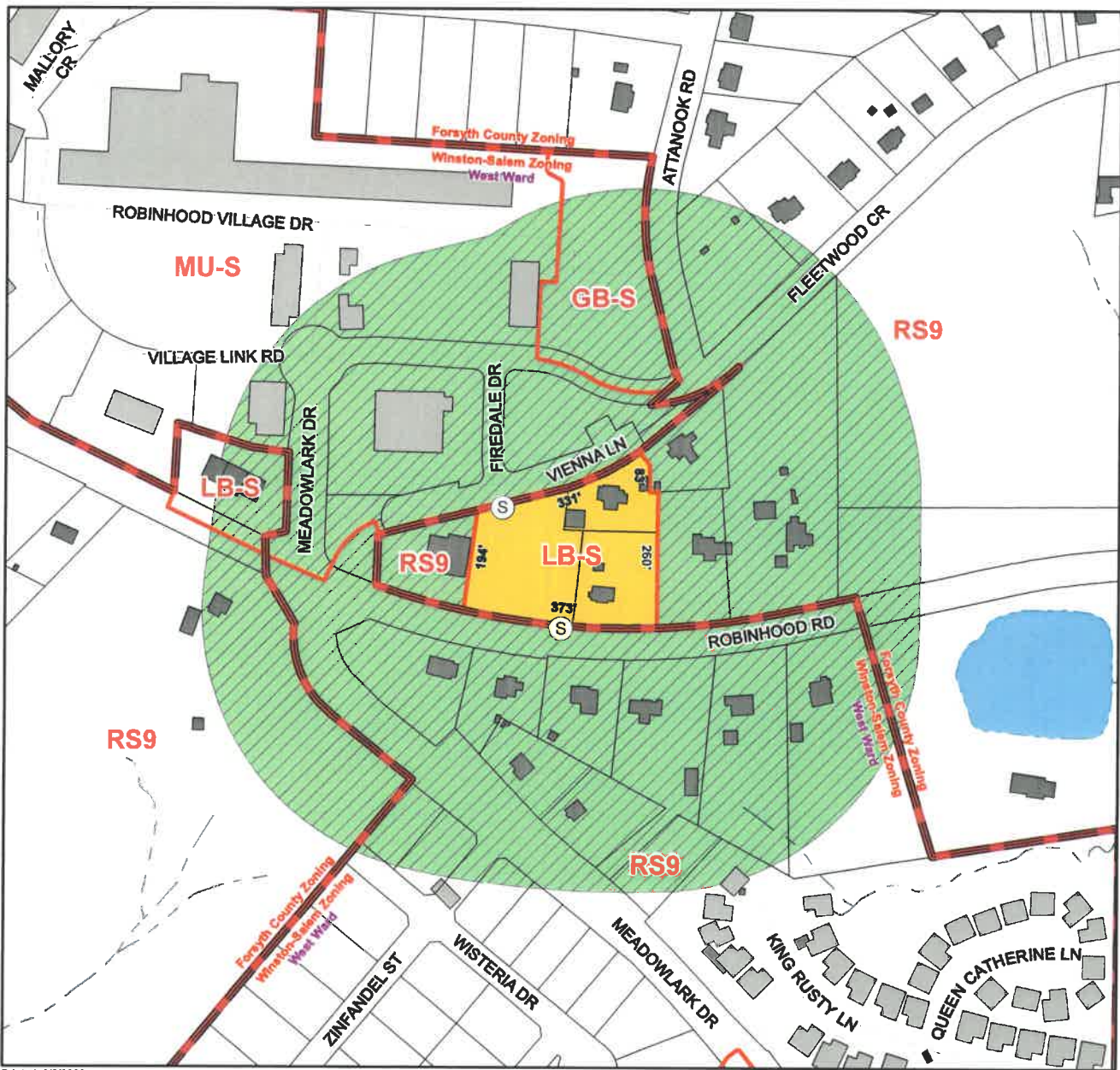
Proposed Land Use

- Low-Density Residential
- Urban Residential
- Low-Density Attached Residential (0-8 DU/ac)
- Intermediate-Density Residential (8-18 DU/ac)
- High-Density Residential (over 18 DU/ac)
- Manufactured Housing Park
- Office
- Office / Low-Intensity Commercial
- Commercial
- Mixed-Use Development
- Intermediate-Density Residential / Industrial
- Industrial
- Park
- Commercial Recreation
- Utilities
- Rivers, Lakes
- Activity Center
- Special Land Use Condition Areas

Proposed Growth Corridor

- Urban/Suburban Form - Single-Family Residential
- Urban Form - Commercial/Office/Multi-family
- Suburban Form - Commercial/Office/Multi-family

Scale: 0, 250, 500, 600 Feet

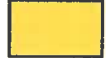



DOCKET #: F1594

PROPOSED ZONING:
LO-S

EXISTING ZONING:
LB-S

PETITIONER:
Piedmont Natural Gas
Company, Inc (Robinhood Rd.
Regulator Station)

-  Property included in zoning request.
-  500' mail notification radius. Property not in zoning request.

SCALE: 1" represents 300'

STAFF: Roberts

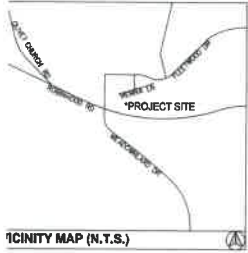
GMA: 3

ACRES: 2.18

NEAREST BLDG: 1' northeast

MAP(S): 5896.02

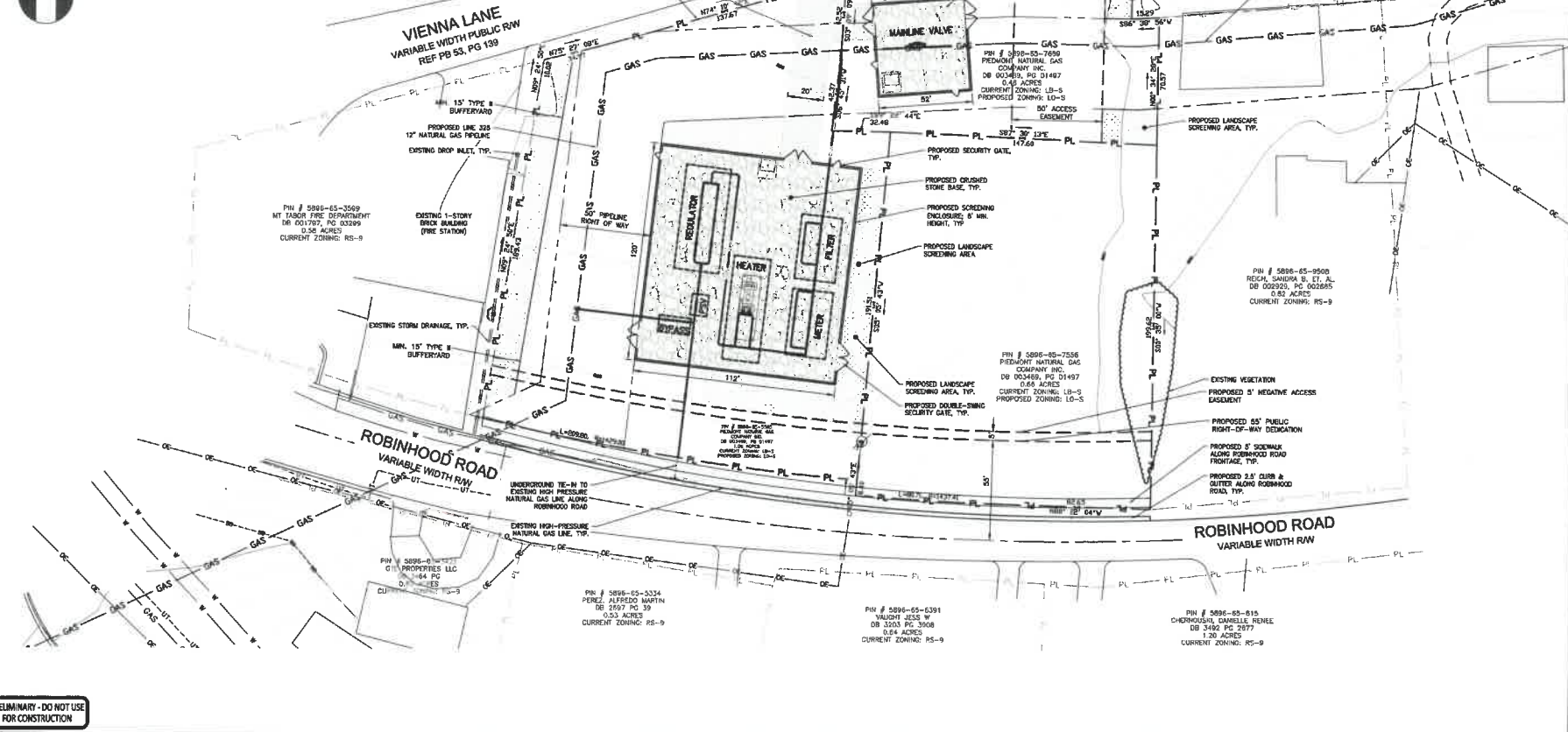




LEGEND

- PL PROPERTY LINE
- GAS FUTURE NATURAL GAS LINE (UNDERGROUND)
- FUTURE EASEMENT (UNDERGROUND)
- [Pattern] PROPOSED LANDSCAPE BUFFER/SCREENING
- [Pattern] PROPOSED GRAVEL PAD
- [Pattern] PROPOSED ASPHALT DRIVE
- [Pattern] PROPOSED CONCRETE DRIVEWAY

LOCALITY MAP (N.T.S.)



OWNER:
 PIEDMONT NATURAL GAS
 4700 PIEDMONT ROW DRIVE
 CHARLOTTE, NC 28210
 PHONE: 704.731.2300
 EMAIL: PNM@DUKEENERGY.COM

ENGINEER/PLAN PREPARER:
 AECOM TECHNICAL SERVICES OF NC
 6000 FAIRVIEW ROAD, SUITE 200
 CHARLOTTE, NC 28210
 PHONE: 704.716.4728
 EMAIL: PND@DUKEENERGY.COM

SURVEYOR:
 MASER CONSULTING
 331 NEWMAN SPRINGS ROAD, SUITE 200
 RED BANK, NC 28771
 PHONE: 877.827.3773
 EMAIL: MASER@MASERCONSULTING.COM

PROPERTY INFORMATION

- PH # 5896-05-008
- PH # 5896-05-700
- PH # 5896-05-700

REVIEW INFORMATION
 TYPE OF REVIEW: SPECIAL USE REVIEW
 JURISDICTION: FORTHY COUNTY

INFRASTRUCTURE
 WATER: PUBLIC
 SEWER: PUBLIC
 STREETS: PUBLIC

LINEAR FEET OF PUBLIC STREET FRONTAGE:
 ROBINHOOD ROAD: 334 LF
 VIENNA LANE: 323 LF

SITE SIZE AND COVERAGES
 TOTAL ACRES: 2.19 ACRES
 SITE COVERAGES:
 PAVEMENT TO LAND: 18.5% (8,443 SF)
 OPEN SPACE: 81.5%

ZONING
 EXISTING ZONING: LB-S
 PROPOSED ZONING: LB-S

PROPOSED USES: UTILITIES; RESIDENTIAL BLDG; SINGLE FAMILY; RESIDENTIAL BLDG; MULTIFAMILY BLDG; COMMERCIAL; COMMERCIAL USE; BARRICADE AND PHYSICAL SERVICES; BLD AND IMPROV; SPECIAL SERVICES FACILITY; PUBLIC ADULT DAY CARE CENTER; CHILD CARE; SENIOR CHILDREN; CHILD DAY CARE CENTER; CHURCH OR RELIGIOUS INSTITUTION; NEIGHBORHOOD GOVERNMENT OFFICE; NEIGHBORHOOD ORGANIZATION; POST OFFICE; AND MUSEUM OR ART GALLERY.

DENSITY CALCULATIONS
 NA

BUFFERYARDS
 ADJACENT ZONING: LB-S
 TYPE REQUIRED: TYPE 1

WATERSHED CALCULATIONS
 NA

- SITE NOTES:**
- EXISTING SITE BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY MASER CONSULTING.
 - ALL PROPOSED NATURAL GAS PIPING CONNECTIONS OUTSIDE OF THE SCREENING ENCLOSURES WILL BE BURIED UNDERGROUND.
 - THE BUFFERYARD PLAN AS SHOWN OFFERS FROM THE STRICT APPLICATION OF THE PROVISIONS OF SECTION 6.3 IN ORDER TO ACCOMMODATE THE 50' PIPELINE RIGHT OF WAY. LANDSCAPING IS RESTRICTED WITHIN THE 50' PIPELINE RIGHT OF WAY, AND THE BUFFERYARD LANDSCAPING AS PROVIDED FOR IN SECTION 6.3 IS NOT PERMITTED.
 - FUTURE DEVELOPMENT PARCEL WILL BE HELD AND MAINTAINED AS A GREENSPACE/VACANT LOT. IF THE FUTURE DEVELOPMENT PARCEL IS SOLD, SAFE AND CONVENIENT POTENTIAL ACCESS SHALL BE PROVIDED TO CONNECT THE PROPERTY TO VIENNA LANE ACROSS ADJACENT PARCEL HAVING PIN#5896-05-7000.

EXHIBIT - DO NOT USE FOR CONSTRUCTION



PROPRIETARY & CONFIDENTIAL ALL RIGHTS RESERVED * DO NOT SCALE THIS DRAWING * USE DIMENSIONS ONLY

PIEDMONT'S NATURAL GAS FACILITY DRAWINGS ARE CONSIDERED CONFIDENTIAL (0M-1056) * DRAWING IS CURRENT ONLY THROUGH THE LATEST REVISED DATE * TO INSURE THERE IS NO RISK OF INAPPROPRIATE DISCLOSURE ALL PREVIOUS PAPER COPIES OF THIS DRAWING MUST BE DESTROYED IN ACCORDANCE WITH RECORDS & INFO. MANAGEMENT (RIM) POLICY 1001

NO.	DATE	REVISION/DESCRIPTION	BY	CHK	APPROV	DESCRIPTION	DATE	INITIALS	APPROVALS
A	02/24/2020	PRELIMINARY REZONING PLAN REVIEW	CBB	BJT	FDD	AREA CODE	2400		
B	03/03/2020	REVISED PER FORSYTH COUNTY COMMENTS	CBB	BJT	FDD	ACCOUNT NUMBER	10700		
C	03/26/2020	REVISED PER FORSYTH COUNTY COMMENTS	CBB	BJT	FDD	PROJECT NUMBER	0220005		
		DRAWING BY	CBB						
		STATION ID	3-T-WSM-6380						
		CHECKER INITIALS	BJT						

ROBIN HOOD ROAD REGULATOR STATION
PRELIMINARY REZONING SITE PLAN
 FORSYTH COUNTY, NORTH CAROLINA
 WINSTON SALEM RESOURCE CENTER, WINSTON SALEM NC

REF. DWG(S)
 SHEET(S) 1/1 DWG SCALE 1"=30'
 DWG DATE: 4/7/2020

DRAWING NUMBER: RZ-01
 REVISION: C

DISCIPLINE / RESOURCE CENTER / LINE NUMBER



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July 17, 2020

Piedmont Natural Gas Company, Inc.
4720 Piedmont Row Drive
Charlotte, NC 28210

Re: Zoning Petition F-1594

Bryce A. Stuart Municipal Building
100 E. First Street
P.O. Box 2511
Winston-Salem, NC 27102
CityLink 311 (336.727.8000)
Fax: 336.748.3163
www.cityofws.org/planning

Dear Petitioner:

The attached report of the Planning Board to the Forsyth County Board of Commissioners is sent to you at the request of the Commissioners. You will be notified by the Board of Commissioner's Office of the date on which the Commissioners will hear this petition.

Sincerely,

Aaron King
Director of Planning and Development Services

pc: Clerk to the Board of Commissioners Forsyth County Government Center, 5th Floor, 201 N. Chestnut Street, Winston-Salem, NC 27101
AECOM, Attn: Rick Douglas, 600 Fairview Road, Suite 200, Charlotte, NC 28210
Carretta G. Amos, 2500 Wachovia Capitol Center, Raleigh, NC 27601



Call 311 or 336-727-8000
citylink@cityofws.org

City Council: Mayor Allen Joiner; Denise D. Adams, Mayor Pro Tempore, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Morticia "Tee-Tee" Parmon, Northeast Ward; Annette Scippo, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity

County Commissioners: David R. Plyler, Chairman; Don Martin, Vice Chair, Fleming El-Amin; Ted Kaplan; Richard V. Linville; Tonya McDaniel; Gloria D. Whisenhunt; County Manager: Dudley Watts, Jr.

City-County Planning Board: Chris Leak, Chair; Melynda Dunigan, Vice-Chair; George M. Bryan, Jr.; Jason Grubbs; Tommy Hicks; Clarence R. Lambe, Jr.; Johnny Sigers; Brenda J. Smith; Jack Steelman

**SMITH, ANDERSON, BLOUNT,
DORSETT, MITCHELL & JERNIGAN, L.L.P.**

LAWYERS

**OFFICES
2500 Wachovia Capitol Center
Raleigh, North Carolina 27601**

**MAILING ADDRESS
P.O. Box 2611
Raleigh, North Carolina
27602-2611**

March 17, 2020

**CERRETTA G. AMOS
DIRECT DIAL: (919) 838-2012
E-Mail: camos@smithlaw.com**

**TELEPHONE: (919) 821-1220
FACSIMILE: (919) 821-6800**

Via U.S. Mail

Gary H. Roberts, Jr.
Winston-Salem Planning Staff
P.O. Box 2511
Winston-Salem, NC 27102

**RE: Neighborhood outreach summary on rezoning of land located at 5147 Robinhood Road, 5512 Vienna Lane, and 5151 Robinhood Road and having Forsyth County Parcel Identification Numbers 5896-65-7556, 5896-65-7669, and 5896-65-5565 (collectively, the "Property")
Our File: 011836.00055**

Dear Mr. Roberts:

We represent Piedmont Natural Gas Company, Inc. ("Piedmont") and are writing to provide a summary of the neighborhood outreach regarding the rezoning of the Property.

On February 20, 2020, Piedmont Natural Gas sent 45 letters by first-class mail to property owners in the general area surrounding the proposed site informing them of the proposed rezoning and asking them to attend a neighborhood meeting on Monday, March 9, 2020 at Robinhood Road Baptist Church, 5422 Robinhood Road, Winston-Salem, NC 27106. The proposed site is located outside of the city limits, however, we reached out to Winston-Salem Councilmen Jeff MacIntosh and Robert Clark regarding the rezoning because their wards are adjacent to the proposed site. Councilmen MacIntosh and Clark asked questions about the site and provided their feedback regarding neighborhood outreach. They both supported the neighborhood meeting. Four neighbors attended the meeting and had several questions as it related to timing of construction, capacity of the pipeline, how deep the pipeline will be, and how much traffic will this site produce. A sign in sheet from the neighborhood meeting is attached.

If you have questions concerning the summary, please do not hesitate to call me at 919-838-2012 or correspond with me at my email address shown above.

Very truly yours,



Cerretta G. Amos

Enclosure

8086498_1.Docx

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	F-1594
Staff	Gary Roberts, Jr., AICP
Petitioner(s)	Piedmont Natural Gas Company, Inc.
Owner(s)	Same
Subject Property	PINs 5896-65-5565, 5896-65-7556, and 5896-65-7669
Address	5147 and 5151 Robinhood Road and 5512 Vienna Lane
Type of Request	Special Use rezoning from LB-S to LO-S
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from LB-S (Limited Business – Special Use – Retail Store) to LO-S (Limited Office – Special Use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Utilities; Residential Building, Single Family; Residential Building, Duplex; Combined Use; Banking and Financial Services; Bed and Breakfast; Offices; Recreation Facility, Public; Adult Daycare Center; Child Care, Sick Children; Child Daycare Center; Church or Religious Institution, Neighborhood; Government Offices, Neighborhood Organization, or Post Office; and Museum or Art Gallery
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.
Zoning District Purpose Statement	The LO District is primarily intended to accommodate moderately intense medical, professional, administrative, and government office uses on small to mid-sized sites, in a suburban setting. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so this district may serve as a transition between residential districts and commercial districts. This district is intended for application in GMAs 2 and 3.
Rezoning Consideration from Section 3.2.15 A 13	<p>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes. The site is located along a major thoroughfare within GMA 3 (Suburban Neighborhoods). The site also serves as a transitional area between residential and commercial districts.</p>
GENERAL SITE INFORMATION	
Location	North side of Robinhood Road, east of Meadowlark Drive
Jurisdiction	Forsyth County
Site Acreage	± 2.18 acres
Current Land Use	The site is currently undeveloped.

Surrounding Property Zoning and Use	Direction	Zoning District	Use			
	North	MU-S	Walgreens and undeveloped property			
	East	RS9	Single-family homes			
	South	RS9	Single-family homes			
	West	RS9	Vienna Volunteer Fire Department			
Rezoning Consideration from Section 3.2.15 A 13	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?					
	The proposed residential, office and institutional uses are compatible with the uses permitted on the adjacent MU-S zoned property and somewhat less compatible with the low-density residential uses permitted on the adjacent RS9 properties.					
Physical Characteristics	The site is grassed and has a gentle slope downward toward the southeast.					
Proximity to Water and Sewer	There are public water and sewer lines beneath Vienna Lane. Public water service also exists beneath Robinhood Road.					
Stormwater/ Drainage	No known issues.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Analysis of General Site Information	The site has been cleared, has access to public water and sewer service, and fronts on two public streets. The site is suitable for the proposed improvements.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1592	RS9 to GB-S	Pending	450 feet west	33.91	Denial	Approval
F-1524	RS9 to LB-S	Approved 11/8/2010	Current site	2.2	Approval	Approval
F-1417a	RS9 to MU-S	Approved 9/12/2005	Directly north	34.14	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Robinhood Road	Major Thoroughfare	373 feet	9,500	13,800		
Vienna Lane	Local Street	331 feet	N/A	N/A		
Proposed Access Point(s)	The site will be accessed from Vienna Lane.					
Planned Road Improvements	The proposed site plan includes dedication of additional right-of-way and construction of curb, gutter, and sidewalk along Robinhood Road.					

Trip Generation - Existing/Proposed	<p><u>Existing Zoning: LB-S</u> 11,578 sf / 1,000 x 53.13 (free-standing discount store trip rate) = 615 trips per day</p> <p><u>Proposed Zoning: LO-S</u> Staff is unable to generate specific trip generation for the Utilities use. However, low trip generation would be expected, considering the nature of this use and the fact that the site will not be staffed.</p>	
Sidewalks	Sidewalk will be required along Robinhood Road.	
Transit	Transit is not available in the vicinity.	
Analysis of Site Access and Transportation Information	The site fronts on two public streets, one of which is a major thoroughfare. Access is proposed from Vienna Lane; no access is proposed from Robinhood Road. Staff does not foresee any transportation-related issues associated with this request.	
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS		
Parking	Required	Proposed
	One space	One space
Building Height	Maximum	Proposed
	40 feet	No buildings are proposed
Impervious Coverage	Maximum	Proposed
	75 percent	18.5 percent
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> • Section 4.6.2: Limited Office District • Section 5.2.94: Utilities (use-specific standards) 	
Complies with Section 3.2.11	(A) Legacy 2030 policies:	Yes
	(B) Environmental Ord.	N/A
	(C) Subdivision Regulations	N/A
Analysis of Site Plan Compliance with UDO Requirements	The proposed site plan accommodates a future 50-foot natural gas pipeline easement that will traverse the site. The pipeline will be underground; however, there will be two compound areas screened by a masonry wall having a minimum height of eight feet. Adjacent to RS9 zoning, alternative landscaping is proposed, consisting of a variety of trees and shrubs in some areas, as plantings are not allowed within the utility easement. Potential development on the southeastern portion of the site would require a Site Plan Amendment.	
CONFORMITY TO PLANS AND PLANNING ISSUES		
Legacy 2030 Growth Management Area	Growth Management Area 3 – Suburban Neighborhoods	
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Promote a pedestrian-friendly orientation for new development and redevelopment and reduce the visual dominance of parking areas. • Discourage inappropriate commercial encroachment into neighborhoods. • Promote both horizontal and vertical mixed-use within designated activity centers. 	

Relevant Area Plan(s)	<i>West Suburban Area Plan Update (2018)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> The plan recommends commercial use for the subject property (see specific activity center comments below).
Site Located Along Growth Corridor?	The site is located along the Robinhood Road Growth Corridor.
Site Located within Activity Center?	The site is located within the Robinhood Village Activity Center, which contains approximately 125 acres and is located at the intersection of Robinhood Road, Meadowlark Drive, and Olivet Church Road. Commercial uses are recommended immediately to the east of the volunteer fire department, transitioning to low-intensity office and commercial uses at the eastern edge of the activity center. Land uses should be linked to each other and adjoining properties through vehicular and pedestrian connections.
Rezoning Consideration from Section 3.2.15 A 13	Have changing conditions substantially affected the area in the petition?
	No
	Is the requested action in conformance with <i>Legacy 2030</i>?
	See comments below.
Analysis of Conformity to Plans and Planning Issues	The site is located within an activity center that encourages a pedestrian-oriented mix of uses. The subject property was rezoned in 2010 to accommodate a retail store. That proposal did not materialize, and the site remains undeveloped.
	While the current request includes a mixture of residential, office and institutional uses, the catalyst for the request (as shown on the proposed site plan) is utility infrastructure associated with a future natural gas pipeline. Because the Utilities use does not contribute to pedestrian activity, it is not typically encouraged within an activity center. However, the site has remained undeveloped for nearly 10 years, and the request would meet a public need. It should also be noted that the southeastern portion of the site could be developed through the Site Plan Amendment process. The request would generate relatively little traffic, and access would be provided internally from Vienna Lane.

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request would meet a public need by providing utility infrastructure.	Because the Utilities use does not contribute to pedestrian activity, it is not typically encouraged for within activity centers.
The site will not be accessed from Robinhood Road.	
The request should have minimal impact on traffic.	
The proposed list of uses and the proposed site plan permit the option of future development on the southeastern portion of the site.	
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
<p>The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:</p> <ul style="list-style-type: none"> • PRIOR TO THE ISSUANCE OF ANY PERMITS: <ul style="list-style-type: none"> a. Developer shall obtain all necessary permits from the North Carolina Department of Environmental Quality (NCDEQ) and the Division of Energy, Mineral, and Land Resources (DEMLR). b. Developer shall dedicate fifty-five (55) feet of right-of-way from the centerline of Robinhood Road to NCDOT and record a negative access easement along the property frontage. • PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS: <ul style="list-style-type: none"> a. Developer shall install curb, gutter, and sidewalk along Robinhood Road. 	

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; the City-County Planning Board makes final recommendations, and final action is taken by the appropriate Elected Body, which may approve, deny, continue or request modification to any request. **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.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR F-1594
MAY 28, 2020**

Desmond Corley presented the staff report.

George Bryan asked whether, in expanding this gas facility, there would be any potential danger to the surrounding residential community.

In response to George's question, Cerretta Amos (attorney for Piedmont Natural Gas) stated that this utility poses no risk to the community. There is a similar utility station a mile down the road. There are also no noise or sound issues.

George asked if there are separation requirements where these facilities must be located away from residential development.

Pinkney Bynum (Piedmont Natural Gas) responded that the facility is designed to change transmission pressure to a lower pressure; there are regulators involved that change from a higher pressure to a lower pressure. All of that is above ground. If there is a sudden change in pressure, there might be a brief expelling of the excess gas vented to the atmosphere, but that is an abnormal operating condition. That is how it is designed to ensure safety. We are not aware of any incidents at the other facility on Robinhood Road that serves the same function, or of any other facilities of this type in Winston-Salem.

Johnny Sigers stated that he has put in these type of facilities before, and there are normally no issues.

Jack Steelman asked how Piedmont Natural Gas would compare the exterior appearance of this facility to the other facility on Robinhood Road.

Mr. Bynum stated that the Robinhood facility was shielded by woods from the road and only enclosed by a chain-link fence. For the current facility, Piedmont Natural Gas has proposed a brick enclosure to match the adjacent brick at the fire department and the adjacent shopping center. It will look completely different.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, MelyndaDunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, MelyndaDunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Aaron King
Director of Planning and Development Services



F-1594 Piedmont Natural Gas - Robinhood Road Regulator Station (Special Use District Rezoning)



Bryce A. Stuart Municipal Building
100 East First Street, Suite 225
Winston-Salem, NC 27101
Fax: 336-748-3163

Phone: 336-747-7065

City of W-S Planning

Rick Douglas
AECOM
6000 Fairview Road
Suite 200
Charlotte, NC 28210

Project Name: F-1594 Piedmont Natural Gas - Robinhood Road Regulator Station (Special Use District Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 368688

Wednesday, March 18, 2020

The comments listed below reflect remaining issues that must be addressed before your request can proceed to the Planning Board. All outstanding issues included in this list must be satisfactorily addressed on the revised site plan and re-submitted back to Planning staff no later than 5:00pm on the Thursday two weeks before (14 days prior to) the Planning Board meeting.

Open Issues: 19

Engineering

General Issues

20. Driveway Permit required

<p>City of Winston-Salem James Mitchell 336-727-8000 jamestm@cityofws.org 3/11/20 3:35 PM 01.03) Rezoning- Special Use District - 2</p>	<p>A City driveway permit will be required for the proposed access point onto Vienna Ln. The access will need to be a concrete apron. The concrete apron shall extend from the edge of pavement on Vienna Ln to the right-of-way line. The driveway permit must be issued prior to issuance of a grading permit (if required).</p>
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Erosion Control

General Issues

14. Erosion Control Plan Review to NCDEQ - DEMLR

City of Winston-Salem Erosion Control Plan approval will need to be completed through NCDEQ - DEMLR since this is a public utility project. The contact for NCDEQ - DEMLR at the Winston-Salem Regional Office is Tamara Eplin (336-776-9800).
Matthew Osborne
336-747-7453
matthewo@cityofws.org
3/5/20 3:28 PM
01.03) Rezoning-
Special Use District - 2

Fire/Life Safety County

General Issues

15. Fire Department Access Road

Forsyth County Fire Department Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).
Mark Johnson
336-703-2563
johnsome@forsyth.cc
3/6/20 3:00 PM
01.03) Rezoning-
Special Use District - 2

PNG - Robinhood Road RS - Site Plan - Rev B - 030320.pdf [13 redlines] (Page 1) [1] 1 (2)

16. Cloud+ B

Forsyth County Fire Department Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).
Mark Johnson
336-703-2563
johnsome@forsyth.cc
3/6/20 3:02 PM
01.03) Rezoning-
Special Use District - 2

IDTP

PNG - Robinhood Road - Preliminary Rezoning Site Plan.pdf [11 redlines] (Page 1) [1] 1

8. COUNCIL MEMBER CONTACT B

City of Winston-Salem PLEASE ENSURE THAT YOU HAVE CONTACTED YOUR APPROPRIATE COUNCIL MEMBER PRIOR TO ARRANGING THE NEIGHBORHOOD MEETING. THIS MEETING IS TO TAKE PLACE BEFORE THE PLANNING BOARD PUBLIC HEARING.
Samuel Hunter
336-727-8000
samuelp@cityofws.org

2/25/20 12:05 PM
Pre-Submittal Workflow -
1

AECOM Noted.
Rick Douglas
7047160738
rick.douglas@aecom.com

3/2/20 4:29 PM
Pre-Submittal Workflow -
1

PNG - Robinhood Road RS - Site Plan - Rev B - 030320.pdf [13 redlines] (Page 1) [1] 1 (2)

23. Text Box B

City of Winston-Salem Show Negative access easement along Robinhood Rd. for entire frontage on site plan.
Samuel Hunter
336-727-8000
samuelp@cityofws.org
3/12/20 10:49 AM
01.03) Rezoning-
Special Use District - 2

24. Text Box B

City of Winston-Salem Show proposed access to the "greenspace area"
Samuel Hunter
336-727-8000
samuelp@cityofws.org
3/12/20 10:49 AM
01.03) Rezoning-
Special Use District - 2

25. Text Box B

City of Winston-Salem move bufferyard areas to wrap around mainline valve and access drive.
Samuel Hunter
336-727-8000
samuelp@cityofws.org
3/12/20 10:49 AM
01.03) Rezoning-
Special Use District - 2

MapForsyth Addressing Team

General Issues

26. Addressing & Street Naming

Forsyth County Government Address assigned at permitting.
Gloria Alford
3367032337
alfordgd@forsyth.cc
3/16/20 11:13 AM
01.03) Rezoning-
Special Use District - 2

NCDOT

General Issues

22. General Comments

NCDOT Division 9
Randy Ogburn
336-747-7900
rogburn@ncdot.gov
3/12/20 10:15 AM
01.03) Rezoning-
Special Use District - 2

- The only thing we would require at this location would be an encroachment agreement for any utilities or work within the right of way.

Planning

13. CAC/Greenway

City of Winston-Salem No comment.
Amy Crum
336-747-7051
amyc@cityofws.org
3/4/20 5:02 PM
01.03) Rezoning-
Special Use District - 2

17. CPAD

City of Winston-Salem The West Suburban Area Plan Update (2019) recommends Commercial land use at this location. The subject property is located in the Robinhood Village Activity Center, which recommends the following:
Kelly Bennett
336-727-8000
kellyb@cityofws.org
3/9/20 8:39 AM
01.03) Rezoning-
Special Use District - 2
New development in this activity center should include:
• Commercial uses located immediately to the east of the volunteer fire department transitioning to low-intensity office or commercial uses at the eastern edge of the activity center on the north side of Robinhood Road.

19. Historic Resources

City of Winston-Salem No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
3/10/20 11:11 AM
01.03) Rezoning-
Special Use District - 2

27. Rezoning

City of Winston-Salem Please specify the type of opaque screening to be used, if known. Chain link, either with slats or windscreens, cannot be utilized and count as opaque.
Desmond Corley
336-727-8000
desmondc@cityofws.org
3/18/20 11:01 AM
01.03) Rezoning-
Special Use District - 2
Additionally, please clarify the type of landscaping that is proposed to surround the two compounds. Include a typical planting area or fully describe how the area will be landscaped.

28. Rezoning

City of Winston-Salem Please consider removing the following uses from this request:
Desmond Corley
336-727-8000
desmondc@cityofws.org
3/18/20 11:03 AM
01.03) Rezoning-
Special Use District - 2
• Hospice and Palliative Care;
• Library, Public; and
• Police or Fire Station

11. Text Box B

City of Winston-Salem Remove label of "future development parcel". If property is developed, it will require either a site plan amendment or a rezoning.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/3/20 3:33 PM
Pre-Submittal Workflow
- 1

12. Text Box B

City of Winston-Salem Add bearing and distance call for this PL section
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/3/20 3:33 PM
Pre-Submittal Workflow
- 1

Utilities

General Issues

18. General Comments

City of Winston-Salem There is a 30" water line and a 6" water line located in the corner of Robinhood and Meadowlark that runs parallel with Meadowlark. There is a 16" water line that runs parallel with Robinhood on the north side of the street. Please ensure proper clearances as to keep future maintenance easy for our crews. Is the proposed line going to be metal? If so we will need cathode protection around our existing water mains. Show existing water mains and easements on the plan.
Charles Jones
336-727-8000
charlesj@cityofws.org
3/10/20 8:59 AM
01.03) Rezoning-Special Use District - 2

WSDOT

General Issues

21. General Comments

City of Winston-Salem No access into Robinhood rd. Dedicate right of way 55' from center with curb and gutter and sidewalk along entire Robinhood Rd frontage.
David Avalos
336-727-8000
davida@cityofws.org
3/11/20 3:43 PM
01.03) Rezoning-Special Use District - 2
Link to CTP: <https://www.cityofws.org/DocumentCenter/View/3209/Appendix-C---CTP-Inventory-and-Recommendations-PDF>
[Ver. 2] [Edited By David Avalos]

**NOTICE OF PUBLIC HEARING BEFORE THE
CITY-COUNTY PLANNING BOARD OF FORSYTH COUNTY
AND WINSTON-SALEM, NORTH CAROLINA ON
REZONING REQUESTS AND RELATED MATTERS**

Notice is hereby given in accordance with the requirement of applicable law that the City-County Planning Board will hold a public hearing in the Arnold G. King Public Meeting Room on the fifth floor of the Bryce Stuart Municipal Building, 100 East First Street, Winston-Salem, North Carolina, at 4:30 P.M. on May 28, 2020 on the following rezoning and related matters:

1. Zoning petition of Piedmont Natural Gas Company, Inc. from LB-S to LO-S (Utilities; Residential Building, Single Family; Residential Building, Duplex; Combined Use; Banking and Financial Services; Bed and Breakfast; Offices; Recreation Facility, Public; Adult Daycare Center; Child Care, Sick Children; Child Daycare Center; Church or Religious Institution, Neighborhood; Government Offices, Neighborhood Organization, or Post Office; and Museum or Art Gallery): property is located on north side of Robinhood Road east of Meadowlark Drive; property consists of ±2.18 acres and is PINs 5896-65-5565, 5896-65-7556, and 5896-65-7669 as shown on the Forsyth County Tax Maps and on a site plan on file in the office of the City-County Planning Board (Zoning Docket F-1594).

NOTE: TIME LIMIT FOR SPEAKERS: Speakers in favor and speakers in opposition of rezoning requests or related public hearing matters shall be limited to twelve (12) minutes total speaking time for each side. All speakers should register prior to the meeting. Registration will begin at 4:00 P.M. inside the Public Meeting Room.

The City of Winston-Salem does not discriminate on the basis of race, sex, color, age, national origin, religion or disability in its employment opportunities, programs, services or activities.

All requests for appropriate and necessary auxiliary aids and services must be made within a reasonable time prior to the hearing to the Office of Planning and Development Services at (336) 747-7040.

WELCOME!

Please sign-in

NAME

ADDRESS

ALFREDO PEREZ

5156 Robinhood Rd 27106

Dennis DECKER

4991 ROBINHOOD RD.

BONNIE KYLE STONE

5005 ROBINHOOD

Don Davis

1200 Meadowcreek

F1594(S)
PIEDMONT NATURAL GAS COMPANY INC
4720 PIEDMONT ROW DR
CHARLOTTE NC28210

F1594(N)
5109 ROBINHOOD VILLAGE LP
2298 MT PLEASANT ST
CHARLESTON SC29403

F1594(N)
BECK ANDREW SCOTT TAYLOR MORGAN
1525 ATTANOOK RD
WINSTON-SALEM NC27106

F1594(N)
BEROTH V V OIL CO
PO BOX 4089
WINSTON-SALEM NC27115

F1594(N)
BRADLEY KIMBERLY MABE
BRADLEY WILLIAM CASS
5100 ROBINHOOD RD
WINSTON-SALEM NC27106

F1594(N)
CHEATWOOD VOYCE M
CHEATWOOD DONNA M
5130 ROBINHOOD RD
WINSTON-SALEM NC27106

F1594(N)
CHERNOUSKI DANIELLE RENEE
5130 ROBINHOOD RD
WINSTON-SALEM NC27106

F1594(N)
GTE PROPERTIES LLC
3937 WESTPOINT BLVD
WINSTON-SALEM NC27103

F1594(N)
HICKS MICHAEL B
275 WILLIAMS LN
INDIANAPOLIS IN46260

F1594(N)
JCS PROPERTIES NORTH LLC
1207 INDIAN TRL
APEX NC27502

F1594(N)
MARILYN J KYLE FAMILY TRUST
5005 ROBINHOOD ROAD
WINSTON-SALEM NC27106

F1594(N)
MCBRIDE TYLER
5248 FLEETWOOD CIR
WINSTON-SALEM NC27106

F1594(N)
MCCLENNAHAN CHARLES H
18840 GRANT ST
LAURINBURG NC28352

F1594(N)
MEADOWLARK DEVELOPERS LLC
380H KNOLLWOOD ST STE 253
WINSTON-SALEM NC27103

F1594(N)
MICU ALEXANDRU
5000 ROBINHOOD RD
WINSTON-SALEM NC27106

F1594(N)
NIXON BONITA C
1417 BILTMORE DR
CHARLOTTE NC28207

F1594(N)
NORTH CAROLINA DEPARTMENT OF
TRANSPORTATION
1605 WESTBROOK PLAZA DR, STE 201
WINSTON-SALEM NC27103

F1594(N)
PEREZ ALFREDO MARTIN
5150 ROBINHOOD RD
WINSTON-SALEM NC27106

F1594(N)
REICH SANDRA B
KIDD SUE B
3421 FAIRPOINT DR
CLEMMONS NC27012

F1594(N)
VAUGHT JESS W
3120 BALTIMORE RD
EAST BEND NC27018

F1594(N)
VILLAGE AT ROBINHOOD LLC
PO BOX 237
TAZEWELL TN37879

F1594(N)
VILLAS AT ROBINHOOD LLC
PO BOX 16168
HIGH POINT NC27261

F1594(N)
WILAR 230 LLC
104 WILMOT RD, STOP MS1420
DEERFIELD IL60015

F1594(N)
YOUNG NELLIE C
1197 MEADOWLARK DR
WINSTON-SALEM NC27106

(For publication in the WS Journal Legal Section on
July 24 & July 31st, 2020)

NOTICE OF PUBLIC HEARING

NOTICE is hereby given that the Board of Commissioners will hold a public hearing on Thursday, August 6, 2020. The public hearing will be conducted remotely, as allowed by the Board's Remote Participation Policy during this state of emergency.

There will be no meeting place where members of the public can be physically present. The Meeting will be broadcast live at 2:00 p.m. on local cable channel WSTV 13-The Government Channel, http://winston-salem.granicus.com/MediaPlayer.php?publish_id=29 and <https://vimeo.com/forsythcountync>.

Zoning petition of Piedmont Natural Gas Company, Inc. from LB-S to LO-S (Utilities; Residential Building, Single Family; Residential Building, Duplex; Combined Use; Banking and Financial Services; Bed and Breakfast; Offices; Recreation Facility, Public; Adult Daycare Center; Child Care, Sick Children; Child Daycare Center; Church or Religious Institution, Neighborhood; Government Offices, Neighborhood Organization, or Post Office; and Museum or Art Gallery): property is located on north side of Robinhood Road east of Meadowlark Drive; property consists of ±2.18 acres and is PINs 5896-65-5565, 5896-65-7556, and 5896-65-7669 as shown on Forsyth County tax maps and on a site plan on file in the office of the City-County Planning Board (Zoning Docket F-1594).

All persons interested in the proposed amendments are invited by the Board of Commissioners to present their views. If you wish to speak, please call 336-422-1200 at 1:45 p.m on the day of the meeting. You will be placed on hold, and you will be recognized to speak during the public session in the order your call was received.

FORSYTH COUNTY BOARD OF COMMISSIONERS
Ashleigh M. Sloop, Clerk to the Board