DOCKET #: W3149

PROPOSED ZONING:
IP

EXISTING ZONING:
GO and GB-L

PETITIONER:
Hanesbrands, Inc &
YMCA of Greater WS Inc
for property owned by Same

SCALE:
1" represents 500'

STAFF:
King

GMA:
3

ACRES:
16.16

NEAREST
BLDG:
150' south

MAP(S):
618886

Printed: 7/10/2012
August 22, 2012

Hanesbrands, Inc.
c/o Kevin Dullhoff, Vice President Real Estate
531 Northridge Park Drive
Rural Hall, NC 27045

Re: Zoning Map Amendment W-3149

Dear Mr. Dullhoff:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary’s Office of the date on which the Council will hear this petition.

Sincerely,

[Signature]
A. Paul Norby, FAICP
Director of Planning

pc: City Secretary’s Office, P.O. Box 2511, Winston-Salem, NC 27102
    Doug Stimmel, 601 North Trade Street, Suite 200, Winston-Salem, NC 27101
    YMCA of Greater Winston-Salem, Inc., c/o Curtis Hazelbaker, President & CEO, 301 North Main Street, Unit 1900, Winston-Salem, NC 27101
**ACTION REQUEST FORM**

**DATE:** August 22, 2012  
**TO:** The Honorable Mayor and City Council  
**FROM:** A. Paul Norby, FAICP, Director of Planning

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on zoning map amendment of Hanesbrands, Inc and YMCA of Greater WS Inc

**SUMMARY OF INFORMATION:**

Zoning map amendment of Hanesbrands, Inc and YMCA of Greater WS Inc from GO & GB-L [Arts & Crafts Studio; Building Materials Supply; Food or Drug Store; Furniture & Home Furnishings Store; Restaurant (without drive-through service); Retail Store; Wholesale Trade A; Banking & Financial Services; Building Contractors, General; Kennel, Indoor; Motor Vehicle, Rental & Leasing; Offices; Services, A; Services, B; Storage Services, Retail; Testing & Research Lab; Warehousing; Recreation Services, Indoor; Recreation Facility, Public; Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Center; Animal Shelter, Public; Child Care, Drop-In; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Community; Religious Institution, Neighborhood; College or University; Dirt Storage; Government Offices, Neighborhood Organization or Post Office; Hospital or Health Center; Landfill, Construction & Demolition; Landfill, Land Clearing/Inert Debris; Police or Fire Station; School, Vocational, or Professional; Manufacturing A; Borrow Site; Helistop; Park & Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Transmission Tower; and Utilities] to IP: property is located on the west side of Hanes Mill Road, across from Museum Drive (Zoning Docket W-3149).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** NOT REQUIRED
CITY ORDINANCE - GENERAL USE

Zoning Petition of Hanesbrands, Inc and YMCA of Greater WS Inc, Docket W-3149

AN ORDINANCE AMENDING THE WINSTON-SALEM
CITY ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF THE CITY OF
WINSTON-SALEM, N.C.

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from GO & GB-L [Arts & Crafts Studio; Building Materials Supply; Food or Drug Store; Furniture & Home Furnishings Store; Restaurant (without drive-through service); Retail Store; Wholesale Trade A; Banking & Financial Services; Building Contractors, General; Kennel, Indoor; Motor Vehicle, Rental & Leasing; Offices; Services, A; Services, B; Storage Services, Retail; Testing & Research Lab; Warehousing; Recreation Services, Indoor; Recreation Facility, Public; Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Center; Animal Shelter, Public; Child Care, Drop-In; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Community; Religious Institution, Neighborhood; College or University; Dirt Storage; Government Offices, Neighborhood Organization or Post Office; Hospital or Health Center; Landfill, Construction & Demolition; Landfill, Land Clearing/Inert Debris; Police or Fire Station; School, Vocational, or Professional; Manufacturing A; Borrow Site; Helistop; Park & Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Transmission Tower; and Utilities] to

IP the zoning classification of the following described property:

A CERTAIN PARCEL OF LAND, LOCATED IN WINSTON TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN AT THE SOUTHERN MOST CORNER OF TAX LOT 110U OF TAX BLOCK 3450 (PIN 6828-19-2002) OWNED BY YMCA OF GREATER WINSTON-SALEM INC. AS RECORDED IN DEED BOOK 2120, PAGE 2649, FORSYTH COUNTY REGISTRY, SAID IRON PIN ALSO BEING LOCATED S 41° 40' 38" W 1224.03' FROM NCCS MONUMENT "HANES" HAVING NAD 83
COORDINATES OF N 889.550.0350 AND E 1.622.257.674; THENCE FROM THE BEGINING POINT, ON A NEW LINE, S 56° 47' 48" W 275.70' TO AN IRON PIN SET; THENCE ALONG ANOTHER NEW LINE N 58° 59' 39" W 865.11' TO AN IRON PIN SET IN THE EASTERN LINE OF TAX LOT 402 OF TAX BLOCK 3450 (PIN 6828-08-1643) OWNED BY THE CITY OF WINSTON-SALEM AS RECORDED IN DEED BOOK 1869, PAGE 598, FORSYTH COUNTY REGISTRY; THENCE ALONG THE EASTERN LINE OF TAX LOT 402 N 31° 50' 11" E 248.52' TO AN IRON PIN AT THE SOUTHWEST CORNER OF TAX LOT 110U OF TAX BLOCK 3450 (PIN 6828-19-2002) OWNED BY YMCA OF GREATER WINSTON-SALEM INC. AS RECORDED IN DEED BOOK 2120, PAGE 2649; THENCE ALONG THE WESTERN LINE OF TAX LOT 110U N 31° 48' 07" W 320.33' TO AN IRON PIN AT THE NORTHEAST CORNER OF TAX LOT 402 OF TAX BLOCK 3450 (PIN 6828-08-1643) IN THE SOUTHERN LINE OF TAX LOT 110L OF TAX BLOCK 3450 (PIN 6818-99-7691) OWNED BY THE CITY OF WINSTON-SALEM; THENCE ALONG THE SOUTHERN LINE OF TAX LOT 110L (PIN 6818-99-7691) S 62° 09' 58" E 287.10' TO AN IRON PIN; THENCE N 30° 11' 31" E 84.13' TO AN IRON PIN AT THE SOUTHWEST TERMINUS OF THE RIGHT-OF-WAY OF "RECYCLE WAY"; THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF "RECYCLE WAY" S 68° 58' 39" E 815.51' TO AN IRON PIN IN THE WESTERN RIGHT-OF-WAY LINE OF HANES MILL ROAD AT THE NORTHEAST CORNER OF TAX LOT 110U OF TAX BLOCK 3450 (PIN 6828-19-2002); THENCE ALONG THE WESTERN RIGHT-OF-WAY OF HANES MILL ROAD S 31° 14' 45" W 377.50' TO A "PK" NAIL AT THE NORTHEAST CORNER OF TAX LOT 110V OF TAX BLOCK 3450 (PIN 6828-08-6052); THENCE ALONG THE NORTHERN LINE OF TAX LOT 110V THE FOLLOWING FOUR COURSES AND DISTANCES: 1) N 56° 24' 38" W 61.00' TO AN IRON PIN 2) S 33° 35' 22" W 84.71' TO AN IRON PIN 3) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 149.37" AND A CHORD BEARING DISTANCE OF S 51° 25' 42" W 91.52' TO AN IRON PIN AND 4) S 69° 16' 02" W 21.40' TO THE POINT AND PLACE OF BEGINNING, AND CONTAINING 16.16456 ACRES MORE OR LESS.

Section 2. This ordinance shall become effective upon adoption.
CITY-COUNTY PLANNING BOARD
STAFF REPORT

PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3149</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Aaron King</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Hanesbrands, Inc and YMCA of Greater WS Inc</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN # 6828-19-2002 and a portion of PIN# 6828-08-6052</td>
</tr>
<tr>
<td>Address</td>
<td>401 Hanes Mill Road and 385 Hanes Mill Road</td>
</tr>
<tr>
<td>Type of Request</td>
<td>General use rezoning</td>
</tr>
</tbody>
</table>

| Proposal | The petitioner is requesting to amend the Official Zoning Maps for the subject property from GB-L General Business District – Special Use Limited Zoning (Arts & Crafts Studio; Building Materials Supply; Food or Drug Store; Furniture & Home Furnishings Store; Restaurant (without drive-through service); Retail Store; Wholesale Trade A; Banking & Financial Services; Building Contractors, General; Kennel, Indoor; Motor Vehicle, Rental & Leasing; Offices; Services, A; Services, B; Storage Services, Retail; Testing & Research Lab; Warehousing; Recreation Services, Indoor; Recreation Facility, Public; Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Center; Animal Shelter, Public; Child Care, Drop-In; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Community; Religious Institution, Neighborhood; College or University; Dirt Storage; Government Offices, Neighborhood Organization or Post Office; Hospital or Health Center; Landfill, Construction & Demolition; Landfill, Land Clearing/Inert Debris; Police or Fire Station; School, Vocational, or Professional; Manufacturing A; Borrow Site; Helistop; Park & Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Transmission Tower; and Utilities) and GO General Office District to IP Institutional and Public District. |

**NOTE:** General, special use limited, 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>| Neighborhood Contact/Meeting | As of this writing, no neighborhood meeting had been held. |
| 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. |</p>
<table>
<thead>
<tr>
<th>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</th>
<th>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes, the subject property currently contains an institutional use (YMCA) and vacant land which adjoins the YMCA site.</td>
<td></td>
</tr>
</tbody>
</table>

**GENERAL SITE INFORMATION**

<table>
<thead>
<tr>
<th>Location</th>
<th>West side of Hanes Mill Road, across from Museum Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>North</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 16.16 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>YMCA and undeveloped land</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Surrounding Property Zoning and Use</th>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>LI &amp; GI</td>
<td>Sanitary landfill</td>
<td></td>
</tr>
<tr>
<td>East</td>
<td>LI &amp; GB-L</td>
<td>SciWorks and an access drive to the Hanes Weeks Plant</td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>GB-L</td>
<td>Hanes Weeks Plant</td>
<td></td>
</tr>
<tr>
<td>West</td>
<td>GI &amp; GB-L</td>
<td>Sanitary landfill</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</th>
<th>(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes, the uses allowed within the IP district are compatible with the uses allowed in the surrounding non-residential zoning districts.</td>
<td></td>
</tr>
</tbody>
</table>

**Physical Characteristics**

The site contains a relatively flat topography with no streams or wetlands. The easternmost 2/3 of the site is developed with the YMCA facility with the balance of the property undeveloped. The undeveloped portion of the site includes a significant amount of vegetation along with a flat, grassy lawn located on the GB-L zoned land.

**Proximity to Water and Sewer**

The subject property has access to public water and sewer.

**Stormwater/Drainage**

No known issues

**Watershed and Overlay Districts**

The subject property is not located within a water supply watershed.

**Analysis of General Site Information**

The subject 16.16 acre property includes the existing YMCA facility and associated parking along with a significant amount of undeveloped land. The existing GB-L zoning included with this request is composed of undeveloped land that contains a flat topography which lends itself well to future development. Staff does not see any development constraints associated with this request.
<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>ADT Count</th>
<th>Capacity/LOS D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hanes Mill Road</td>
<td>Minor Thoroughfare</td>
<td>378'</td>
<td>14,000</td>
<td>30,700</td>
</tr>
<tr>
<td>Proposed Access Point(s)</td>
<td>Since this is a general use zoning request, the exact location of access points is unknown; however, the site currently has an access point onto Hanes Mill Road.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Trip Generation - Existing/Proposed</td>
<td>The estimated trip generation for the existing YMCA use is approximately 1,390 trips per day [42,238sf / 1,000 x 32.93 (Health &amp; Fitness Club Trip Rate)]. Since this is a general use request and there are no restrictions on future land use, staff is unable to provide an estimate of future trip generation.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sidewalks</td>
<td>No sidewalks are located in the general vicinity of the subject property.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transit</td>
<td>Routes 10 and 44 run along Hanes Mill Road.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Analysis of Site Access and Transportation Information</td>
<td>From an access and transportation perspective, staff does not anticipate any negative impacts from this request.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### CONFORMITY TO PLANS AND PLANNING ISSUES

**Legacy GMA**
- Growth Management Area 3 (Suburban Neighborhoods)

**Relevant Legacy Recommendations**
- Encourage infill, redevelopment, and reuse of vacant or underutilized parcels within developed areas.
- Encourage redevelopment and reuse of existing sites and buildings which are visually compatible with the surrounding area.

**Relevant Area Plan(s)**
- North Suburban Area Plan (2005)

**Area Plan Recommendations**
- The GO portion of the subject property is recommended for institutional/public use, while the GB-L portion is recommended for industrial use.

**Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)**
- 
  (R)(3) - Have changing conditions substantially affected the area in the petition?
  - No
  
  (R)(4) - Is the requested action in conformance with Legacy?
  - Yes

**Analysis of Conformity to Plans and Planning Issues**
The subject request includes 10.9 acres of GO zoned land along with 5.26 acres of GB-L land. While the GO district has accommodated the YMCA property since its original construction, the IP district is a more appropriate zoning district for this use. Staff does not see any conflict between the proposed IP district and the surrounding commercial and industrial districts.
### RELEVANT ZONING HISTORIES

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-3144</td>
<td>LI to GB-L</td>
<td>Approved 7/2/12</td>
<td>Includes portion of subject property</td>
<td>62.95</td>
<td>Approval</td>
</tr>
<tr>
<td>W-2411</td>
<td>LI to GO</td>
<td>Approved 8/21/00</td>
<td>Includes subject property</td>
<td>10.9</td>
<td>Approval</td>
</tr>
</tbody>
</table>

### CONCLUSIONS TO ASSIST WITH RECOMMENDATION

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The IP district is compatible with the surrounding non-residential zoning in the area.</td>
<td>Without a Special Use zoning site plan to control site development, a significant loss of existing vegetation could occur.</td>
</tr>
<tr>
<td>The request is consistent with the recommendations of Legacy.</td>
<td></td>
</tr>
<tr>
<td>The IP district is a more appropriate zoning district for the existing YMCA.</td>
<td></td>
</tr>
<tr>
<td>The request is consistent with the purpose statement of the IP district.</td>
<td></td>
</tr>
</tbody>
</table>

**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.
CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR W-3149  
AUGUST 9, 2012  

Paul Norby disclosed that he sits on the YMCA Board of Directors as a volunteer. He has conferred with the City Attorney's office and although there is no conflict of interest, he has chosen to have no involvement in the staff work for this request.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the zoning map amendment.
SECOND: Wesley Curtis
VOTE:
  FOR: Wesley Curtis, Arnold King, Clarence Lambe, Darryl Little, Barry Lyons, Lynne Mitchell, Paul Mullican, Brenda Smith, Allan Younger
  AGAINST: None
  EXCUSED: None

FOR: Paul Norby, FAICP
   Director of Planning
DOCKET #: W3149

PROPOSED ZONING:
IP

EXISTING ZONING:
GO and GB-L

PETITIONER:
Hanesbrands, Inc & YMCA of Greater WS Inc
for property owned by Same

- **Subject property**
- **500' notification radius**

**SCALE:** 1" represents 500'

**STAFF:** King

**GMA:** 3

**ACRES:** 16.16

**NEAREST BLDG:** 150' south

**MAP(S):** 618886
Subject Property
W3149
MEMORANDUM

August 9, 2012

TO: City-County Planning Board

FROM: A. Paul Norby, Director of Planning

SUBJECT: Disclosure concerning Rezoning Case W-3149

I serve as a volunteer on the Association Board of Directors for the YMCA of Northwest North Carolina, the umbrella group for the various YMCA Branches in our region. Each Branch also has its own Branch Board of Management.

After consulting with the City Attorney’s Office, they concur that my status as a Board member does not present a conflict of interest as defined by statute. I have no financial interest in the proposed rezoning case referenced above, which would expand the site for the Fulton Family YMCA Branch.

However, in order to remove even any appearance of conflict, I advised representatives of Hanesbrands, Inc. and the YMCA of Northwest North Carolina when I first learned of this proposal that because of my membership on the Board and my position as Planning Director, I would not be involved in any staff deliberation, recommendation, or oversight of the planning staff report in this matter. I have also from the beginning communicated the same with the planning staff.

I also have not been part of any YMCA deliberations concerning this proposal.

It is my request that this memo be reflected in the record concerning this rezoning case.

cc: Lee Garrity, City Manager

Angela Carmon, City Attorney
USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Academic Medical Center
Arts and Crafts Studio
Banking and Financial Services
Child Care, Drop-In
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
Club or Lodge
College or University
Fraternity or Sorority
Funeral Home
Government Offices, Neighborhood Organization, or Post Office
Hospice and Palliative Care
Hospital or Health Center
Institutional Vocational Training Facility
Library, Public
Museum or Art Gallery
Nursing Care Institution
Offices
Park and Shuttle Lot
Police or Fire Station
Recreation Facility, Public
School, Vocational or Professional
Services A
Utilities

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Adult Day Care Center
Child Care Institution
Child Care, Sick Children
Child Day Care Center
Landfill, Land Clearing/Inert Debris
Transmission Tower

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Helistop

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Academic Biomedical Research Facility
Animal Shelter, Public
Cemetery
Child Care, Drop-In
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
College or University
Funeral Home
Golf Course
Government Offices, Neighborhood Organization, or Post Office
Hospice and Palliative Care
Library, Public
Museum or Art Gallery
Nursing Care Institution
Park and Shuttle Lot
Police or Fire Station
Recreation Facility, Public
Recreation Services, Indoor
Recreation Services, Outdoor
Residential Building, Single Family
Swimming Pool, Private
Utilities

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Adult Day Care Center
Child Care Institution
Child Care, Sick Children
Child Day Care Center
Child Day Care, Large Home
Church or Religious Institution, Community
Club or Lodge
Family Group Home B
Family Group Home C
Habilitation Facility A
Habilitation Facility B
Planned Residential Development
School, Private
School, Public
School, Vocational or Professional

Uses Allowed in IP
Revised 3/17/2011
USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Helistop
Landfill, Land Clearing/Inert Debris
Transmission Tower

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Our main concern, now it’s extremely difficult at times to exit out of our driveway, especially to make a left, depending on the time of day and the traffic coming out of the YMCA. If the area is rezoned and there is an increase in traffic, something will have to be done for the safety of our employees, vendors, etc. and the people coming out of the YMCA throughout the day.

Debra A. Braden  
Corporate Controller  
Americraft Carton, Inc.  
320 West Hanes Mill Road | Winston-Salem, NC 27105  
336-744-1222 | 336-744-1296 (Fax)  
debrab@americraft.com
The proposed zoning map amendment from GB-L (General Business District-Special Use Limited Zoning) to IP (Institutional and Public District) is consistent with the *Legacy Comprehensive Plan*, and the *North Suburban Area Plan (2005)* and is reasonable and in the public interest because:

1. The IP District is compatible with the surrounding non-residential zoning in the area;
2. The IP District is more appropriate zoning district for the existing YMCA;
3. The request is consistent with the purpose statement of the IP District; and
4. The site has no apparent constraints and appears to be suitable for development within the proposed IP District.
DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN
W-3149
(HANESBRANDS, INC AND YMCA OF GREATER WS, INC.)

Although the proposed zoning map amendment from GB-L (General Business District-Special Use Limited Zoning) to IP (Institutional and Public District) is consistent with the Legacy Comprehensive Plan, and the North Suburban Area Plan (2005), approval of the request is not reasonable and in the public interest because a significant loss of the existing vegetation is likely to occur without a special use zoning site plan to control site development.