



**DOCKET #:** W2411

**PROPOSED ZONING:**  
GO

**EXISTING ZONING:**  
LI

**PETITIONER:**  
YMCA for property  
owned by the  
City of Winston-Salem

**SCALE:** 1" represents 400'

**STAFF:** S. Hughes

**GMA:** 3

**ACRE(S):** 10.9

**MAP(S):** 618886

July 19, 2000

YMCA of Greater Winston-Salem  
c/o Brian Cormier, CEO  
1144 West Fourth Street  
Winston-Salem, NC 27101

RE: ZONING MAP AMENDMENT W-2411

Dear Mr. Cormier:

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

Sincerely,

A. Paul Norby, AICP  
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102

**ACTION REQUEST FORM**

**DATE:** July 19, 2000  
**TO:** The Honorable Mayor and Board of Aldermen  
**FROM:** A. Paul Norby, AICP, Director of Planning

**BOARD ACTION REQUEST:**

Request for Public Hearing on zoning map amendment of YMCA of Greater Winston-Salem for property owned by City of Winston-Salem

**SUMMARY OF INFORMATION:**

Zoning map amendment of YMCA of Greater Winston-Salem for property owned by City of Winston-Salem from LI to GO: property is located on the northwest side of Hanes Mill Road southwest of US 52 (Zoning Docket W-2411).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** FOR APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** NOT REQUIRED

CITY ORDINANCE - GENERAL USE

Zoning Petition of YMCA of Greater Winston-Salem for property owned by City of Winston-Salem, Docket W-2411

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

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BE IT ORDAINED by the Board of Aldermen 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 LJ to GI the zoning classification of the following described property:

Being a certain tract or parcel of land located in Winston Township, Forsyth County, North Carolina and being more particularly described as follows: Beginning at an iron stake in the western right-of-way line of Hanes Mill Road (SR 1672), said stake being located south 41° 11' 03" west 651.25 feet from a monument marked NCGS "Hanes" (NAD 83), which is located by NC Grid Coordinates: N = 889,550.0350 and E = 1,622,257.674; running from said beginning point with the western right-of-way line of Hanes Mill Road south 31° 14' 45" west 377.50 feet to a PK nail; thence on a new line north 56° 24' 38" west 61.00 feet to an iron; thence south 33° 35' 22" west 84.71 feet to an iron; thence on a curve to the right having a radius of 149.37 feet, a chord bearing and distance of south 51° 25' 42" west 91.52 feet, to an iron; thence south 69° 16' 02" west 21.40 feet to an iron; thence on a new line north 58° 58' 45" west 981.56 feet to an iron; thence north 31° 48' 07" east 320.33 feet to an iron; thence south 62° 09' 58" east 287.10 feet to an iron; thence north 30° 11' 31" east 84.13 feet to an iron; thence south 68° 58' 39" east 815.51 feet to the point and place of beginning, containing 10.90 acres, more or less, and being shown on survey entitled "Boundary Survey, City of Winston-Salem, Utilities Division, Sara Lee Corporation" prepared by Brady Surveying Company, P.A., signed by W. Max Brady, Jr., RLS-2578, dated January 24, 1995, and revised January 26, 1995, and June 1, 1995, designated as job number 9463. Tax Lot 110U, Block 3450.

Section 2. This ordinance shall become effective upon adoption.

## ZONING STAFF REPORT

**DOCKET #** W-2411  
**STAFF:** Suzanne Hughes

Petitioner(s): YMCA of Greater Winston-Salem  
Ownership: City of Winston-Salem

### **REQUEST**

From: LI Limited Industrial District  
To: GI General Industrial District

Both general and special use district zoning were discussed with the applicant(s) who decided to pursue the zoning as requested.

**NOTE:** This is a general use zoning petition; therefore, ALL uses permitted in the above requested district should be considered.

Acreage: 10.9 acres

### **LOCATION**

Street: Northwest side of Hanes Mill Road southwest of US 52.  
Jurisdiction: City of Winston-Salem.  
Ward: North.

### **PROPERTY SITE/IMMEDIATE AREA**

Existing Structures on Site: None.

Adjacent Uses:

- Southeast - Sciworks, east of Hanes Mill Road, zoned IP.
- Southwest - Sara Lee Industrial Complex, zoned LI.
- Northeast - Commercial, east of Hanes Mill Road, zoned HB.
- Northwest - Landfill, zoned GI; residential further northwest, zoned RS-9.

### **GENERAL AREA**

Character/Maintenance: Mainly industrial with some contiguous institutional and public uses having immediate access to US Highway 52; scattered business uses further east along Hanes Mill Road.

Development Pace: Immediate area is slow; rapid development east of US Highway 52.

## **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: Site is cleared with patches of grass and shrubs.

Topography: Site slopes down to the northwest.

Vegetation/habitat: Site is cleared with patches of grass and shrubs.

Constraints: Minor.

## **TRANSPORTATION**

Direct Access to Site: Hanes Mill Road.

Street Classification: Hanes Mill Road - minor thoroughfare; US 52 - freeway; Museum Drive - collector street.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):

Hanes Mill Road between University Parkway and Bethania Station Road - 5,300/16,000

US 52 south of Hanes Mill Road - 50,000/54,000

US 52 north of Hanes Mill Road - 46,000/54,000

Planned Road Improvements: TIP # U-2729 - Widen Hanes Mill Road from University Parkway to Museum Drive to multi-lanes with curb and gutter. Scheduled beyond 2006.

Sidewalks: The development of sidewalks will be addressed when driveway permits are issued.

Transit: WSTA 10B - limited day and evening service along Hanes Mill Road.

## **HISTORY**

Relevant Zoning Cases:

1. W-2205; Tract 1: LI, GI, LI-S and RS-9 to GI-S; Tract 2: RS-9 to GI; approved April 8, 1999; west of existing adjacent landfill; 346.49 acres; Planning Board recommended denial, staff recommended approval (portion of tract withdrawn by petitioner).
2. W-2043; IP to GB; approved April 11, 1996; east side of Mercantile Drive between Museum Drive and University Parkway; 0.46 acres; Planning Board and staff recommended approval.

## **CONFORMITY TO PLANS**

GMP Area (*Vision 2005*): Area 3: Urban.

Relevant Comprehensive Plan Recommendation(s): Separation and buffering of commercial, office, and industrial uses from residential areas.

Area Plan/Development Guide: The site is not within the boundaries of a development guide or an area plan.

## **ANALYSIS**

The petitioner has entered a rezoning request from Limited Industrial (LI) to General Office (GO). The majority of the area surrounding the subject site is presently zoned LI, General Industrial (GI), and Institutional and Public (IP). Currently the subject site is vacant and situated between the landfill and Sara Lee. It is also west of Hanes Mill Road across from Sci Works and Americraft Carton, Inc. The driveway of Americraft Carton, Inc. has been recently relocated directly west across Hanes Mill Road from subject site.

Hanes Mill Road experiences a great amount of traffic from the landfill and other surrounding GI uses. There are traffic concerns due to the unique location of the exit lane for Sara Lee being directly in front of the subject site. These concerns will be addressed upon development of the project site and issuance of driveway permits by both the North Carolina Department of Transportation and the City of Winston-Salem. Both agencies will review any requested driveway permits for safety and circulation.

As the subject site is currently owned by the City of Winston-Salem, the staff suggests that as part of the terms of sale of the land that the Community Appearance Commission (CAC) review the site for any subsequent building. The CAC review for the subject site is not meant to serve as a precedent for all City property which may come up for sale, but as the subject site is a fairly large tract of land in a visible location, CAC review seems reasonable in this case.

Staff is of the opinion that GO is an appropriate zoning for this location. Uses allowed in GO are not inconsistent with the surrounding area. Therefore, the staff recommends approval.

## **FINDINGS**

1. The petitioner is requesting to change zoning from LI to GO, which is appropriate for the area.
2. Traffic safety and circulation concerns will be addressed by NCDOT and City of Winston-Salem upon issuance of driveway permits.
3. GO is an appropriate zoning and its allowable uses are not inconsistent; therefore staff recommends approval.
4. As the subject site is currently owned by the City of Winston-Salem, the staff suggests that as part of the terms of sale of the land that the Community Appearance Commission (CAC) review the site for any subsequent building.

**STAFF RECOMMENDATION**

Zoning: **APPROVAL**.

[*For information purposes only:* Draft *Legacy* Comprehensive Plan: The petitioner's site is located in the suburban growth management area of the *Legacy* growth management plan. The policies for this area include mixed use activity nodes at planned locations and preservation of stable neighborhoods.]

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: James Rousseau moved approval of the zoning map amendment.

SECOND: John Bost

VOTE:

FOR: Bost, King, Powell, Rousseau, Schroeder, Snelgrove, Williams

AGAINST: None

EXCUSED: None

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A. Paul Norby, AICP  
Director of Planning