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From: Cynthia Kelley <ckelley141@hotmail.com>
Sent: Monday, June 1, 2026 9:45 PM
To: Marc Allred
Subject: [EXTERNAL] Opposition to Zoning Docket W-3691 – Special Use Permit for Kennel Outdoor Enclosure

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Dear Members of the City-County Planning Board and Winston-Salem City Council,

I respectfully oppose Zoning Docket W-3691, the request for a Special Use Permit for an outdoor enclosure associated with a commercial boarding kennel on Chatham Road.

This issue is not about opposing animals or pet-related businesses. Rather, it is about whether an outdoor kennel enclosure is compatible with the residential neighborhoods and Historic Overlay Districts immediately adjacent to the proposed site.

The property may be zoned General Industrial, but it is not isolated within an industrial area. It directly borders residential properties and historic neighborhoods that the City has already determined are worthy of preservation and protection. Historic neighborhoods derive their value not only from the homes themselves, but from the character, walkability, livability, and quiet enjoyment of the surrounding environment.

Residents in this area have already absorbed significant changes in recent years. The addition of the Reynolds football stadium and the downtown amphitheater currently under development have introduced increased noise, lighting, traffic, and activity into nearby neighborhoods. Whether one supports those projects or not, they represent substantial changes to the historic residential experience of the area. As the City continues to grow, cumulative impacts on surrounding neighborhoods should be carefully considered.

Against that backdrop, approving an outdoor kennel enclosure would introduce another ongoing source of noise and disruption. Unlike many commercial uses, outdoor barking cannot be effectively screened by landscaping or fencing. Once introduced, its impacts are experienced directly by neighboring property owners and can diminish the quiet enjoyment of nearby homes.

The proposal also raises environmental concerns. A commercial boarding kennel generates substantial amounts of animal waste that must be properly collected, stored, and managed. Improper handling can create odors, attract pests, and contribute pollutants, bacteria, and excess nutrients to stormwater runoff. Given the proximity of surrounding residential properties, the City should require a detailed waste management and stormwater control plan before considering approval.

Before granting this permit, I urge the City to require objective evidence demonstrating compatibility with surrounding residential and historic properties, including:

- An independent acoustic study evaluating barking impacts on nearby homes;
- A detailed waste management and stormwater control plan;
- Clear limits regarding the number of dogs permitted on-site;
- Restrictions on outdoor activity hours; and
- Enforceable noise mitigation and compliance standards.

The burden should not fall on neighboring residents to prove harm after the facility is built. The burden should be on the applicant to demonstrate that the proposed use will not further erode the quality of life, historic character, environmental quality, and residential enjoyment of the surrounding neighborhood.

For these reasons, I respectfully request that the Special Use Permit be denied.

Thank you for your consideration and service to our community.

Respectfully submitted,

Cynthia A. Kelley
Winston-Salem, North Carolina