

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3691		
Staff	Marc Allred		
Petitioner(s)	W. Sanders Mosley and Elizabeth Mosley		
Owner(s)	Same		
Subject Property	PIN 6825-98-6896		
Address	740 Chatham Road		
Type of Request	Elected Body Special Use Permit for the establishment of an outdoor enclosure for a Kennel, Indoor use in a GI zoning district. NOTE: A Special Use Permit may only be issued when the City Council affirms all findings of fact as outlined in Section 3.2.13.E.6 of the UDO.		
GENERAL SITE INFORMATION			
Location	West side of Chatham Road, north of Buxton Street.		
Jurisdiction	Winston-Salem		
Ward(s)	Northwest		
Site Acreage	1.93 acres		
Current Land Use	The existing commercial structure was formerly the location of a neighborhood scale church. The building is not currently occupied.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	GI	Motor vehicle body or paint shop and offices
	East	GI and RM 18	Manufacturing B
	South	RSQ HO	Duplexes and single-family homes
	West	RSQ HO	Single-family homes and undeveloped land
Physical Characteristics	The developed site contains an existing warehouse building and associated parking. The western portion of the site contains additional parking and loading area. The perimeter of the site contains several deciduous trees. There is a significant upward slope towards the southern property line.		
Proximity to Water and Sewer	Public water and sewer are available along the Chatham Road frontage of the site.		
Stormwater/ Drainage	No known stormwater or erosion control issues exist on-site. There is a steep slope along the southern property line which could present future drainage and erosion control issues.		
Analysis of General Site Information	The developed site contains an approximately 10,400 square foot warehouse building and associated parking that was constructed in 1967. The site currently has direct access to Chatham Road, which is a ribbon-paved collector street.		

SITE ACCESS AND TRANSPORTATION INFORMATION					
Street Name / Rail Line Name	Classification	Street/Rail Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Chatham Road	Collector Street	Winston-Salem DOT	317 feet	N/A	N/A
Proposed Access Point(s)	The site plan illustrates the reuse of two existing access points onto Chatham Road.				
Proposed Road Improvements	There are no required or proposed road improvements associated with this request.				
Trip Generation - Existing/Proposed	<u>Existing Use in GI</u> 10,400 square-foot building /1000 x 9.11 (Church Trip Rate) = 95 Trips per day <u>Proposed Use in GI</u> 10,400 square-foot building /1000 x 21.5 (Veterinary Clinic [closest related ITE use]) = 224 Trips per day				
Sidewalks	No sidewalks currently exist or are proposed along Chatham Road.				
Transit	The nearest public transit access is provided by the Winston-Salem Transit Authority (WSTA) at the intersection of West Sixth Street and Poplar Street approximately 0.5 miles south of the site.				
Analysis of Site Access and Transportation Information	The site plan shows the reuse of two existing access points currently serving the site. Staff evaluated the proposed Indoor Kennel use using the veterinary clinic trip generation rate, which is considered a reasonable alternative for this use, and estimated the site would generate approximately 224 trips per day. While the proposed use would increase traffic compared to a church use, the anticipated traffic volume remains relatively low for a collector street and is not expected to create significant transportation impacts in the area. There are no existing sidewalks along this section of Chatham Road and none are proposed with this request. The nearest WSTA bus stop is located approximately 1.5 miles from the subject property near the intersection of Thurmond Street and West Northwest Boulevard. Overall, staff does not anticipate the proposed Indoor Kennel use will create adverse impacts on the surrounding transportation network due to the relatively modest estimated traffic generation.				
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS					
Building Square Footage	Square Footage		Placement on Site		
	10,400 square feet		Existing building fronting Chatham Road		
Parking	Required		Proposed	Layout	
	24		25	90-degree parking	
Building Height	Maximum		Proposed		

	40 feet	Existing building to remain
Impervious Coverage	Maximum	Proposed
	No limit	34.17%
UDO Sections Relevant to Subject Request	• Section 4.7.2: GI General Industrial District • Section 5.2.41.C: Outdoor Enclosure for Kennel, Indoor use	
Complies with Section 3.2.11	(A) Forward 2045 policies:	Yes
	(B) Environmental Ord.	N/A
	(C) Subdivision Regulations	N/A
Analysis of Site Plan Compliance with UDO Requirements	The site is zoned GI and is surrounded by industrial and commercial uses to the north and east, and residentially zoned properties to the south and west. The site plan proposes an Indoor Kennel use within the existing 10,400 square foot building and includes a proposed 5,100 square foot outdoor enclosure area located to the west of the building.	
	Staff finds the proposed outdoor enclosure complies with the standards outlined in Section 5.2.41.C, including the limitation of one outdoor enclosure area per indoor kennel and the requirement for an opaque wooden fence with a minimum height of five feet around the perimeter of the outdoor area. The proposed outdoor enclosure is positioned behind the existing building and should have limited visibility from Chatham Road and nearby residential properties to the south and west of the site. This subject property is approximately 40 feet below the adjacent residential properties. The submitted site plan also indicates the preservation of existing vegetation along portions of the western and southern property boundaries to assist with buffering adjacent residential properties. The petitioner has volunteered to plant three large variety trees along the southern perimeter of the enclosure to provide additional vegetative screening and sound buffering.	
	The proposed site plan maintains compliance with all UDO use-specific standards for a Kennel, Indoor use with an outdoor enclosure.	
CONFORMITY TO PLANS AND PLANNING ISSUES		
Forward 2045 Growth Management Area	Growth Management Area 2 - Urban Neighborhoods	
Relevant Forward 2045 Recommendations	• Encourage infill development in areas with access to existing public services and infrastructure. Redevelop underutilized or vacant properties to support housing and economic development.	
Relevant Area Plan(s)	South Central Area Plan Update (2014)	

Area Plan Recommendations	• The proposed land use recommendation map proposes institutional land uses for the site in recognition of the last use of the site as a neighborhood-scale church. • Encourage the revitalization of older and underutilized commercial and industrial sites and buildings. • Allow existing institutions to grow and expand in a manner that is compatible with surrounding neighborhoods.
Site Located Along Growth Corridor?	No.
Site Located within Activity Center?	No.
Other Applicable Plans and Planning Issues	The City Council shall issue a special use permit only when the City Council makes an affirmative finding as follows (<i>Planning staff comments in italics</i>): <u>City Council Findings:</u> 1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved. (<i>Yes, the subject request should not materially endanger public health or safety due to relatively low traffic generation, use of an existing building and access points, and compliance with the operational standards for an Indoor Kennel with outdoor enclosure established in Section 5.2.41 of the UDO</i>). 2. That the use meets all required conditions and specifications. (<i>Yes, the subject request will meet the minimum requirements of the UDO</i>). 3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; (<i>Planning staff does not have the expertise to make property value determinations</i>) and, 4. That the location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with <i>Forward 2045</i>. (<i>Yes, the request will allow the reuse of an existing vacant building in a GI zoning district and is generally consistent with the industrial character of the surrounding area. The proposed outdoor enclosure is located</i>

	<i>behind the existing building and includes buffering elements intended to mitigate visual and auditory impacts on nearby residential properties. The request would support the redevelopment of an underutilized industrial site consistent with the general recommendations of Forward 2045).</i>
Addressing	740 Chatham Road
Rezoning Consideration from Section 3.2.19 A 16	Have changing conditions substantially affected the area in the petition?
	No
	Is the requested action in conformance with <i>Forward 2045</i>?
	Yes
Analysis of Conformity to Plans and Planning Issues	The request is for an Elected Body Special Use Permit for the establishment of an outdoor enclosure for a Kennel, Indoor use in a GI zoning district. The proposed request would allow the reuse of an existing commercial structure within an established industrial area. The request is generally consistent with the recommendations of <i>Forward 2045</i> and the <i>South Central Area Plan Update</i> to redevelop and adaptively reuse underutilized or vacant industrial and commercial properties. Section 5.2.41 of the UDO generally requires Kennel, Indoor uses to be fully enclosed and prohibits outside runs or exercise areas; however, the ordinance allows the Elected Body to approve one outdoor enclosure through the issuance of a Special Use Permit subject to use-specific standards. Staff finds the proposed outdoor enclosure generally complies with the standards of Section 5.2.41.C, including limitations on the number of outdoor enclosures, fencing requirements, and operational standards. The outdoor enclosure is located behind the existing building and includes supplemental buffering intended to mitigate potential visual and auditory impacts to nearby residential properties. While residentially-zoned properties are located south and west of the site, the subject property is within an established industrial corridor and is itself zoned GI, the most intense industrial district allowed in the zoning ordinance. The existing vegetation, steep topography, placement of the enclosure area behind the existing building, and volunteered additional plantings will attenuate off-site impacts of the request. Staff

	believes the request is generally compatible with the surrounding development pattern and consistent with adopted planning policies.
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request would allow for the adaptive reuse of a vacant structure in an established industrially-zoned area.	The outdoor enclosure could create additional noise for adjacent residentially-zoned properties if the proposed use is not properly managed in accordance with the operational standards in the UDO.
The proposed location of the outdoor enclosure along with the required opaque fence, supplemental tree plantings, and natural buffering and steep grade to the south of the site should minimize off-site impacts.	
The proposed use is not anticipated to generate significant traffic.	
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:	
- OTHER REQUIREMENTS: - Freestanding signage shall be limited to one freestanding sign with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet. - The developer shall plant three (3) additional large variety trees along the southern perimeter of the outdoor enclosure using a native species as shown on the approved site plan.	

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 W-3691
JUNE 11, 2026**

Bryan Wilson presented the staff report.

Mr. Murphy provided a brief overview of the history of Special Use Permit requests, explaining that the Planning Board's role in the process has evolved over time and noting that Special Use Permits are quasi-judicial in nature. He also informed the Board that staff is working to improve the clarity of neighborhood notification letters to ensure that residents clearly understand when and where public hearings will be held for elected body Special Use Permit requests.

MOTION: Walter Farabee recommended approval of the zoning amendment.

SECOND: Salvador Patiño

VOTE:

FOR: Walter Farabee, Haley Gingles, Jason Grubbs, Clarence Lambe, Salvador Patiño,
Dixon Pitt, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Chris Murphy, AICP/CZO
Director of Planning and Development Services