

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

| <b>PETITION INFORMATION</b>         |   |
|-------------------------------------|---|
| <b>Docket #</b>                     | W-3390  |
| <b>Staff</b>                        | <a href="#">Bryan D. Wilson</a>   |
| <b>Petitioner(s)</b>                | Allen and Gina Surratt and James and Carlene Ramsey   |
| <b>Owner(s)</b>                     | Same  |
| <b>Subject Property</b>             | PIN#s 6815-62-5094; 6815-62-6058; 6815-62-7113; and 6815-62-7199  |
| <b>Address</b>                      | 302 Thurston Street.  |
| <b>Type of Request</b>              | Special use rezoning from PB to LB-S  |
| <b>Proposal</b>                     | The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> PB (Pedestrian Business) <b>to</b> LB-S (Limited Business-special use). The petitioner is requesting the following uses: <ul style="list-style-type: none"> <li>• Kennel, Indoor; Offices; and Veterinary Services.</li> </ul>  |
| <b>Continuance History</b>          | This request was continued from the November 8, 2018 Planning Board meeting to the December 13, 2018 meeting.   |
| <b>Neighborhood Contact/Meeting</b> | <p><b>Per an email received on November 28<sup>th</sup> 2018:</b></p> <p>November 21st, I called Charles Cox, Kevin Ebbink, Randy Draughn, Jay Singh, David Napier, Muse Salon, Herb Hovey, Glenda Wilson, Barry Boneno (owner of Ambiance hair studio and House of plants), Sam Ogburn, and Dewey Kieger and invited them to the meeting on November 28<sup>th</sup> and told them to please call me back if they weren't able to attend, and that I would be glad to answer any concerns they had. Curtis van Davis and Amber Castillo came by before the meeting and signed that they supported the re-zoning of the shelter.</p> <p>Randy Draughn and his son, Jay Singh and wife Kavita, and Dewey and Betty Kieger all attended the meeting. The biggest concern is they are worried about what it could become in the future.</p> <ul style="list-style-type: none"> <li>- Ashley Sipe</li> </ul> <p style="text-align: center;"><b>RE/MAX PREFERRED PROPERTIES</b></p> <p><b>Per an email received on October 24<sup>th</sup>, 2018:</b></p> <p>I was extremely excited about the turnout and enthusiasm all property owners had at the Neighborhood Outreach Meeting! My summary is included below.</p> <p>On Wednesday, October 17<sup>th</sup> we mailed 70 letters to surrounding neighbors. There are 78 total properties within 500 feet, 8 of them own multiple properties in the neighborhood. These neighbors were only sent 1 letter. Council Man Dan Besse was also sent an invite to the neighborhood outreach meeting, but did not attend. The letter included an invitation to the neighborhood outreach meeting on October 24 at 4:30 at the Hanes Park located down the street from the properties.</p> |

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|   | <p>All the neighbors were invited to stop by the current AARF located a street over to meet the staff and see what they do there. At the meeting we went over the plan informing them of the proposed rezoning and asking them if they have any questions or concerns to express. We had 7 individuals that attended. Allen Surratt was in attendance. He owns 3 of the properties that will be purchased and 4 other lots in the neighborhood. One located directly across from the new AARF site.</p> <p>Mr. Richard Porter was in attendance as well. He owns and has lived in the house directly behind the proposed AARF site (303 Upton St.). All 7 of the attendees signed in, and had the option to select whether or not they supported or opposed the zoning. All 7 property owners supported the project and showed a lot of excitement for the new AARF location. To date I have not received any comments or correspondence expressing opposition of our rezoning request.</p> <p>- Ashley Sipe<br/>RE/MAX PREFERRED PROPERTIES</p> |                        |   |
| <b>Zoning District Purpose Statement</b>  | <p>The LB District is primarily intended to accommodate moderately intense neighborhood shopping and service centers close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods, including smaller business locations up to ten (10) acres in size in rural areas. 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 that this district, in some instances, may serve as a transition between residential districts and other commercial districts. This district is intended for application in GMAs 2, 3, 4 and 5.</p>   |                        |   |
| <b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b> | <p><b>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b></p> <p>Yes. The request will serve nearby neighborhoods and the site is located at the intersection of Ricks Drive which is a collector street.</p>   |                        |   |
| <b>GENERAL SITE INFORMATION</b>   |  |                        |   |
| <b>Location</b>   | Northwest corner of Ricks Drive and Thurston Street  |                        |   |
| <b>Jurisdiction</b>   | City of Winston-Salem  |                        |   |
| <b>Ward(s)</b>  | Southwest  |                        |   |
| <b>Site Acreage</b>   | ± .88 acre   |                        |   |
| <b>Current Land Use</b>   | There are three (3) single family homes located on the proposed site with one vacant parcel.   |                        |   |
| <b>Surrounding Property Zoning and Use</b>  | <b>Direction</b>   | <b>Zoning District</b> | <b>Use</b>  |
|   | North  | PB                     | Single-family homes   |
|   | South  | PB                     | A mixture of Single-family homes ,Offices, Services A, and Retail Store |

|   | East  | PB                | Building Contractor-General, Shopping Center (Hanes Towne Village) |                                |                |          |
|---|---|-------------------|--|--------------------------------|----------------|----------|
|   | West  | PB                | Single-family homes and Offices                                    |                                |                |          |
| <b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b> | <b>(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>       |                   |  |                                |                |          |
|   | Yes, the request would accommodate an indoor kennel which would be compatible with the surrounding PB zoning and the type of allowed uses surrounding the site. |                   |  |                                |                |          |
| <b>Physical Characteristics</b>   | The site is graded and developed with a very gentle slope to the north.   |                   |  |                                |                |          |
| <b>Proximity to Water and Sewer</b>   | The site has access to public water and sewer service.  |                   |  |                                |                |          |
| <b>Stormwater/ Drainage</b>   | No known issues exist.  |                   |  |                                |                |          |
| <b>Watershed and Overlay Districts</b>  | The site is not located within a water supply watershed.  |                   |  |                                |                |          |
| <b>Analysis of General Site Information</b>   | The site has no apparent development constraints such as steep slopes, watershed areas, or floodplains.   |                   |  |                                |                |          |
| <b>RELEVANT ZONING HISTORIES</b>  |   |                   |  |                                |                |          |
| Case  | Request   | Decision & Date   | Direction from Site  | Acreage                        | Recommendation |          |
|   |   |                   |  |                                | Staff          | CCPB     |
| W-2312  | RS7 to PB   | Approved 5/3/1999 | 150' to the northwest  | 0.70 Acres                     | Approval       | Approval |
| W-2276  | PB to GB-S  | Denied 12/7/1998  | Directly southeast   | 0.34 Acres                     | Denial         | Approval |
| W-2221  | RS7 to PB   | Approved 6/1/1998 | 1,000' to the southwest  | 1.05 Acres                     | Approval       | Approval |
| <b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>                                     |   |                   |  |                                |                |          |
| Street Name   | Classification  | Frontage          | Average Daily Trip Count   | Capacity at Level of Service D |                |          |
| Ricks Drive   | Collector Street  | 107'              | NA   | NA                             |                |          |
| Thurston Street   | Local Street  | 343'              | NA   | NA                             |                |          |
| <b>Proposed Access Point(s)</b>   | The site plan illustrates a proposed driveway onto Thurston Street.   |                   |  |                                |                |          |
| <b>Trip Generation - Existing/Proposed</b>  | <u>Existing Zoning: PB</u><br>Staff is unable to provide an accurate trip generation for the existing general use zoning because there is no site plan.         |                   |  |                                |                |          |

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|   | Proposed Zoning: LB-S<br>No trip generation numbers are available for this land use.  |                 |                             |
| <b>Sidewalks</b>  | Sidewalks are installed on both sides of Thurston Street and Ricks Drive.   |                 |                             |
| <b>Transit</b>  | Route 103 stops approximately 1,000 feet away near the intersection of Stratford Road and Hanestown Avenue near the Hanes Towne Village Shopping Center.  |                 |                             |
| <b>Analysis of Site Access and Transportation Information</b> | The site plan illustrates the construction of a new parking area with an access drive onto Thurston Street. Staff does not anticipate any transportation issues regarding this request.   |                 |                             |
| <b>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</b>             |   |                 |                             |
| <b>Building Square Footage</b>                                | <b>Square Footage</b>   |                 | <b>Placement on Site</b>    |
|   | 4,100 SF  |                 | Fronting on Thurston Street |
| <b>Parking</b>  | <b>Required</b>   | <b>Proposed</b> | <b>Layout</b>               |
|   | 10  | 12              | Head-in parking             |
| <b>Building Height</b>  | <b>Maximum</b>  |                 | <b>Proposed</b>             |
|   | 40'   |                 | 20'                         |
| <b>Impervious Coverage</b>                                    | <b>Maximum</b>  |                 | <b>Proposed</b>             |
|   | 75%   |                 | 24%                         |
| <b>UDO Sections Relevant to Subject Request</b>               | <ul style="list-style-type: none"> <li>• Chapter B, Article II, Section 2-1.3 (F) Pedestrian Business District</li> <li>• Chapter B, Article II, Section 2-1.3 (G) Limited Business District</li> <li>• Chapter B, Article II, Section 2-5.39 Indoor Kennel Use Conditions.</li> </ul>  |                 |                             |
| <b>Complies with Chapter B, Article VII, Section 7-5.3</b>    | <b>(A) Legacy 2030 policies:</b>  |                 | Yes                         |
|   | <b>(B) Environmental Ord.</b>   |                 | NA                          |
|   | <b>(C) Subdivision Regulations</b>  |                 | NA                          |
| <b>Analysis of Site Plan Compliance with UDO Requirements</b> | The proposed site plan illustrates a new 4,100 SF building that fronts on Thurston Street. The rear building and proposed outdoor enclosure area both meet or exceed the minimum forty (40) foot minimum required rear yard setback. The outdoor enclosure area is bordered by the required five (5) foot high opaque fencing. A twelve (12) space parking area is proposed adjacent to the proposed building. A pedestrian connection to the existing sidewalk along Thurston Street is shown. |                 |                             |
| <b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>                |   |                 |                             |
| <b>Legacy 2030 Growth Management Area</b>                     | Growth Management Area 2 – Urban Neighborhoods  |                 |                             |
| <b>Relevant Legacy 2030 Recommendations</b>                   | <ul style="list-style-type: none"> <li>• Promote compatible infill development that fits with the context of its surroundings.</li> <li>• Ensure appropriate transitional land uses or physical buffering between residential and nonresidential uses to maintain the character and stability of neighborhoods.</li> </ul>  |                 |                             |

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| <b>Relevant Area Plan(s)</b>  | <i>Southwest Winston-Salem Area Plan Update (2016)</i>   |
| <b>Area Plan Recommendations</b>  | <ul style="list-style-type: none"> <li>• Continue buffering and screening between uses to protect residents from the negative effects of development.</li> <li>• Developers should assemble a substantial number of contiguous lots before seeking rezoning.</li> </ul>  |
| <b>Site Located Along Growth Corridor?</b>  | The site is not located along a growth corridor.   |
| <b>Site Located within Activity Center?</b>   | The site is not located within an activity center.   |
| <b>Addressing</b>   | The site will be addressed as 302 Thurston Street.   |
| <b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b> | <b>(R)(3) - Have changing conditions substantially affected the area in the petition?</b>  |
|   | No.  |
|   | <b>(R)(4) - Is the requested action in conformance with <i>Legacy 2030</i>?</b>  |
|   | Yes.   |
| <b>Analysis of Conformity to Plans and Planning Issues</b>                            | <p>This rezoning petition is for the Animal Adoption &amp; Rescue Foundation (AARF). AARF is currently located on Harvey Street, approximately five-hundred (500) feet south of the site being considered for rezoning. AARF is requesting the rezoning of the current site to add the use of Indoor Kennel to operate their adoption service. The Indoor Kennel use is not allowed in the current district (PB).</p> <p>The site is located within the Hanestown Mill Village special land use consideration area. The <i>Southwest Winston-Salem Area Plan Update</i> recommends a mixture of light commercial, institutional, and residential uses for this area.</p> <p><i>Legacy 2030</i> recommends promoting infill development that fits in the context of its surroundings. Both <i>Legacy 2030</i> and the Area Plan recommend appropriate screening to mitigate negative effects of development. The proposed plan elevations illustrate the new building to be residential in character. A five (5) foot high opaque fence is proposed around the outdoor area to the east of the proposed building. Staff is also recommending lighting and signage conditions in addition to the already required conditions for the Indoor Kennel use.</p> <p>The site plan proposes an approximately 3,500 square-foot outdoor enclosure. The outdoor enclosure area must be given special approval by City Council. The outdoor enclosure must meet additional use conditions that limit the hours of operation and require that all animals in this area are to be supervised by AARF staff. Individual outdoor enclosures, such as cages, crates, or runs for individual animals, are specifically prohibited. The petitioner has volunteered an additional</p> |

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|  | <p>condition that limits the outdoor enclosure to cats only except on Saturdays when they will hold dog adoption events.</p> <p>Given the mixture of commercial uses in the Hanestown Mill Village area, this rezoning is consistent with <i>Legacy 2030</i> and the Area Plan recommendations. Staff is supportive of this rezoning with the recommended lighting, signage, and building elevation conditions.</p> |
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**CONCLUSIONS TO ASSIST WITH RECOMMENDATION**

| <b>Positive Aspects of Proposal</b>  | <b>Negative Aspects of Proposal</b>   |
|--|---|
| The proposed use will provide needed community services.   | The proposed use Kennel, Indoor use may negatively impact surrounding properties. |
| The proposed infill development will utilize currently vacant lots in a commercially zoned area.                                   |   |
| The proposed street tree plantings and sidewalk improvements will enhance the streetscape.   |   |
| The request is consistent with the recommendations of <i>Legacy 2030</i> and the <i>Southwest Winston-Salem Area Plan Update</i> . |   |

**SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL**

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

- **PRIOR TO ISSUANCE OF ANY PERMITS:**
  - a. Developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of driveway permit.
  - b. An engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height of 25' or less and no more than 0.5 foot-candles along all property lines.
- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
  - a. The proposed building plans shall be in substantial conformance with elevations shown on the approved site plan as verified by Planning staff.
- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
  - a. Lighting shall be installed per approved lighting plan and certified by an engineer.
  - b. Developer shall complete all requirements of the driveway permit
  - c. Building shall be constructed in substantial conformance with the approved building elevations as approved by Planning staff.
- **OTHER REQUIREMENTS:**
  - a. The use of the outdoor enclosure shall be limited to cats only excepting Saturdays between the hours of 10:00 AM and 6:00 PM.
  - b. Any freestanding signage shall be limited to one monument sign with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet.

**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.**

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR W-3390  
NOVEMBER 8, 2018**

Gary Roberts presented the staff report.

**Applicants are requesting a continuance to the December 13, 2018 meeting.**

MOTION: Clarence Lambe moved approval of a continuance to the December 13, 2018 meeting.

SECOND: George Bryan

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak, Brenda Smith

AGAINST: None

EXCUSED: None

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR W-3390  
DECEMBER 13, 2018**

Bryan Wilson presented the staff report.

**PUBLIC HEARING**

FOR:

Jim Ramsey, Ramsey Realtors, 5640 Folkstone Road, Pfafftown, NC 27040

- I own four (4) of the properties in the area. One I have had for 35 years. AARF has been there about 15 years. They cause no problem. I think they make a good neighbor.

Mr. Ramsey was asked whether AARF had an outdoor kennel. Mr. Ramsey responded that they do have one by the garage, just off Stratford.

Molly Leight, 313 South Main Street, Winston-Salem, NC 27101

- As has been pointed out, this whole area is mixed use. AARF has been part of that mixture for at least 15 years. There have never been any complaints that I know of, that would affect the neighborhood. The cats are inside, and the dogs are only on site for the adoption fair on Saturday afternoon for several hours. The dogs are too busy trying to find a home to be barking excessively. I just want to say they are neighborhood friendly, never caused any problem, and my puppy came from there and I am proud of it.

Ashley Sipe, 6700 Shallowford Road, Lewisville, NC 27023

- I am the real estate agent that is representing the buyer. The biggest misunderstanding is that dogs are there and outside all the time. The dogs are only there on Saturdays for the fair and then are fostered out.
- Dogs barking has been a big concern, but with the condition that we have offered, it allows for the dogs to only to be outside on Saturdays. We have been discussing what the length of time should be with the neighbors.
- Another concern was parking. We have added two additional spaces, more than what is required. The other concern was what if AARF goes under and there is a new indoor kennel. I have explained that the conditions that we set would go with the property.

Rebecca Kennedy, 1763 Latonia Road, Winston-Salem, NC 27127

- I am AARF's director. We have been in operation at the house on Harvey Street since 2004. We have cats that live in the building. They do not go outside or meow loudly. Any time we take a cat outside the building, it's in a carrier going to the car. We do have foster homes. All of the dogs are kept in foster homes and they come on Saturdays just for the adoption fair. They are always contained in someone's arms, a leash, or a carrier.
- We don't walk dogs in the neighborhood and they do not roam freely. Even in the enclosed area outside, they are in a kennel.
- We protect our animals very diligently from any harm.

Ms. Kennedy was asked approximately how many dogs are on display on any given Saturday and she replied that it varied depending on the time of year but could be up to 30 or so.

Parking and traffic were discussed and Ms. Kennedy explained that around 50 people could cycle through but they wouldn't all necessarily be there at the same time on Saturday. There is routine traffic during the week to see the cats and give donations. Proposed conditions have been offered concerning rules and procedures of the indoor kennel.

Christine Morykuas, 2828 Forest Drive, Winston-Salem, 27104

- AARF really is a cat organization, but to help the dogs they have allowed them to come in on Saturdays for several hours to be put up for adoption.
- If there are 50 people, it's not 50 people at one time. Originally we had asked for the hours of 10:00 to 6:00 on Saturdays, but we are willing to cut that time down if it helps the neighbors feel more comfortable. There haven't been any complaints about the dogs because they aren't allowed to run loose. The dogs are really a sideline because AARF does not have the ability to take the dogs full-time. It's basically a cat shelter.
- We have been trying really hard to make the neighbors feel comfortable. We are just moving around the block, and it is going to be a really nice facility. We want to be good neighbors. Anything we can do to alleviate fears, we're happy to work with.

John Sipe, 6700 Shallowford Road, Lewisville, NC 27023

- The fencing is something we can work together with the neighborhood on. It is open for discussion. The overall goal is for it to blend in, to basically be a residential property where the landscaping flows with what is behind it and what's in the neighborhood. We would like to work with the community and everybody be in agreement with what it's going to be. It would be something opaque.

Aaron King conveyed that the ordinance requires the fence be at least five (5) feet in height and opaque. What material is used is up for discussion; however, the ordinance states: fence or wall opaque, vertical structure constructed of masonry, concrete, metal or wood material which does not allow light to pass through.

Allen Surratt, P.O. Box 2043, Advance, NC 27006

- I have seven (7) properties in that neighborhood, three (3) of which are considered for the rezoning request.
- I can say there are some issues with on-street parking on that road. I think AARF has addressed that with off-street parking. They are basically condensing four potential pedestrian business properties into one. So I think overall that is going to be beneficial for the community. I own the property across the street. I plan to keep that and either refurbish it or take it down and put something nicer on it. I think it's going to improve the properties in the neighborhood, and that's why I support it.

AGAINST:

Kavita Singh, 305 Thurston Street, Winston-Salem, NC 27103

- I own a salon and spa across from where AARF is going to be. Having my own business, I welcome other businesses. It's always been a quiet and beautiful area. We have about 17 or 18 salon and spas in the whole neighborhood and quite a few residents.
- Our biggest concern is the barking and the dogs being outside. People come to get a service, spa, relaxation. We don't want to hear noise.
- They mentioned they will be doing business on Saturdays -- we do business on Saturdays as well.
- Our other concern is parking. If it is going to bring a lot of traffic, then it will impact my business. I have an upscale salon and spa and the look of their business will matter because I'm right across the street from them.
- I have seven (7) or eight (8) girls who rent booths from me and if they are not happy, then they will leave. I would lose my income and my business. I need to give them safety and security that this is not going to impact our business.

Ms. Singh was asked what she thought about what she heard from the proponents and she expressed that she was not aware that there could be upwards of 30 dogs on Saturdays. She was under the understanding that the time would be 12:00-6:00 and heard now that it will be 10:00-6:00. Ms. Singh expressed that she is not opposing or supporting, just concerned.

(Ms. Singh showed a picture of her business).

Tommy Hicks explained to Ms. Singh his experience in seeing the adoption fairs at Thruway Shopping Center that the dogs were getting so much attention that they were doing very little barking.

George Bryan inquired as to whether Ms. Singh thought this might potentially increase her business. Ms. Singh reiterated her concerns.

Kevin Ebbink, 301 Upton Street, Winston-Salem, NC

- I have a different viewpoint. Nothing against AARF. No problem about their intent. I won't be talking about the dogs.

- I notice the words “Planning Board” here. I live in West End and we have had to protect that neighborhood through a historic district. I have been working in this area for 18 years and I have taken it for granted. I assumed there were some protections for the character of the neighborhood.
- We are removing three (3) properties that have been there for over 50 years. The thing that bothers me the most is that I didn’t realize what could replace these properties. There is a proposed site for a two-story office building in the neighborhood that is not in character with this neighborhood at all. Somehow it’s being approved with no question.
- I don’t see this particular neighborhood being protected, and it should be protected for several reasons.
- There are about 200 residents in this area so I just want to remind you of a couple things. One, this neighborhood is historical in nature. It needs to be protected, and I’m realizing it’s not.
- I think that a fence on that lot without appropriate robust landscaping would be inappropriate. And I would like to see some elevation changes.
- I appreciate the salon because they built a building that is quality and looks like the neighborhood.  
(Mr. Ebbink showed pictures of his property and other properties in the neighborhood)
- If the purpose of this Planning Board is to protect certain areas, I think you guys need to do whatever you need to do to get a special commission together to relook at this neighborhood so that we do not have two-story structures being put in there, which is happening right now.
- I like the people and I like the project.

George Bryan explained to Mr. Ebbink that in the planning process there is now a way that neighborhoods can request an overlay. Aaron King explained how the Neighborhood Conservation Overlay works, and how the uses work in this neighborhood.

George Bryan asked Mr. Ebbink if he felt there needed to be something clearly written about the noise of dogs. Mr. Ebbink felt that because there are residences it would be more appropriate to move the starting time of the dog fair from 10:00 to 12:00. Mr. Ebbink was concerned that on a Saturday morning his renter would not want the potential noise.

Melynda Dunigan spoke in regards to the importance of protecting this mixed-use area. Melynda also spoke to concern about rezoning to LB from PB, and what that would do in terms of encouraging other types of commercial development that is not in character with the area.

Aaron King spoke to the PB zoning and the area plan recommendations.

Randy Draughn – 4601 Kinnamon Road, Winston-Salem, NC 27103

- I own and operate a business directly across the street, Bretco Electric Company. I started out in opposition of this, and after being educated, I think it’s a pretty good deal. But I have a lot of the same concerns as Kevin and a lot of these other people -- that aesthetically it needs to fit with the neighborhood.

- My main issue is if this were passed and zoned for an indoor kennel, and these people didn't stay, someone else could come and this could be a dog run without any additional review.

Chris Murphy explained that if that happened it would have to come back through the rezoning process to change the condition of approval. The conditions and the site plan run with the property, not the occupant.

## **WORK SESSION**

John Sipe explained the aesthetics that they had in mind for the property that would be in keeping with the neighborhood.

Neil Arrington, Arrington Landscape Architect, 316 Riverwood Drive, Lewisville, NC 27023

- I'm the landscape architect responsible for the site planning for this project. We are currently meeting all the requirements for streetyards and bufferyards, but we would do some additional foundation plantings. I worked on the Singh project when it was in the hands of Full Circle Builders and helped with the landscaping and site planning. We can do some nice compatible landscaping, whatever the conditions are.
- There is a nice composite type fencing now that looks like lumber but is a maintenance-free product. It's a matter of what conditions you may want to put on the property, and we would be glad to comply with them.

Aaron King explained that there are at least three (3) street trees that are shown in the 82-foot run section along Thurston Street.

John Sipe commented that they tried to meet the minimum of what staff was asking but that they would give it a nice look.

**MOTION:** Clarence Lambe moved approval of the zoning petition and certified the site plan (including staff recommended conditions) meets all UDO requirements if the petition is approved.

**SECOND:** Chris Leak

**VOTE:**

**FOR:** George Bryan, Melynda Dunigan, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith

**AGAINST:** None

**EXCUSED:** None

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Aaron King  
Director of Planning and Development Services