Property included in zoning request. 500' mail notification radius. Property not in zoning request.

DOCKET #: W-3522

PROPOSED ZONING:
LB-L

EXISTING ZONING:
RS9

PETITIONER:
Brenda K. Akin

SCALE: 1" represents 200'

STAFF: McBride

GMA: 3

ACRES: 0.77

NEAREST BLDG: 24' east

MAP(S): 6829.03
April 20, 2022

Brenda K Akin
1414 NW Thirty-Eighth Avenue
Cape Coral, FL 33993

Re: Zoning Petition W-3522

Dear Petitioner:

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 Clerk’s Office of the date on which the Council will hear this petition.

Sincerely,

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

pc: City Clerk’s Office, P.O. Box 2511, Winston-Salem, NC 27102
Randy Johnson, 211 Parkview Drive, Advance, NC 27006
**ACTION REQUEST FORM**

**DATE:** April 20, 2022  
**TO:** The Honorable Mayor and City Council  
**FROM:** Chris Murphy, AICP/CZO, Director of Planning and Development Services

### COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Petition of Brenda K. Akin

### SUMMARY OF INFORMATION:

Public hearing and consideration of zoning petition of Brenda K. Akin from RS9 to LB-L (Animal Shelter, Public; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Car Wash; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; Combined Use; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Kennel, Indoor; Library, Public; Limited Campus Uses; Micro-Brewery or Micro-Distillery; Motor Vehicle, Rental and Leasing; Motorcycle Dealer; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Shopping Center, Small; Special Events Center; Urban Agriculture; Utilities; Veterinary Services; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; School, Private; School, Public; Access Easement, Private Off-Site; and Storage Services, Retail): property is located on the northeast corner of University Parkway and Coral Drive (Zoning Docket W-3522)

### PLANNING BOARD ACTION:

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** NOT REQUIRED
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 RS9 to LB-L (Animal Shelter, Public; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Car Wash; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; Combined Use; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Kennel, Indoor; Library, Public; Limited Campus Uses; Micro-Brewery or Micro-Distillery; Motor Vehicle, Rental and Leasing; Motorcycle Dealer; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Shopping Center, Small; Special Events Center; Urban Agriculture; Utilities; Veterinary Services; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; School, Private; School, Public; Access Easement, Private Off-Site; and Storage Services, Retail) the zoning classification of the following described property:

PIN 6829-21-9378

Section 2. This Ordinance is adopted after approval of the Special Use Limited District Permit issued by the City Council the ______ day of __________________, 20___ to Brenda K. Akin.

Section 3. The City Council hereby directs the issuance of a Special Use Limited District Permit pursuant to the Zoning Ordinance of the Unified Development Ordinances for a
development to be located on the property described in section one above. Said Special Use Limited District Permit with conditions is attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.
CITY - SPECIAL USE LIMITED DISTRICT PERMIT

SPECIAL USE LIMITED DISTRICT PERMIT

Issued by the City Council
of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use Limited District Permit for the zoning petition of Brenda K. Akin, (Zoning Docket W-3522). The site shall be developed in accordance with the conditions approved by the Board and the following uses: LB-L (Animal Shelter, Public; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Car Wash; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; Combined Use; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Kennel, Indoor; Library, Public; Limited Campus Uses; Micro-Brewery or Micro-Distillery; Motor Vehicle, Rental and Leasing; Motorcycle Dealer; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Shopping Center, Small; Special Events Center; Urban Agriculture; Utilities; Veterinary Services; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; School, Private; School, Public; Access Easement, Private Off-Site; and Storage Services, Retail), approved by the Winston-Salem City Council the _____ day of ______________________, 20____ " and signed, provided the property is developed in accordance with requirements of the LB-L zoning district of the Zoning Ordinance of the Unified Development Ordinances, the Erosion Control Ordinance, and other applicable laws.
## CITY-COUNTY PLANNING BOARD
### STAFF REPORT

<table>
<thead>
<tr>
<th><strong>PETITION INFORMATION</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Docket</strong></td>
</tr>
<tr>
<td><strong>Staff</strong></td>
</tr>
<tr>
<td><strong>Petitioner(s)</strong></td>
</tr>
<tr>
<td><strong>Owner(s)</strong></td>
</tr>
<tr>
<td><strong>Subject Property</strong></td>
</tr>
<tr>
<td><strong>Address</strong></td>
</tr>
<tr>
<td><strong>Type of Request</strong></td>
</tr>
</tbody>
</table>

### Proposal

The petitioner is requesting to amend the Official Zoning Map for the subject property from RS9 (Residential Single Family) to LB-L (Limited Business). The petitioner is requesting the following uses:

- Animal Shelter, Public; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Car Wash; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; Combined Use; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Kennel, Indoor; Library, Public; Limited Campus Uses; Micro-Brewery or Micro-Distillery; Motor Vehicle, Rental and Leasing; Motorcycle Dealer; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Shopping Center, Small; Special Events Center; Urban Agriculture; Utilities; Veterinary Services; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; School, Private; School, Public; Access Easement, Private Off-Site; and Storage Services, Retail

### Neighborhood Contact/Meeting

A summary of the petitioner’s neighborhood outreach is attached.

### Zoning District Purpose Statement

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.
### Rezoning Consideration from Section 3.2.19 A 16

<table>
<thead>
<tr>
<th>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes, the site is located within GMA 3 along a boulevard (major thoroughfare). The surrounding area is a mix of commercial businesses, multifamily residential and single-family residential.</td>
</tr>
</tbody>
</table>

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>Northeast corner of University Parkway and Coral Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Northeast</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 0.77 acre</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The developed site contains a 5,600-square foot building currently used for a retail business.</td>
</tr>
</tbody>
</table>

#### Surrounding Property Zoning and Use

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS9</td>
<td>Single-family home and triplex</td>
</tr>
<tr>
<td>South</td>
<td>HB</td>
<td>Motor vehicle repair shop</td>
</tr>
<tr>
<td>East</td>
<td>RS9</td>
<td>Single family homes</td>
</tr>
<tr>
<td>West</td>
<td>LB</td>
<td>Restaurant, gas station and convenience store</td>
</tr>
</tbody>
</table>

#### Rezoning Consideration from Section 3.2.19 A 16

<table>
<thead>
<tr>
<th>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>The proposed commercial uses are compatible with the commercial uses allowed on many of the surrounding properties.</td>
</tr>
</tbody>
</table>

#### Physical Characteristics

The site is slightly elevated from University Parkway and Coral Drive. The site is generally flat and mostly consists of impervious surfaces in the western and southern portions. One large tree is located toward the eastern property line, but the site has no additional significant vegetation.

#### Proximity to Water and Sewer

The site has access to public water and sewer from University Parkway.

#### Stormwater/Drainage

No known issues exist for this site.

#### Watershed and Overlay Districts

The site is not located within a water supply watershed.

#### Analysis of General Site Information

The developed site contains a mid-size commercial building constructed in 1963, which has been utilized for commercial uses since. The site has favorable topography but hardly any vegetation to speak of.

### 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-3496</td>
<td>LB-L and RS9 to HB-S</td>
<td>Approved 11/1/2021</td>
<td>Approximately 518 feet north</td>
<td>1.91</td>
<td>Approval</td>
</tr>
<tr>
<td>W-3489</td>
<td>RS9 and LB-S to HB-S</td>
<td>Approved 10/4/2021</td>
<td>Approximately 470 feet south</td>
<td>2.34</td>
<td>Denial Approval</td>
</tr>
<tr>
<td>W-3212</td>
<td>RS9 to RM8-S</td>
<td>Approved 5/5/2014</td>
<td>Approximately 205 feet east</td>
<td>13.19</td>
<td>Approval</td>
</tr>
</tbody>
</table>
## SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>Average Daily Trip Count</th>
<th>Capacity at Level of Service D</th>
</tr>
</thead>
<tbody>
<tr>
<td>University Parkway</td>
<td>Boulevard</td>
<td>130 feet</td>
<td>21,000</td>
<td>38,100</td>
</tr>
<tr>
<td>Coral Drive</td>
<td>Local Street</td>
<td>263 feet</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**

Primary access to the site is currently provided by a driveway from University Parkway the connects to the rear of the property and Coral Drive. Because this is a Limited Use request with no site plan, alternative or future access cannot be determined.

**Planned Road Improvements**

There are no road improvements proposed in conjunction with this request.

**Trip Generation - Existing/Proposed**

Existing Zoning: RS9
5,600 sf retail building/1000 x 5.06 (furniture store trip generation) = 28.34 trips per day

Proposed Zoning: LB-L
Trip generation is unavailable for the proposed Limited Use request as it does not include a site plan.

**Sidewalks**

There are currently no sidewalks on either side of this section of University Parkway.

**Transit**

WSTA Route 97 stops at the intersection of East Hanes Mill Road and Summit Square Boulevard, approximately 1,200 feet southeast.

**Transportation Impact Analysis (TIA)**

A TIA is not required.

**Analysis of Site Access and Transportation Information**

The site has frontage along University Parkway, which is classified as a boulevard. A transit stop is available a quarter mile southeast of the site at the intersection of East Hanes Mill Road and Summit Square Boulevard. Sidewalks do not exist along this section of University Parkway.

Being a corner lot, the site has good visibility and access for any potential commercial uses.

## CONFORMITY TO PLANS AND PLANNING ISSUES

**Legacy 2030 Growth Management Area**

Growth Management Area 3 – Suburban Neighborhoods

**Relevant Legacy 2030 Recommendations**

- Concentrate development within the serviceable land area of Forsyth County with the highest intensities at city/town center, activity centers and along growth corridors
- Ensure activity centers’ compatibility with the scale and character of the surrounding neighborhood.
- Promote land use compatibility through good design and create a healthy mix of land uses in proximity to one another. Move away from the separating and buffering of some land uses and toward transitioning and blending those.

### Relevant Area Plan(s)

**North Suburban Area Plan Update (2014)**

### Area Plan Recommendations

- The Proposed Land Use Map recommends commercial use of the property.
- The adjacent property north of the subject property is shown as being suitable for a change from residential to office use.
- Focus commercial and industrial development in planned commercial/industrial areas and activity centers where transportation and utilities exist or are planned.
- Rezone land for business/industrial development in a manner consistent with the recommended Proposed Land Use Map.
- Encourage and support the redevelopment/rehabilitation of existing older/underutilized commercial and industrial sites.

### Site Located Along Growth Corridor?

The subject property is situated along the University Parkway Growth Corridor.

### Site Located within Activity Center?

The subject property is within the University/Hanes Mill Activity Center.

### Rezoning Consideration from Section 3.2.19 A 16

<table>
<thead>
<tr>
<th>Have changing conditions substantially affected the area in the petition?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes. The site is in close proximity to two large transportation projects: the Northern Beltway project to the north and the Hanes Mill Road improvement project to the south. These two factors have changed the projection of the North Suburban Area Plan in this respect.</td>
</tr>
</tbody>
</table>

### Analysis of Conformity to Plans and Planning Issues

This request would rezone approximately .77 acre on the east side of University Parkway at its intersection with Coral Drive. The site is currently zoned RS9, and the existing commercial building constructed in 1963 is a legal nonconforming use. Since its construction, this building has been used for commercial purposes and has received several approvals from the Zoning Board of Adjustment for nonconforming uses.

The **North Suburban Area Plan** recommends commercial uses for the site. This rezoning would allow for uses that are more consistent with the existing commercial zoning pattern along University Parkway, especially within the context of the major transportation projects in the immediate vicinity.
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 proposed zoning would limit uses that are not consistent with the nearby properties currently zoned LB, HB, RM8-S and RS9.</td>
<td>Because the property is legally nonconforming, rezoning would expand the list of commercial uses that could be permitted on the site.</td>
</tr>
<tr>
<td>The building has a history of commercial use prior to the current UDO, Legacy and the North Suburban Area Plan.</td>
<td></td>
</tr>
<tr>
<td>The request is consistent with the area plan’s land use recommendation.</td>
<td>The request is consistent with the zoning pattern in the area, especially within the context of the major transportation projects in the immediate vicinity.</td>
</tr>
<tr>
<td>The request is consistent with the zoning pattern in the area, especially within the context of the major transportation projects in the immediate vicinity.</td>
<td>Certain uses included in the request could have negative traffic impacts in the future.</td>
</tr>
</tbody>
</table>

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.
Desmond Corley presented the staff report.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.
SECOND: Walter Farabee
VOTE:
  FOR: George Bryan, Melynda Dunigan, Walter Farabee, Clarence Lambe, Chris Leak, Brenda Smith
  AGAINST: None
  EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.
SECOND: Walter Farabee
VOTE:
  FOR: George Bryan, Melynda Dunigan, Walter Farabee, Clarence Lambe, Chris Leak, Brenda Smith
  AGAINST: None
  EXCUSED: None

____________________________
Chris Murphy, AICP/CZO
Director of Planning and Development Services
DOCKET #: W-3522

PROPOSED ZONING:
LB-L

EXISTING ZONING:
RS9

PETITIONER:
Brenda K. Akin

SCALE: 1" represents 200'
STAFF: McBride
GMA: 3
ACRES: 0.77
NEAREST BLDG: 24' east
MAP(S): 6829.03

Property included in zoning request.
500' mail notification radius. Property not in zoning request.
North Suburban Area Plan Update, 2014

(Proposed land uses shown are generalized. See area plan for specific recommendations.)

Rezoning
Activity Center
Special Land Use Condition Areas
Proposed Land Use
- Single-Family Residential (0-8 DU/AC)
- Low-Density Attached Residential (0-8 DU/AC)
- Intermediate-Density Residential (8.1-18 DU/AC)
- Office
- Office/Low-Intensity Commercial
- Commercial
- Industrial
- Institutional
- Utilities

Proposed Growth Corridor
- Suburban Form - Commercial/Office/Multifamily

Case W-3522

University / Hanes Mill

W-3522
Area Plan Recommendations
USES ALLOWED IN THE EXISTING RS9 ZONING DISTRICT
Winston-Salem Jurisdiction

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

Adult Day Care Home
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

Church or Religious Institution, Community
Cottage Court
Golf Course
Library, Public
Limited Campus Uses
Planned Residential Development
School, Private
School, Public
Utilities

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

Bed and Breakfast
Child Day Care, Large Home
Habilitation Facility A
Manufactured Home, Class A
Park and Shuttle Lot
Urban Agriculture

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)

Access Easement, Private Off-Site
Parking, Off-Site, for Multifamily or Institutional Uses
Transmission Tower

5SUP not required if standards of Section 5.2.2A are met
USES ALLOWED UNDER PROPOSED “SERVICES, A”

SERVICES, A. An establishment primarily engaged in providing a service(s) to business and individuals. All merchandise and rental equipment is stored inside enclosed buildings. Services A includes the following list of uses (including SIC groups and all subcategories not elsewhere listed):

- 7212 Garment Pressing and Agents for Laundries and Drycleaners
- 7215 Coin-Operated Laundries and Cleaning
- 7216 Drycleaning Plants, Except Rug
- 7217 Carpet and Upholstery Cleaning
- 722 Photographic Studios, Portrait
- 723 Beauty Shops
- 724 Barber Shops
- 725 Shoe Repair and Shoeshine Parlors
- 729 Miscellaneous Personal Services
- 733 Mailing, Reproduction, Commercial Art and Photography
- 735 Equipment Rental and Leasing (only with inside storage of equipment)
- 737 Computer Programming, Data Processing and other Computer Related Services (Except Computer Programming, 7371; Prepackaged Software, 7372; and, Computer System Design, 7373)
- 738 Miscellaneous Business Services
- 762 Electrical Repair Shops
- 763 Watch, Clock, and Jewelry Repair
- 764 Reupholstery and Furniture Repair
- 7699 Uses from SIC 7699 primarily engaged in providing repair and other services to business and individuals, that by the nature of their operation have little impact on adjoining property due to noise, odor, vibration, and/or air or water pollution. All repair items and supplies are stored in enclosed buildings. These uses include repair of small or precision equipment, such as medical, dental laboratory or drafting equipment, and the repair of personal use property such as cameras, musical instruments, and bicycles, and other services, including locksmiths and custom picture framing.
NEIGHBORHOOD OUTREACH

ZONING CHANGE FROM RS9 TO LB-L

March 30, 2022.

REFERENCE PROPERTY: 6105 University Parkway

Winston-Salem, NC, Forsyth County
PIN# 6829-21-9378.000

Dear Mr.

I am the owner of the above referenced property and in the process of having the zoning changed to accommodate a Limited Business Commercial Zoning. This will allow more available business uses at this location. I have attached a list of such uses to this letter. The first hearing is scheduled for April 14, 2022 at 4:30pm.

If you have no objections, please check the NO OBJECTIONS box below. If you do have objections, please feel free to call me, attend the meeting to be heard or check the box for objections and write the objection on the back of this letter. Sign and date below then return to me as soon as possible in the enclosed envelope.

Your IMMEDIATE attention is very important.

Sincerely,

Brenda K Akin
1414 NW 38th Ave.
Cape Coral, Florida 33993

615-642-8874

NO OBJECTIONS_______ YES, I OBJECT _______ (Comments on Reverse)

__________________________________________          ______________
Signature                                      Date
April 5, 2022

Amy McBride
Zoning Plans Examiner
Inspections Division
City of Winston-Salem/Forsyth County
Planning and Development Services Dept.

Reference Property: 6105 University Parkway
Winston-Salem, NC
PIN: 6829-21-9378.000

Dear Ms. McBride, Mr. Wilson;

This letter is to inform you of the Neighborhood Outreach that I conducted on the above referenced property.

I sent 6 letters out to the residentially zone properties within 500 ft++ of my subject property as instructed. I informed the owners of my request to change the zoning from RS9 to LB-L. I sent the letters to the owners address on record. I requested that they sign and date letter and indicate if they objected or not and to mark the appropriate box. If they had objections, to please indicate the objections on the reverse side of my letter. I provided a self-addressed, postage paid envelope hoping for a quick response. To date, I have not received any replies. I provided the date of the hearing, in case they wanted to attend, my name, address, phone number and a list of businesses allowed in the LB-L Zoning classification.

The letters I sent were to the following owners:

Mr. David Clayton
Mrs. Betty Coe, Trustee
Mr. Carl Brown
Mr. Nathan Gardner
Mr. Mark & Sharon Boles
Ms. Glenda, David & Family Whiteheart

All other properties in the area are already listed and being used as some form of Commercial Zoning.

I hope this satisfies the Neighborhood Outreach requirements. If you need any further information, please contact me as soon as possible.
Sincerely,

Brenda K Akin  
1414 NW 38th Ave  
Cape Coral FL 33993  

615-642-8874