

## 3029 Loch Drive W-3360 Neighborhood Outreach Report

On February 26 at 6pm, a neighborhood meeting was held with the Town & Country Neighborhood at the Polo Park Community Center at 1850 Polo Road. An email invitation was sent to the neighborhood list server a week prior to the meeting. The neighborhood association was also provided an overview of the zoning request to include in the email (attached). Ten neighbors representing six properties attended the meeting and signed an attendance sheet (attached). Representatives from Stimmel Associates and for the petitioner provided an overview of the original approved site plan and the new proposed site plan. After the overview, the meeting was opened to the neighbors to ask questions and voice concerns.

Based on concerns regarding headlights from vehicles exiting the site from the neighbor across the street, the site plan has been revised to reduce the southern access on Loch Drive to an entrance only and to provide additional area for landscaping.

At the end of the meeting, all neighbors were offered the opportunity to sign a sheet whether they were in support, undecided, or opposed the rezoning and offer additional comments. Four of the neighbors signed in support with two remaining neutral and not signing (attached).

Respectfully submitted,



Luke Dickey  
Partner/Senior Project Manager  
Stimmel Associates, P.A.

## Overview of Proposed Rezoning for 3029 Loch Drive

Date: February 9, 2018

### Proposed New Zoning Plan (Case W-3360)

First Tennessee Bank (*through a merger of Capital Bank who had previously merged with Southern Community Bank*) is proposing to rezone the property they own at 3029 Loch Drive. First Tennessee Bank does not intend to develop the site as a branch bank. They have submitted to the City of Winston-Salem a rezoning request to amend the approved site plan and for the addition of office type uses.

#### New Plan & Zoning Highlights:

- The **proposed plan is less intense** than the originally proposed bank with drive-through.
- Per the original approved plan staff report, the estimated daily trip generation for a bank with drive-through was **1,065 trips**. The new plan with professional office or medical office would generate between **100 to 325 trips representing a 70% to 90% reduction in trips**.
- Plan calls for a one-story, 8,900-sf building pulled towards corner of Reynolda Road and Loch Drive with 35 parking spaces.
- Rezoning requests the addition of the following uses to the originally approved bank and financial services: Offices; Government Offices, Neighborhood Organization, or Post Office; & Access Easement Private Off-Site
- Plan shows two proposed access points on Loch Drive. Second access point currently shown as a full access and subject to change to a one-way in only.
- Original approved conditions for the building being residential in character, landscape buffers, storm water, and site lighting would be carried over to the new rezoning request.

Please refer to Exhibit A for a copy of the Proposed New Zoning Site Plan.

***Please note that the proposed new zoning site plan is subject to change as it goes through the rezoning review process to address comments from the City or neighbors.***

### Original Plan Rezoning History (Case W-2837)

On March 6, 2006, the Winston-Salem City Council unanimously approved the rezoning of 3029 Loch Drive from Residential Single-Family (RS9) to Limited-Office Special Use (LO-S) to allow for a bank and financial services with drive-through use for Southern Community Bank. The approved rezoning was tied to a specific site plan and conditions.

#### Original Plan and Zoning Highlights:

- The plan included a 4,000-sf. single-story bank with three drive-through lanes and one ATM lane.
- Through discussions and compromises with then current neighbors, members of the Town and Country Neighborhood Association, and City Planning Staff, the following conditions were added to the rezoning request.
  - A full access drive was to be located towards Reynolda Road and a one-way in access was to be provided across from the residence at 3026 Loch Drive.
  - The building was proposed to be residential in character constructed primarily of brick with a pitched roof.

- A 50' Type IV bufferyard and 6' high wooden opaque fence as agreed to be installed along the southern property line to protect the adjacent residence at 3025 Loch Drive.
- Storm water from the proposed impervious areas were not allowed to sheet flow or discharge to adjacent residential properties immediately to the south of the property, with the exception of the grass/landscaped area south of the proposed parking lot.
- All on site lighting was agreed to be a maximum of 18 feet tall and shall be of the "shoebox" type or otherwise designed not to cast direct light on adjacent properties.

Please refer to Exhibit B for a copy of the Original Approved Site Plan

You may address questions or comments to the site plan preparer for First Tennessee Bank:

Stimmel Associates, PA  
Mr. Luke Dickey  
601 North Trade Street, Suite 200  
Winston-Salem, NC 27101

Phone: (336) 723-1067  
Email: [ldickey@stimmelpa.com](mailto:ldickey@stimmelpa.com)

The rezoning request is currently on schedule to reviewed by the City/County Planning Board on March 8, 2018 at 4:30 pm.

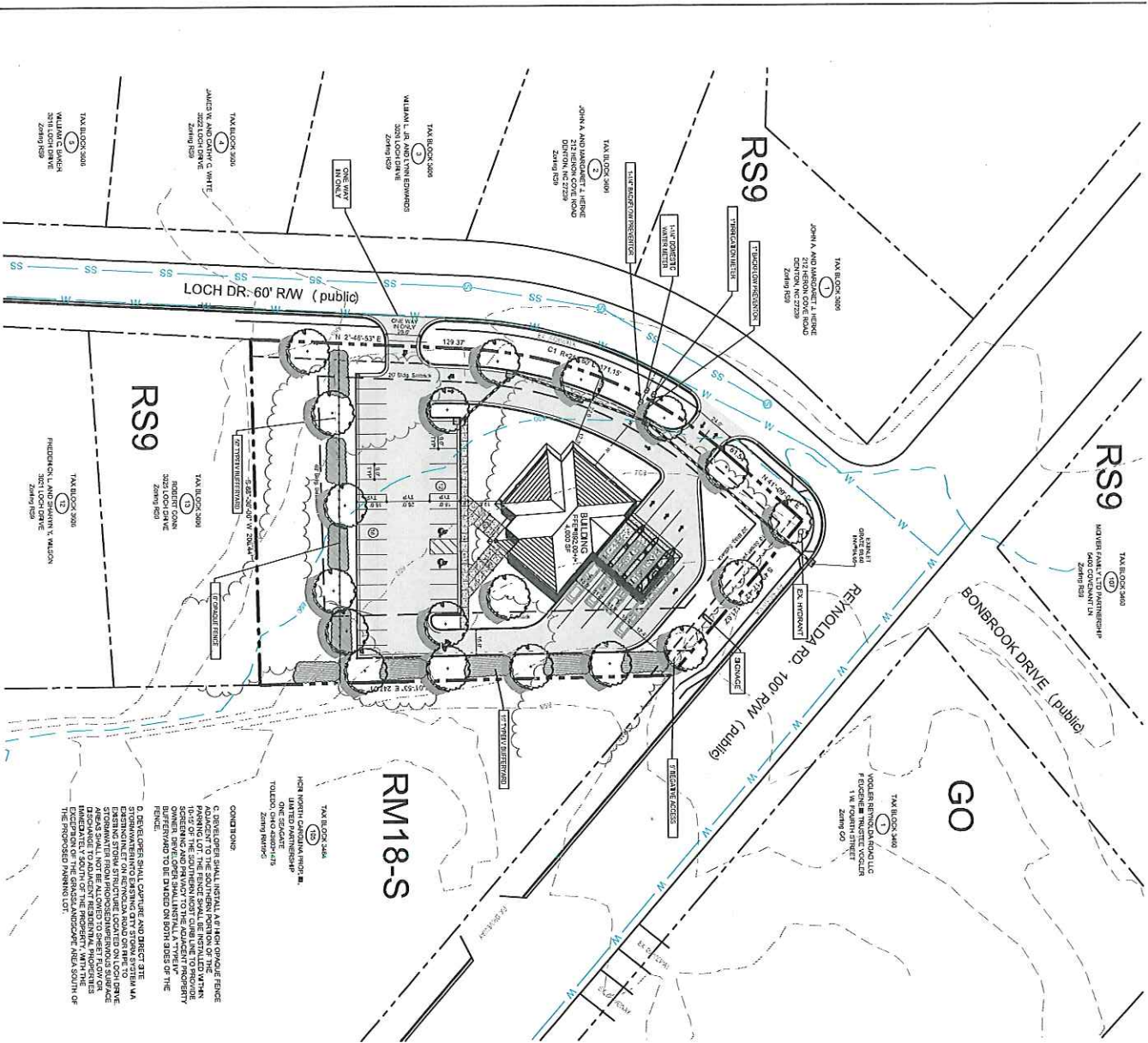
# Exhibit A





# Exhibit B





**COMMENTS:**

1. OWNER SHALL INSTALL A 6' HIGH CONCRETE FENCE ADJACENT TO THE SOUTHERN PORTION OF THE PARKING LOT. THE FENCE SHALL BE RENTAL LOT WITH SCREENING AND PRIVACY TO THE ADJACENT PROPERTY. OWNER SHALL BE RESPONSIBLE FOR THE FENCE. EXCEPTION OF THE GRASS AND COVER AREA SOUTH OF THE PROPOSED PARKING LOT.

2. DEVELOPER SHALL OBTAIN CITY OF WILSON APPROVAL OF THE PROPOSED SIGNAGE AND DIRECT SITE SIGNAGE TO THE SOUTHERN PORTION OF THE PARKING LOT. THE SIGNAGE SHALL BE RENTAL LOT WITH SCREENING AND PRIVACY TO THE ADJACENT PROPERTY. OWNER SHALL BE RESPONSIBLE FOR THE SIGNAGE. EXCEPTION OF THE GRASS AND COVER AREA SOUTH OF THE PROPOSED PARKING LOT.

**SITE DATA**

**ZONING:** RS9 / RM18-S  
**PROPOSED:** LOCAL LIMITED OFFICE - SPECIAL USE  
**PERMITTED USES:**  
 OFFICE/INDUSTRIAL SERVICES  
**SETBACKS:**  
 EXISTING PARCEL: MINIMUM: 15'00" \* 4'00"  
**UTILITIES:**  
 WATER: PUBLIC  
 SEWER: PUBLIC  
 STREETS: PUBLIC  
**DESIGN:**  
 TYPE: PROPOSED: 10' TYPE IV  
 TYPE: PROPOSED: 10' TYPE IV  
**MAXIMUM BUILDING HEIGHT:**  
 40' MAXIMUM  
**WATERSHED DATA:**  
 PROPERTIES NOT LOCATED WITHIN A WATERSHED DISTRICT

**TRACT DATA**

**SITE CONVEYANCE:** 54,402 SF ± 1,250 AC±  
**BUILDING:** 4,816 SF ± 4,200  
**PAYMENT:** 21,917 SF ± 49,300  
**STREET SPACE:** 26,268 SF ± 59,200  
**TRUCK SPACE:** 4,200 SF ± 9,300  
**(TOTAL IMPERVIOUS IN FUTURE DEVELOPMENT: 30,200 SF ± 66,610)**  
**MAXIMUM IMPERVIOUS ALLOWED: 75%**  
**INDUSTRY & TRADES:**  
 LOCAL LIMITED OFFICE - SPECIAL USE  
 COUNTY: WILSON  
 COUNTY: WILSON  
**OPERATING PARKING CALCULATIONS:**  
**PARKING REQUIRED:** 1 SPACE PER 200 SF  
 MAIN BLOCK: 4000 SF / 200 \* 20 SPACES

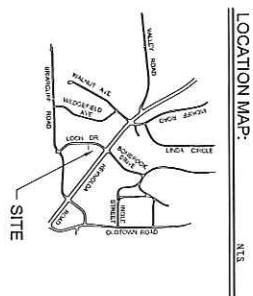
**PARKING PROVIDED:** 30 SPACES INCLUDING 2 HANDICAP  
**DEVELOPER/STAKEHOLDER CALCULATIONS:**  
**STAGING REQUIRED:** 3 SPACES PER LANE  
**STAGING PROVIDED:** 3 SPACES PER LANE

**PETITIONERS:**

**SOUTHERN COMMUNITY BANK & TRUST**  
 1001 N. TRIPLE STREET  
 WILSON, NC 27159  
 WINSTON-SALEM, NC 27114-1514  
 (336) 798-8500

**OWNER:**

**PAULA AGHA**  
 3022 LOCH DRIVE  
 WINSTON-SALEM, NC 27109-9007



LOCATION MAP. N.T.S.

**LANDSCAPE ARCHITECTS/ LAND PLANNERS/ CIVIL ENGINEERS:**

**Stimmel**  
 Landscape Architecture  
 601 N. TRIPLE STREET  
 WILSON, NC 27159  
 P: 336.723.1867  
 F: 336.723.1869

**OWNER:**  
 PAULA AGHA  
 3022 LOCH DRIVE  
 WINSTON-SALEM, NC 27109-9007

**SCALE: 1" = 30'**

**PROJECT:** SOUTHERN COMMUNITY BANK & TRUST  
 1001 N. TRIPLE STREET  
 WILSON, NC 27159  
 (336) 798-8500

**DATE:** 07-05-08  
**REVISION:** 1 - (INDICATE NO. OF COMMENTS)  
**SCALE:** 1" = 30'

**SPECIAL-USE REZONING PLAN**

**RZ-1**

**PROJECT:** SOUTHERN COMMUNITY BANK & TRUST  
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**SPECIAL-USE REZONING PLAN**

**RZ-1**



A NEW REGIONAL BRANCH BANK  
 LOCH DRIVE AND REYNOLDA ROAD - WINSTON-SALEM, NC



**Stimmel Associates**  
 Landscape Architecture  
 601 N. TRIPLE STREET  
 WILSON, NC 27159  
 P: 336.723.1867  
 F: 336.723.1869

# NEIGHBORHOOD MEETING ATTENDANCE

3029 Loch Drive  
Winston-Salem, NC

	Name	Address:	Phone:	Email:
1	Al Remma	2864 Loch Dr	3366599187	alremma@gmail.com
2	Grace Remma	"	"	"
3	Mark Louch	2863 Loch Dr	336 473 3546	m.louch@att.net
4	August Pike	4142 Wycliff Dr	336-722-4265	AJPike@Bassoutt.net
5	Joan Pike	"	"	"
6	Dolma Tom Rider	4161 Wycliff Dr	336 245 8406	trider1@thead.pr.ca
7	Bob Lenn	3025 Loch Drive	336 771 1723	
8	Carlos & Sarah Mir	3026 Loch Drive	336 794 0632	mirvidee@yahoo.com
9				
10				
11				
12				





# NEIGHBORHOOD MEETING COMMENTS

**3029 Loch Drive**  
 Winston-Salem, NC

Name	Support	Undecided	Opposed	Comments Or Concerns
1 <i>Al Turner</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2 <i>Mark Lorch</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3 <i>AUGUST PETERS</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4 <i>Seely Mir</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



