

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>			
<b>Docket</b>	W-3609		
<b>Staff</b>	<a href="#">Ellie Levina</a>		
<b>Petitioner(s)</b>	Tiffany W. Evans		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	PIN 6817-45-4090		
<b>Address</b>	0 Loch Drive		
<b>Type of Request</b>	General Use Rezoning		
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property <b>from</b> LO-S (Limited Office – Special Use) <b>to</b> RS9 (Residential Single Family, minimum 9,000 square foot lots).</p> <p><b>NOTE:</b> General, Special Use Limited, and Special Use zoning were discussed with the petitioner(s), who decided to pursue the rezoning as presented. With a General Use request, all uses in the district must be considered.</p>		
<b>Neighborhood Contact/Meeting</b>	A summary of the petitioner’s neighborhood outreach is attached.		
<b>Zoning District Purpose Statement</b>	The RS9 District is primarily intended to accommodate relatively high-density single family detached dwellings in urban areas. This district is intended for application in Growth Management Areas 2 and 3 and may be suitable in Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.		
<b>Rezoning Consideration from Section 3.2.19 A 16</b>	<p><b>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b></p> <p>Yes, the site is in GMA 3, has adequate access to public utilities and is located on Reynolda Road, a major thoroughfare.</p>		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	East intersection of Loch Drive and Reynolda Road.		
<b>Jurisdiction</b>	Winston-Salem		
<b>Ward(s)</b>	Northwest		
<b>Site Acreage</b>	± 1.22 acres		
<b>Current Land Use</b>	Undeveloped		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	LO-S and GO	Offices and funeral home
	East	RM18-S	Life care community
	South	RS9	Single-family residential
	West	RS9	Single-family residential and undeveloped land

<b>Rezoning Consideration from Section 3.2.19 A 16</b>	<b>Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>					
	Yes, there is single-family residential adjacent to the south and west of the subject property.					
<b>Physical Characteristics</b>	The site is undeveloped and gently descends from west to east.					
<b>Proximity to Water and Sewer</b>	Public water and sewer are available along Loch Drive and Reynolda Road.					
<b>Stormwater/ Drainage</b>	As a site plan was not submitted as part of this request, staff cannot determine if any future changes to the site would trigger stormwater review and mitigation. There are no known drainage issues on the site.					
<b>Watershed and Overlay Districts</b>	The site is not located in a water supply watershed.					
<b>Analysis of General Site Information</b>	The site is undeveloped, with a gentle descending slope from west to east. Utilities are available along Loch Drive and Reynolda Road frontages. Staff does not foresee any issues with developing this site.					
<b>RELEVANT ZONING HISTORIES</b>						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3360	LO-S to LO-S	Approved 4/2/2018	Subject Property	1.22	Approval	Approval
W-3085	RS-9 to LO-S	Approved 1/3/2011	North	1.76	Approval	Approval
W-2837	RS-9 to LO-S	Approved 3/6/2006	Subject Property	1.22	Denial	Approval
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>						
Street Name	Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D	
Loch Drive	Collector Street	WSDOT	357 feet	N/A	N/A	
Reynolda Road	Major Thoroughfare	NCDOT	107 feet	25,000	38,100	
<b>Proposed Access Point(s)</b>	As a site plan was not submitted with the request, any future change to the existing access points cannot be determined at this time.					
<b>Trip Generation - Existing/Proposed</b>	<p><u>Existing Zoning: LO-S</u> 8,900 sf / 1,000 x 11.57 (Single Tenant Office Building Trip Rate) = 103 Trips per Day</p> <p><u>Proposed Zoning: RS9</u> 5 potential single family lots x 9.57 (single family detached housing trip rate) = 47.85 trips per day.</p>					

<b>Sidewalks</b>	Sidewalks exist along the entire frontages of Loch Drive and Reynolda Road.
<b>Transit</b>	WSTA routes 99 and 109 stop at the intersection of Loch Drive and Reynolda Road.
<b>Analysis of Site Access and Transportation Information</b>	The site is undeveloped with no existing buildings. The site has excellent multimodal access to pedestrian, and mass transit facilities.
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>	
<b>Legacy 2030 Growth Management Area</b>	Growth Management Area 3 - Suburban Neighborhoods
<b>Relevant Legacy 2030 Recommendations</b>	<ul style="list-style-type: none"> <li>• Encourage the development of areas with existing infrastructure before extending infrastructure into undeveloped areas.</li> <li>• Promote compatible infill development that fits within the context of its surroundings.</li> </ul>
<b>Relevant Area Plan(s)</b>	<i>West Suburban Area Plan Update (2018)</i>
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• The Area Plan recommends office and low-intensity commercial.</li> <li>• The redevelopment of existing undeveloped and underutilized sites is recommended, where possible.</li> <li>• Neighborhoods should be protected from inappropriate commercial, industrial, and institutional encroachment.</li> </ul>
<b>Site Located Along Growth Corridor?</b>	Yes, the subject property is located along the Reynolda Road Suburban Form Growth Corridor.
<b>Site Located within Activity Center?</b>	No, the site is not located within an activity center.
<b>Rezoning Consideration from Section 3.2.19 A 16</b>	<b>Have changing conditions substantially affected the area in the petition?</b>
	No
	<b>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 request is to rezone an undeveloped 1.22-acre site from LO-S to RS9 to allow for additional single-family development at this location.</p> <p>While the Area Plan specifically recommends office and low-intensity commercial uses at this location, this proposal is generally consistent with the recommendations of <i>Legacy 2030</i> for encouraging the development of areas with existing infrastructure and promoting compatible infill development. As single-family homes exist to the south and west of the site, the proposed request is compatible with the surrounding area and will provide needed housing in the area.</p>

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The proposed request is consistent with the recommendations of <i>Legacy 2030</i> for promoting compatible infill development.	The <i>West Suburban Area Plan Update</i> recommends the subject property for office and low-intensity commercial development.
The proposed rezoning is compatible with the adjacent single-family neighborhood.	
The request would redevelop an underutilized property within GMA 3 to provide needed housing opportunities.	
The site has access to multimodal transit opportunities and is located along a major thoroughfare.	

**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.**

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR W-3609  
MARCH 14, 2024**

Ellie Levina presented the staff report.

**PUBLIC HEARING**

FOR:

Judy Stalder, representative for the petitioner.

- Ms. Stalder provided a general overview of the proposal.

AGAINST:

Robert Conn

- Mr. Conn opposes the proposed plan due to concerns about increased density and its proximity to his property. He believes this proposal would alter the character and nature of the surrounding area.

**WORK SESSION**

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Jason Grubbs

VOTE:

FOR: Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak,

Mo McRae, Salvador Patiño, Lindsey Schwab, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

FOR: Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak,

Mo McRae, Salvador Patiño, Lindsey Schwab, Jack Steelman

AGAINST: None

EXCUSED: None

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