

Community Outreach Report Loch Drive Rezoning

A Community Outreach Meeting was held for property owners in the Loch Drive/Reynolda Road area. An informational letter dated February 5, 2024, was sent by US Mail to 46 property owners located within 550 feet of 3035 Loch Drive. The letter invited property owners to a Zoom meeting on February 15 at 6:00 pm. The mailing also included a site plan showing the boundaries of the site and a potential development scenario. A copy of the letter and list of addressees is attached. The meeting was hosted by Tripp Bunker of Sagamore Homes and Judy Stalder, Zoning Consultant.

Attendees:

Council member Jeff McIntosh

Sarah Askew Mir, 3026 Loch Drive, Winston Salem NC 27106

Mr. and Mrs. George Newman, 3022 Loch Drive, Winston Salem NC 27106

Presentation:

Ms. Stalder explained the request for rezoning from LO-S, Limited Office-S approved for development of an 8900 square foot building and 35 space parking lot for a financial institution use to general RS-9, Residential Single Family-9. A site map was displayed showing the boundary of the property and a sketch plan for possible development of 4 single family detached homes.

Questions and comments concerning the rezoning:

Four houses is a squeeze. Would you consider building 2 houses instead? *Sagamore homes is looking for opportunities to do infill development across the Triad to do our part to address the housing shortage.*

But what we really need is affordable housing? *Market studies show that housing is needed at every economic level.*

Council member McIntosh added that 10 people are moving to Winston-Salem every day and we are not building 10 homes every day.

Will the houses have restrictions so they cannot be rented? *We have not thought about that. Are there such restrictions already in the neighborhood?*

Houses are better than a bank.

Will there be a wall along the southern property line? *No. A wall is not planned.*

How will Mr. Conn's property be protected? *We will be happy to talk to Mr. Conn about planting some trees.*

Will you clear all the trees? *We will clear the frontage of the property to build the houses. The rear of the property may or may not be cleared by new homeowners.*

Will there be driveways to Reynolda Road? *No.*

Will the houses look like the others on Loch Drive? *Not likely, since those houses are much older.*

Will the houses be brick? *The front façade will be brick, but the sides and back will probably be cementitious siding.*

Will there be front load garages? *Yes.*

What is the price range? *\$450,000-\$500,000*

What is the projected start date? *Land preparation will begin in mid-September and home construction may start as early as mid-November 2024.*

Additional neighborhood contact:

Email from neighbor Peter Schlosser:

Hi Judy,

Just a quick note to say I got your letter about the proposed development on Loch Drive, I am very excited to hear about your plans for it, right up the street from where I live. The site plan looks great. I look forward to the Zoom meeting on the 15th! As a head's up--there is a lady (don't know her) who has a "camp" for homeless cats on that property. That will definitely come up during the meeting. Forewarned is forearmed!

*Peter Schlosser
3100 Briarcliffe Rd.
Winston Salem, NC 27106*