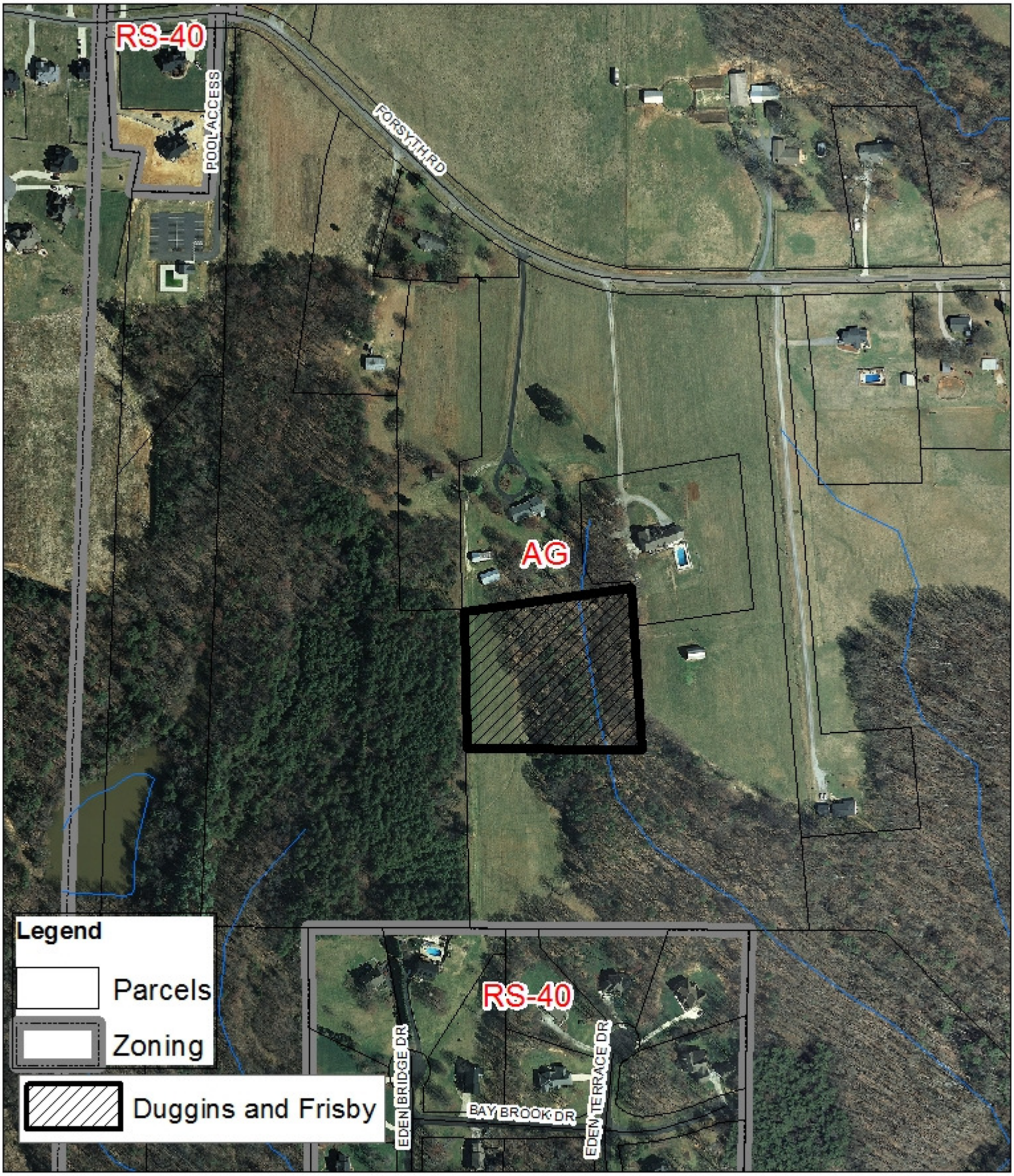
SUBDIVISION CASE #16-12: Duggins and Frisby

The property is located on the south side of Forsyth Road, approximately 2200 feet east of Oak Ridge Road, in Deep River Township. The applicant seeks approval for a 1-lot subdivision on a total of 3.0 acres. Being Guilford County Tax Parcel 0168297 (part). Zoned AG, Greensboro (GW-III) Watershed Overlay, Oak Ridge ETJ. Applicant: Vann and Debra Duggins, Jobie Frisby. Surveyor: Vaughn Surveying.

Staff comments:

1. Section 30-859(7)(b) governs lots served by exclusive use access easements. The lot meets all requirements of this section, including the 3-acre minimum lot size.
2. The 4.333 acre parcel to the south is not a separate buildable parcel, but instead will be combined with the large tract to the west. A deed of combination will be required prior to final plat recordation.
3. The tree preservation area is appropriately located in the stream buffer.

The subdivision as presented meets the technical requirements of the Oak Ridge Development Ordinance. Staff recommends **approval**.



Subdivision Case #Sub-16-12
Duggins and Frisby

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Scale: 1":300'