



TOWN OF OAK RIDGE

Conditional Use Rezoning Application, Part I

Date Submitted: Fee/Receipt #: \$1000.00 + \$100.00/acre Case Number:

Provide the required information as indicated below. Pursuant to the Oak Ridge Development Ordinance, this application will not be processed until application fees are paid; the form below is completed and signed; and all required maps, plans and documents have been submitted to the satisfaction of the Enforcement Officer. Additional sheets for tax references, signature blocks and conditions are available upon request. SUBMIT FEE AND APPLICATION TO THE TOWN OF OAK RIDGE.

Pursuant to Section 30-302 of the Oak Ridge Development Ordinance, the undersigned hereby requests the Town of Oak Ridge to rezone the property described below from the AG zoning district to the CU RS-40 zoning district. Said property is located

EAST SIDE OF LINVILLE ROAD APPROXIMATELY 1000' SOUTH OF THE INTERSECTION OF LINVILLE ROAD + LINVILLE OAKS DRIVE

in OAK RIDGE Township; Being a total of: 49.35 acres.

Further referenced on the Guilford County Tax Maps as (additional tax reference sheets available upon request):

Table with 3 columns: Tax Map #, Block #, Parcel #. Row 1: Parcel # 166280

Check One:

- The property requested for rezoning is an entire parcel or parcels as shown on the Guilford County Tax Map.
The property requested for rezoning is a portion of a parcel or parcels as shown on the Guilford County Tax Map; a written legal description of the property and a map are attached.

Conditional Use Rezoning Requirements

- Zoning Sketch Plan. A sketch plan illustrating proposed conditions and other pertinent information is required for most conditional use rezoning requests. Sketch elements not illustrating proposed conditions are subject to subdivision and site plan review. Refer to Appendix B, Map Standards of the Oak Ridge Development Ordinance.
Zoning Conditions. Use and/or development conditions must be provided. Complete Part Two of this application. Refer to uses as listed in the Permitted Use Schedule in Section 30-331 of the Oak Ridge Development Ordinance.



Use Conditions

Uses of the property shall be limited to the following uses as listed in the Permitted Use Schedule, Section 30-331 of the Oak Ridge Development Ordinance:

- 1)
2)
3)
4)

Development Conditions

Development of the property shall occur in accordance with the following standards and requirements in addition to those specified in the Oak Ridge Development Ordinance:

- 1) PROVIDE PUBLIC TRAIL + ACCESS EASEMENT PER OAK RIDGE LAND USE PLAN
2) PROVIDE LANDSCAPING ALONG NORTHERN PROPERTY LINE TO SCREEN FUTURE DEVELOPMENT FROM TRAFFIC TRAVELING SOUTH ON LINVILLE ROAD
3) RETAIN (AS MUCH AS POSSIBLE) AND ENHANCE LANDSCAPING ALONG LINVILLE ROAD.
4) PROVIDE FOUR (4) CANOPY TREES PER BUILDING LOT BEFORE A CO WILL BE ISSUED

A Conditional Use Rezoning Application must be signed by current property owner(s).

I hereby agree to conform to all applicable laws of Oak Ridge and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application, representatives from Guilford County Planning and Development may enter the subject property for the purpose of investigation and analysis of this request. Additional signature pages are available upon request.

Respectfully Submitted,

John L. Barkane
Property Owner Signature

John L. Barkane
Name

8530 Linville Rd
Mailing Address

Oak Ridge NC 27310
City, State and Zip Code

336 644-1666
Phone Number

Representative Signature (if applicable)

Name

Mailing Address

City, State and Zip Code

Phone Number

May 17, 2013

Dear Mr. Oakley,

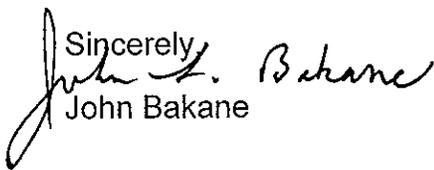
I am writing you in support of Kevan Combs pending purchase of my property at 8530 Linville Rd. and his request for rezoning. I ask that you share this letter with the rezoning board and the Oak Ridge Town Council.

I purchased this property in early 2001 as my wife was an endurance horseback rider. In those days, there was no park, no town hall, and no developments such as Linville Oaks. One could saddle up and ride from our farm to Belevs Creek.

But today, all of that has changed with more residential developments and amenities such as the Park and Town Hall. Oak Ridge has now been transformed from agrarian community to a residential community. The combination of higher county and town property taxes and rising population and housing density have made it impractical to continue to own and operate a horse farm within Oak Ridge.

Kevan Combs is a long-time resident and business man in Oak Ridge. I believe that he will take the necessary care to ensure that the proposed development of Beaver Dam Farm becomes an asset for the community.

Please approve Mr. Combs rezoning request so that Oak Ridge may continue its transformation into a desirable residential community.

Sincerely,  
  
John Bakane

I will be unable to attend the  
May 23 planning board meeting.  
In my absence, Kevan Combs  
has my permission to make amendments  
to zoning conditions.  
John S. Bakane