

## **SUBDIVISION CASE #13-04-ORPL-01740**

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**Subdivision Case #13-04-ORPL-01740. Oakhurst Downs.** Located on the north side of Oak Ridge Road, approximately 800 feet east of Pepper Road, in Oak Ridge Township. Being Guilford County Tax Parcel 0165724. This subdivision consists of eleven lots and right-of-way dedication for a total of approximately 25 acres. Zoned RS-40, Scenic Corridor Overlay Zone. Owner/Applicant: Bill Yearn. Designer: Allred Land Surveying.

### **STAFF COMMENTS:**

1. The applicant seeks approval for an 11-lot major subdivision in the RS-40 zoning district.
2. The plan as submitted does not strictly comply with the Tree Preservation Ordinance. The applicant has proposed preserving roughly half of the existing trees on site, but this is still 5% short of the 20% required. Staff is working with the applicant to identify additional areas of preservation that may be augmented by some tree replacement areas.
3. Plan is under review for Jordan Lake Rules compliance. Recommendation from watershed engineer will be available at P&Z meeting.