



**OAK RIDGE PLANNING & ZONING BOARD MEETING  
OCTOBER 22, 2015 – 7:00 P.M.  
OAK RIDGE TOWN HALL**

**AGENDA**

1. **CALL TO ORDER**
2. **APPROVE AGENDA**
3. **APPROVE MINUTES OF AUGUST 27, 2015, MEETING**
4. **PUBLIC HEARINGS**
  - A. **Rezoning Case # RZ-15-04: AG to CU-RPD.** Located on the west side of Bridgehead Road, approximately 1900 feet south of Oak Ridge Road, in Oak Ridge Township. Being Guilford County Tax Parcels 0167806 and 0167835, approximately 29.3 acres. Owned by Gregory H. and Mary B. Campbell, and heirs of Richard Parker Barrow. The property is located in the Greensboro (GW-III) Watershed and the Oak Ridge Extraterritorial Jurisdiction (ETJ).
  - B. **Rezoning Case # RZ-15-05: LB to CU-GB.** Located at 1684 NC Highway 68 North, in Oak Ridge Township. Being Guilford County Tax Parcel 0166232, approximately 1.2 acres. Owned by Twilight Outparcel LLC. The property is located in the Scenic Corridor Overlay Zone and the Greensboro (WS-III) Watershed Overlay Zone.
5. **NEW BUSINESS**
  - A. **Site Plan Case # SP-15-01: Scuba Tools.** Lake Time Enterprises, LLC seeks zoning compliance for an existing commercial site located at 2900 Oak Ridge Road in Oak Ridge Township. Being Guilford County Tax Parcel 0163026 and 0163042 (part). The site consists of two industrial buildings on a total of approximately 3.429 acres. Zoned CU-LI, RS-40, and AG. Scenic Corridor Overlay Zone and General (GS-III) Watershed Overlay Zone. Designer: Triad Land Surveying, P.C.
  - B. **Sketch Plan Case # Sub-15-17: Happy Hill Road Proposed RPD (Rural Preservation District).** Located on the west side of Happy Hill Road, approximately 1200 feet north of Warner Road, in Oak Ridge Township. Being Guilford County Tax Parcels 0164944 and 0167835. This sketch plan consists 76 proposed lots, open space, and right-of-way dedication on a total of approximately 82.76 acres. Current Zoning: AG. Proposed Zoning: RPD. Developer: D. Stone Builders. Surveyor: Hugh Creed Associates. **This is a technical review only. If approved the sketch plan will accompany the applicant's rezoning application and be subject to Planning and Zoning Board and Town Council public hearings. Approval of the sketch plan does not constitute approval of the rezoning.**
6. **CITIZEN COMMENTS**
7. **ADJOURNMENT**