



OAK RIDGE TOWN COUNCIL MEETING
JUNE 5, 2014 - 7:00 P.M.
OAK RIDGE TOWN HALL

MINUTES

Members Present

Ray Combs, Mayor
Spencer Sullivan, Mayor Pro Tem
George McClellan
Jim Kinneman
Mike Stone

Staff Present

Sandra Smith, Town Clerk
Bruce Oakley, Town Manager
Bill Bruce, Town Planner
J. Michael Thomas, Town Attorney
Sam Anders, Finance Officer

1. CALL TO ORDER

Mayor Ray Combs called the meeting to order at 7:00 p.m.

A. Invocation

B. Pledge of Allegiance

2. APPROVE AGENDA

Councilman Jim Kinneman made a motion to approve the June 5, 2014, meeting agenda with the addition of a closed session. Mayor Pro Tem Spencer Sullivan seconded the motion, and it was passed unanimously (5-0).

3. APPROVE MINUTES OF MAY 1, 2014, MEETING AND MAY 8, 2014, SPECIAL MEETING

Mayor Pro Tem Sullivan made a motion to approve the two sets of meeting minutes. Councilman Kinneman seconded the motion, and it was passed unanimously (5-0).

4. RESOLUTIONS, PROCLAMATIONS, ANNOUNCEMENTS

None

5. TOWN MANAGER'S REPORT

Town Manager Bruce Oakley recommended alternate appointments to the Historic Preservation Commission.

Councilman George McClellan made a **motion** to approve the appointments of Caroline Ruch and Cara Townsend as alternates to the Historic Preservation Commission.
Councilman Mike Stone seconded the motion, and it was passed unanimously (5-0).

6. **PUBLIC HEARINGS**

A. **2014-15 Fiscal Year Budget**

Mayor Combs said the budget was presented at the May 1 meeting and has been on file for review at Town Hall. Combs suggested an additional \$20,000 be added to the consulting line item from reserves because the Town had just learned about a possible contamination issue, and it may be required to pay for EPA Level I or Level II testing.

Mayor Combs made a **motion** to approve adding an additional \$20,000 to consulting.
Councilman Kinneman seconded the motion, and it was passed unanimously (5-0).

Combs then opened the public hearing on the budget, allowing 20 minutes for proponents and opponents to speak, followed by 5 minutes for rebuttal.

Proponents:

John Jenkins, chairman of the Finance Committee, requested approval of the budget, saying it was conservative, included no tax increase, and had been thoroughly vetted by the Finance Committee.

Opponents:

Andy Stevens of Greensboro said he had been challenged to speak about budgets, pledges and taxes by Councilman McClellan, who he said is an ardent supporter of tax relief and whose candidate has signed a no-tax-increase pledge. Mayor Combs said the forum was to allow people to speak about Oak Ridge's budget, not political campaigns, etc. Stevens said he had seen no one protesting Guilford County's decision to cut the early-pay property tax discount from 1 percent to ½ percent, and that the Oak Ridge Council had voted unanimously to do likewise. Stevens called this move a hidden tax increase. Since McClellan claimed to be against tax increases, Stevens asked whether McClellan would "walk the walk, or just talk the talk." Mayor Combs told Stevens this time was to allow people to comment on the budget, and if Stevens wanted to attack a Council member on behalf of his candidate, he needed to do it elsewhere and not at a public hearing for Oak Ridge's budget. Stevens said the Town Council could rectify the situation by passing a ½-cent property tax decrease to give back to the citizens what has been taken from them.

Rebuttal:

None

Combs closed the public hearing.

Council discussion/questions:

Council members each commented on the budget, saying they were pleased that there is no tax increase, yet the Town maintains a strong fund balance and continues to provide services and improve the park. Mayor Combs said Stevens was addressing a move by Guilford County to cut the early-pay discount for property

taxes, and the County had asked Oak Ridge to consider following suit. Since Guilford County collects Oak Ridge's property taxes, the Council felt it had no choice but to do the same as Guilford County had done or risk having to collect its own taxes. Combs said if citizens had a concern about the issue, they should take it to the Guilford County Commissioners, not the Town Council. He added that the tax rate in Oak Ridge had remained the same at 8.63 cents per \$100 of assessed property value since it was first levied about 2005.

Councilman McClellan made a **motion** to approve the budget as amended. **Councilman Stone** seconded the motion, and it was passed unanimously (5-0).

- B. Rezoning Case # 14-05-ORPL-02087:** AG to CU-RS-40. The property is located on the north side of Haw River Road, approximately 300 feet east of Pepper Road, in Oak Ridge Township. It is Guilford County Tax Parcel 0164838, and consists of approximately 17.99 acres. It is owned by Susan D. Teeter.

Town Planner Bill Bruce presented the case from the staff report, which is hereby incorporated by reference and made part of the minutes. He said the application included conditions that there would be a maximum of 15 lots and that a public trail easement on the property would connect Haw River Road to the Cascades Open Space Preserve. Bruce told about the surrounding uses, that the Future Land Use Plan shows the area as suitable for low-density residential development, and the Pedestrian Plan recommends a future trail connect to the Cascades. He said the property is relatively flat at the front but has steep drop-offs at the back, and that there would be no development at the back of the property. Bruce said staff believes the proposal is consistent with the Land Use Plan and recommended approval. The Planning & Zoning Board also voted 5-1 to recommend approval of the rezoning, with the one dissenting vote having to do with wells and water supply in the area.

Combs then opened the public hearing on the budget, allowing 20 minutes for proponents and opponents to speak, followed by 5 minutes for rebuttal.

Proponents:

Norris Clayton of Hugh Creed Associates spoke, representing the developers, and had a packet of information handed out to Council members. That information is hereby incorporated by reference and made part of the minutes. He said the property is just shy of 18 acres and the subdivision would have a maximum of 15 lots. He then went through the handout, explaining the information supplied.

Opponents:

None

There was no need for rebuttal.

Council questions/comments:

Council members asked the following questions of Clayton, Bruce and Buddy Lyons, one of the developers:

- When do they hope to begin? Hopefully by the end of August.
- Will a Homeowners Association be required? Yes, one is required anytime there is dedicated common area in a development.
- Does the application meet the tree preservation standards? Yes.

- What are the smallest lots? 40,000 square feet.
- What is the anticipated cost of homes? Homes will likely start about \$400,000 and at about 2,800 square feet. The average home size will likely be about 3,200 square feet.
- Any concerns about water? Guilford County said wells are typically a little deeper in this area, but there is nothing abnormal about production or wells in the area going dry. The 128 acres of open space next door at the Cascades will provide a good area for recharge.
- Does Smoke Ridge have a community well and what kind of water system is planned for this subdivision? Smoke Ridge is on a community well. With only 15 homes, Clayton said it is not economical to do a community well system here.

Mayor Combs explained that for legal reasons, Council has before it sample motions to both approve and reject the request at every rezoning.

Mayor Pro Tem Sullivan made a **motion** to approve the rezoning request, saying it is consistent with the adopted development plan of the Town because it abuts residential developments with similar density and open space; it is reasonable because of conditions limiting development to 15 lots; and it is in the public interest because of the condition that a public trail easement be provided that connects the development to the Cascades Open Space Preserve. **Councilman Kinneman** seconded the motion, and it was passed unanimously (5-0).

7. NEW BUSINESS

- A. Unified Development Plan Case # To Be Determined: Knights Landing.** The property is located on the south side of Haw River Road, approximately 800 feet east of Linville Road, in Oak Ridge Township. It is Guilford County Tax Parcel 0166301. This unified development plan consists of single-family residential and open space for a total of approximately 82.75 acres. It is zoned PD-R, and is owned by Kevin and DeLana Harvick. Designer: Land Solutions.

Mayor Combs stated that the Council's decision on this case was simply to determine if it meets the Development Ordinance and is only a technical review. Although this is not a public hearing, because of controversy surrounding this property and because comment was accepted at the Planning & Zoning Board meeting, Combs said he would allow 10 minutes of comments. He asked that comments only be about whether or not the development meets the ordinance; opinions can be expressed later in the meeting, he said.

Bruce presented the case from the staff report, which is hereby incorporated by reference and made a part of the minutes. Bruce said the UDP matches the zoning sketch plan approved by the Town Council with the following additions:

- One lot has been removed on each side of Parkchester Place closest to the Linville Oaks connection, which creates a 150-foot setback from the property line at Linville Oaks. A 25-foot Type B planting yard has also been added.
- A roundabout was added at the primary internal intersection.
- A note was added that says only single-family residential uses will be allowed.

- The public trail easement on the southern part of the property was removed, but public access is still maintained from the southeast corner up to and along Haw River Road.
- A phase line was added.

Bruce said the UPD substantially matches the approved sketch plan and meets the requirements of the Development Ordinance; staff recommends approval.

Councilman McClellan said it looked like all the changes discussed at the Town Council rezoning hearing had been included. He asked if Oakley had checked with the DOT on whether speed tables would be allowed. Oakley said DOT had said a speed table could be installed with approval by a certain percentage of residents, and that it would be the responsibility of the Linville Oaks HOA to pay for and maintain the speed table.

Mayor Pro Tem Sullivan asked about the connection to Knights Landing from Linville Road. Developer Kevan Combs responded that he planned to have the stream crossing examined as soon as possible, however, the last stream crossing he had done required approval from the Army Corps of Engineers and took 18 months.

Councilman Kinneman said the Planning & Zoning Board voted 3-3 on whether to approve the UDP. He asked if there were specific reasons the Board thought the plan did not meet the Town's ordinances. Doug Nodine, P&Z Board chairman, said the Council could look at the meeting minutes, but there seemed to be some difference of opinion about what different pieces of the ordinance say. Some Board members thought the Thoroughfare Plan was not written in stone and could be changed, Nodine said.

Councilman Stone said he would withhold his comments for the time being.

Mayor Combs then allowed 10 minutes of public comment from both those in favor of the UDP and those in opposition.

Proponents:
None

Opponents:
Jimmy Adams, who lives on Parkchester Place in Linville Oaks, said his concerns related to the road connection. He asked that Kevan Combs consider building Knights Landing in three phases, with the first phase connecting to Haw River Road, the second phase connecting to Linville Road at Harper Ridge Court, and the third phase connecting to Linville Oaks. Adams also spoke about the setbacks for the first homes that connect Linville Oaks to Knights Landing, saying that his home sits 150 feet from the road, and those in Knights Landing would only be required to have a 40-foot setback. He said in his opinion, the view of the Knights Landing homes would be inconsistent with the environment, and would go against the Town Council's determination at the rezoning hearing that the subdivision was not inconsistent with the remainder of Oak Ridge. Mayor Combs asked Adams to keep in mind that the case before the Council that night was simply a technical review. Adams said he understood, but at the time of the rezoning, the attorney suggested it was not the appropriate time to make certain comments, so Adams and other

Linville Oaks residents withheld their comments at that time. Adams said he understood there was supposed to be conversation, and if Council was not pleased with the process, Adams urged Council members to send the plan back to the developer with a request that changes be made.

Rebuttal – proponents and opponents:

None

Councilman Stone said he had done much reading of the ordinance in regard to this matter. He referred to Sec. 30-539 on Local Street Design, which says: "Local streets within a planned unit development shall be located and designed so that they do not provide for through access by traffic with origins and destinations outside of the development." Stone said making a street connection into Knights Landing from Parkchester Place would provide such through access from origins and destinations outside the development, and that it should not be allowed. He said a waiver for the street connection should be granted based on unintentional error, something that should not delay development. He added it didn't appear that many people were in favor of the road connection into Linville Oaks, and he asked Kevan Combs to instead install a cul-de-sac and increase the front setbacks to 150 feet on the closest homes to Linville Oaks.

Mayor Combs said Stone had presented a good argument, but he had been on the committee that created the Future Land Use Plan and he had heard discussions on the importance of connections. He said there are stub roads all over Oak Ridge, and his position was that a connector into Linville Oaks had been decided on in 2003 when the Parkchester Place stub was created. He added that the Thoroughfare Plan had no connection to the type of zoning in the area, and that the Council had passed the Land Use Plan and made the Thoroughfare Plan a part of the Land Use Plan. While he said he appreciated Stone's concerns, he disagreed with Stone's conclusions.

Councilman Stone made a **motion** to reject the Unified Development Plan based on the fact that it does not adhere to the Town ordinances. With no second, the motion died.

Councilman Kinneman made a **motion** to approve the Unified Development Plan based on the fact that it meets the technical requirements of the ordinance as presented. **Mayor Pro Tem Sullivan** seconded the motion, and additional discussion and debate by Council ensued. The motion to approve was passed by a 4-1 vote (Stone against).

B. Unified Development Plan Case # 14-05-ORPL-02137: Riverside At Oak Ridge (Revised). The property is located on the east side of Pepper Road, north of Cravenwood Drive, in Oak Ridge Township. It is Guilford County Tax Parcel 0166566. This unified development plan consists of single-family residential and open space for a total of approximately 162 acres. It is zoned CU-PD-R, and owned by BRC Riverside, LLC. Designer: CPT Engineering.

Mayor Combs read the property description. He explained that this was another Unified Development Plan with the same objective as the last case – a technical review to determine if the proposal meets the Town ordinances. Although not a public hearing, Mayor Combs said he would again allow public comment in order to be consistent with the previous case.

Bruce presented the staff report, which is hereby incorporated by reference and made a part of the minutes. He explained that the Riverside development was originally approved in December 2006. It was zoned CU-PD-R with 125 lots on around 162 acres with a minimum lot size of 30,000 square feet. Phase 1 with 35 lots and an amenity center was developed in 2007, but there had been little or no activity on the property since then, and now a revised UDP for a maximum of 111 lots has been submitted. Bruce said a road connection has been removed on the revised plan, but the development still has two entrances on Pepper Road as well as internal connectivity via Shields Drive. Bruce said staff believes the revised UDP meets the ordinance requirements, and both staff and the Planning & Zoning Board recommended approval.

Proponents:

Chuck Truby of CPT Engineering spoke in favor, saying there are now 13 fewer lots than the Town originally approved in the development. Truby said two cul-de-sacs have replaced what was originally an internal connection, which he said seemed too "blocky" for this area. He said the new owners have met and discussed their proposal with the existing Homeowners Association.

Bobbi Baker said she serves on the Riverside HOA board, and that the new owners had been very professional and above-board. She added that they had also been extremely sensitive to the requests made by the current residents. She said the HOA board is in favor of the plan that has been submitted.

Jim Grdich of Blue Ridge Companies, the property owner, spoke. Grdich said an amendment had been prepared for the HOA, which included the items the company had agreed to.

Opponents:

None

Council discussion/questions:

Council members asked questions on various topics, including the road connection, the trail easement, septic lines, existing structures/barns on the property, etc.

Stone asked Bruce if removing the street connection and putting in two cul-de-sacs would change the density of the subdivision. Bruce said no, and that the applicant had specified there would be no more than 111 lots; he added that it is possible to be more restrictive than is shown on the UDP without going through the rezoning process, but not less restrictive. Bruce also said the ordinance says that an increase in density would require a rezoning. Stone asked if removing one of the street connections and instead putting in two cul-de-sacs did not create issues so that the property would have to be rezoned; Bruce said staff's opinion was that it did not.

Mayor Pro Tem Sullivan made a motion to approve the revised UDP. **Councilman McClellan** seconded the motion, and it was passed unanimously.

Mayor Combs then addressed the developers present at the meeting, saying developers kept building homes in Oak Ridge that cost a minimum of \$400,000, and the Council had recently approved four developments that would have over 200 additional homes. Combs said people in many professions including teachers, firemen, ministers and law enforcement could not afford a home in Oak Ridge and

he felt a secret message was being conveyed – “We want you to serve us, but we don’t want you to live among us.” He said he understood the economics of the situation and that because of high land prices in Oak Ridge, developers felt they had to build expensive homes in order to make any money. He said the issue had become a personal one to him because it is time for him to retire and downsize and he could not find in Oak Ridge. Combs encouraged developers to work to find a way to build smaller, less expensive homes here.

Jim Grdich said the builders and developers need cooperation from the Town to allow zoning that permits greater density. Mayor Combs said that was difficult right now because the Town does not have public water and sewer.

CITIZEN COMMENTS

- Carolyn Hall thanked Stone for his support and commonsense approach in interpreting the ordinance in the Knights Landing case. She asked Council to reconsider its decision. She said Linville Oaks residents do not want the density that will be allowed at Knights Landing, and they do not want the Parkchester Place road connection. She said Council’s decision in the case was endangering residents of Linville Oaks residents, and that they just want to be left alone.
- Andy Stevens said the Council was incorrect in saying that the Town was required by statute to match the early-pay discount for property taxes, and the Council would find that was true by consulting with its attorney. Combs responded that Council did not say that, and what they had said was that they were obligated because Guilford County collects Oak Ridge’s property taxes. Stevens said it was possible for Oak Ridge to collect its own taxes, just as Gibsonville does. Stevens said the minutes from the March 2014 said that Oakley said Guilford County had requested the Town change its early-pay discount in the same amount that the county had done, but that it was not a requirement. Stevens said Oak Ridge taxpayers would pay for as a result of the Council’s action to have the same early-pay property tax discount as Guilford County has.
- John Jenkins addressed Stevens, and asked if he lived in Oak Ridge. Stevens said he did not, and Jenkins said then Stevens had no business coming in and telling residents how to run their Town.
- David Marshall also thanked Stone for his efforts and agreed with Hall. He said he had many friends in other parts of Oak Ridge, that he had never found friends by driving door-to-door, and that connectivity should not be based on road connections. He said it was possible to reach a compromise, and he asked Council to consider one.

8. MONTHLY FINANCIAL UPDATE

Finance Officer Sam Anders reported:

- Property taxes in the amount of \$6,761.58 were received from Guilford County.

- The monthly sales tax disbursement was received, along with interest, park revenues, dog park fund donations, planning and zoning fees, franchise tax receipts, and the annual beer and wine excise tax.
- His office is working with Black Mountain Software on installation and conversion to new accounting software. Training is scheduled to start July 7.
- Preliminary field work for the annual audit was scheduled for late June, and Dixon Hughes Goodman will do the actual audit in August.
- He asked for approval of the audit contract, authorization for a budget amendment, and authority to adjust the balance so the Town will have a balanced budget through June 30. Council will be informed of any adjustments in July.

Councilman Kinneman made a **motion** to approve the annual audit contract. **Councilman McClellan** seconded the motion, and it was passed unanimously (5-0).

Councilman McClellan made a **motion** to approve the line-item transfer/budget modification as recommended by the finance officer. **Mayor Pro Tem Sullivan** seconded the motion, and it was passed unanimously (5-0).

Councilman McClellan made a **motion** to authorize the finance officer to move funds as required in order to have a balanced budget at the end of the fiscal year. **Councilman Kinneman** seconded the motion, and it was passed unanimously (5-0).

Councilman Stone made a **motion** to approve the financial report as presented. **Councilman McClellan** seconded the motion, and it was passed unanimously (5-0).

9. COMMUNITY UPDATES

A. Historic Preservation Commission

Chairwoman Ann Schneider thanked the Council for appointing Caroline Ruch and Cara Townsend as alternates to the Commission. In May, the Commission approved a COA for construction of a fence at a home on Billet Road. On June 1, a historic marker dedication was held at the Stafford-Benbow House at 2111 Oak Ridge Road. Schneider thanked Councilman McClellan for speaking at the dedication, and also thanked Sam and Torie Cook, the owners of the house. Schneider announced that the Commission is nearly ready to place orders for three more historic markers, which will be dedicated in the 2014-15 fiscal year.

B. Parks and Recreation Commission

Chairman Bill Edwards reported three big events were held at the park in May – Canine Capers, Music in the Park, and RidgeFest. Two Movies in the Park events, which will be sponsored by the Summit Church, will be held on June 14 and July 12. No word has been received yet about the Town's PARTF grant application.

C. Fire Department

Assistant Chief Anders reported that during May, the department received 59 calls; 28 were medical in nature, and 31 were fire/service related. During the month, department members received 183 hours of training, installed one car seat,

attended two public education events, and maintained a 5-minute response time. Anders reminded residents that the fire department oversees installation of car seats and provides CPR classes for free for the community. His safety tip for the month was to advise residents to keep hydrated during hot weather and to call 911 if they felt ill because of the heat.

D. Finance Committee

No report

E. Board of Adjustment

Chairwoman Beth Walker reported the Board did not have any cases to hear in May. Board members would attend training provided by the Town on June 24, and the Board is in need of volunteers to serve as alternates, she said.

F. Planning and Zoning Board

Chairman Doug Nodine said the Board had four cases on its agenda, including the UDPs for Riverside and Knights Landing, and made decisions on three of them. The other, approval of storage buildings at Oak Ridge United Methodist Church, was postponed and will be resubmitted.

10. CITIZEN COMMENTS

- Mateen Alinaghi, Srirm Chandra and Melissa Vogelsinger spoke about a Breast Cancer event scheduled in the park on August 9.
- Bill Edwards announced a Music in the Park event on June 21 featuring Robert Tilley and the Hard Times Band.
- Terry Stutts expressed concern that her property value was being diminished due to garbage and other items located on the property next door. She asked the Council to help her get the neighboring property cleaned up. Combs said in the 2014-15 fiscal year budget that was passed earlier in the evening, the Council had approved an additional \$20,000 for consulting to help clean up the potentially contaminated land next to Stutts' home.

11. COUNCIL COMMENTS

- **Councilman McClellan** said he attended the N.C. League of Municipalities' Town Hall Day in Raleigh recently. He reported on a bill regarding privilege license fees, which will likely be eliminated, and a bill regarding tree ordinances, which he believes will continue to be under the jurisdiction of the municipalities. He said it was an honor to represent the Town to members of the legislature, and he will continue to fight for the Town.
- **Mayor Pro Tem Sullivan** thanked McClellan for representing the Town in Raleigh, and thanked the Parks & Recreation Commission and staff, as well as the Merchants

Association of Oak Ridge and others responsible for RidgeFest. Sullivan said he had comments to make to the Linville Oak residents, but since they had all left the meeting, he would contact them personally.

- **Councilman Kinneman** also commented on the success of RidgeFest. Regarding the tree ordinance, he said he would love to see the Town try to become a Tree City USA. Kinneman said that several Linville Oaks residents had told activities that makes their neighborhood wonderful, and it would be great if those types of events were opened up to other residents of the Town. Kinneman said he thought street connectivity would help provide that. He thanked all the residents who came to the meeting.
- **Councilman Stone** said connectivity means helping residents connect with each other, and that doesn't mean street connections. He commended those who helped pull RidgeFest together. Stone said he thought Town staff was professional, honorable and honest, and they provide excellent advisory support. He thanked the other Council members for being respectful and allowing him to present his interpretation of the ordinance. Regardless of which side each member was on, he said he found comfort knowing that Council members would listen to each other, treat each other with respect, and then let the votes fall where they may.

12. **CLOSED SESSION**

Councilman Kinneman made a **motion** to go into closed session at 9:29 p.m. **Councilman Stone** seconded the motion, and it was passed unanimously.

Councilman Kinneman made a **motion** to return to open session at 9:45 p.m. **Councilman Stone** seconded the motion, and it was passed unanimously.

13. **ADJOURNMENT**

Councilman Kinneman made a **motion** to adjourn the meeting at 9:45 p.m. **Councilman McClellan** seconded the motion, and it was passed unanimously (5-0).

Respectfully Submitted:


Sandra B. Smith, Town Clerk


Ray Combs, Mayor

TOWN OF OAK RIDGE

VOLUNTEER APPLICATION FOR BOARD OR COMMISSION



Please return your completed application to the Town Clerk by hand to the Town Hall at 8315 Linville Road, by mail to P.O. Box 374 Oak Ridge, NC 27310, or by email to ssmith@oakridgenc.com. Please call Town Hall at (336) 644-7009 with any questions regarding board/commission service or your application.

Please note that Town of Oak Ridge Volunteer Applications are Public Record according to North Carolina law and can be shown to third parties without notice.

Please Print Clearly

- (1) Name: Carla Townsend Date _____
- (2) Address: 10506 Peppermill Dr. Oak Ridge, NC
- (3) Email Address: ctconcepts@yahoo.com 27310
- (4) Phone Number(s): (703) 347-2611
- (5) Please indicate on which board you would like to serve by selecting from the following options. For more information, please visit www.oakridge.com and click Board & Committees.

Board of Adjustment:

Finance Committee:

Historic Preservation Commission:

Parks & Recreation Commission:

Planning & Zoning Board:

(6) Where do you reside: _____

Incorporated Oak Ridge: For 3 Years

Oak Ridge ETJ: For _____ Years

(7) Are you currently serving on a Town of Oak Ridge Advisory Board? Yes No

If Yes, which one: _____

(8) Have you previously served on a Town of Oak Ridge Advisory Board? Yes No

If Yes, Did you complete the term for which you were appointed? Yes No

If No, Please explain: _____

(9) Where are you currently employed? Townsend Enterprises

Current Position or Job Title: Political/Policy Consultant

Brief Description of Job Duties: political strategy, public policy, campaign strategy

(10) Please list any volunteer, professional or civic activities in which you participate:

Womens Republican club

MAOR

Guilford County Republican Club

(11) Any additional information or comments relating to your ability or desire to serve on a Town of Oak Ridge Advisory Board (feel free to attach a resume for additional information):

I would love to use my skill sets in public policy to help my community

(12) How did you learn about this volunteer opportunity? Town Council member

(13) For purposes of reporting to the NC Department of the Secretary of State (as required by G.S. 143-157.1), are you: Female: or Male:

This application will stay on file for two years, if not appointed during this time frame; this application will be discarded without notice.

For Internal Use Only

Date Received: 5/8/14 Residence: Incorporated ETJ
Board Interview: Date: Nominated: Yes No
Appointed by Council: Yes No Date:
Term of Office: (3) Years Expiration Date:
Seat #: on HPC (Board, Committee, Commission)
Notes:

TOWN OF OAK RIDGE

VOLUNTEER APPLICATION FOR BOARD OR COMMISSION



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Please note that Town of Oak Ridge Volunteer Applications are Public Record according to North Carolina law and can be shown to third parties without notice.

Please Type or Print Clearly

- (1) Name: Caroline Ruch Date 4-29-14
(2) Address: 8886 Covenwood Dr.
(3) Email Address: cruch39@gmail.com
(4) Phone Number(s): 298-4003

(5) Please indicate on which board you would like to serve by selecting from the following options. Please visit www.oakridge.com for more information and click Board & Committees.

- Beautification Committee:
- Board of Adjustment:
- Finance Committee:
- Historic Preservation Commission:
- Parks & Recreation Commission:
- Planning & Zoning Board:
- Water Committee:

- (6) Where do you reside:
Incorporated Oak Ridge: For 19 Years
Oak Ridge ETJ: For _____ Years

(7) Are you currently serving on a Town of Oak Ridge Advisory Board? Yes No
If Yes, which one: _____

(8) Have you previously served on a Town of Oak Ridge Advisory Board? Yes No
If Yes, Did you complete the term for which you were appointed? Yes No
If No, Please explain: _____

(9) Where are you currently employed? stay at home mother

Current Position or Job Title: _____

Brief Description of Job Duties: _____

(10) Please list any volunteer, professional or civic activities in which you participate:

- Volunteer at Oak Ridge Elementary / Room Mom / Hospitality
- Volunteer at NWHS Speech & Debate Tournament Committee
- Many years of volunteer work at church / VBS / Women's Group Study
- Served as Social Events Coordinator for Twelve Oaks Neighborhood

(11) Any additional information or comments relating to your ability or desire to serve on a Town of Oak Ridge Advisory Board (feel free to attach a resume for additional information):

I have been a resident of Oak Ridge since 1995 and have seen great growth and transformation over the years. Although I appreciate the town's growth, I do have an interest in preserving its historical appeal. Not only do I have a love of historical architecture, →

(12) How did you learn about this volunteer opportunity? _____

(13) For purposes of reporting to the NC Department of the Secretary of State (as required by G.S. 143-157.1), are you: Female: or Male:

This application will stay on file for two years, if not appointed during this time frame; this application will be discarded without notice

For Internal Use Only

Residence: Incorporated ETJ

Date Received: 5/6/14

Board Interview: Date: 5/15/14

Nominated: Yes No

Appointed: Yes No Date: _____

Term of Office: (3) Years.

Expiration Date: _____

Seat #: _____ on _____ (Board, Committee, Commission)

I also pride myself with an attention to details. I attribute this eye for detail to my background in Textile Marketing / Design. My education has given me creative vision that carries over into landscape and architecture.

**TOWN OF OAK RIDGE
2014-2015
BUDGET MESSAGE**

The Town of Oak Ridge now begins the preparations for our seventeenth full year as a town. The budget for the 2014-2015 fiscal year has been prepared by the Finance Committee in conjunction with input from the Town Council, various committees, and our citizens. After many hours of meetings and evaluations, the committee presents their report to the council and citizens in the form of a recommended budget. I have placed this recommendation in the proper form for budgetary adoption and verified it as to accuracy and completeness.

During 2014-2015 the Town will face many challenges due to the economy remaining soft. Our main challenge is to continue to contain our costs while delivering the services desired by our citizens. We continue to face rising costs on all Town expenses and revenues that are increasing at the slowest rates we have ever seen. The finance committee has taken these items into consideration in drafting this budget. Expenses have been meticulously researched and again pared to the minimum. Income has been conservatively estimated after due consideration of our own historic financial data as well as the best information we could obtain from the North Carolina State Treasurer, the North Carolina Department of Revenue, and the Guilford County Tax Department as well as other sources. As in past years, all requests for expenditures have been heard, debated and evaluated before being included in the budget.

After these extensive procedures, the Town has drafted a budget that keeps the property tax rate the same as the prior year, covers our needed expenditures, and services our reduced debt.

The budget for fiscal year 2014-2015 continues to provide adequate funding for the operation of the town offices, committees, programs and staff. This year's budget continues funding that provides services to our senior citizens, special events, debt service, and more efficient operations of the Town. Capital improvements within the Town will seek to continue to provide the evolving amenities and services desired by our citizens within the confines of our existing tax rate and revenue structure.

The council has pursued in the past, and will continue to an even higher degree to pursue a path of fiscal conservatism so as to deliver the most return for the citizen's tax dollar in these troubled economic times.

GENERAL FUND REVENUES

Income

2014-2015
Projected
Budget

ABC Store	68,000.00
Bricks-OR Town Park Fund	
Contributions Income	
Interest	4,000.00
Miscellaneous Income	
Other Revenue	
Parking Violations	
Planning & Zoning Fees	12,000.00
Privilege License Income	
Tax Receipts	
Property Tax Receipts	674,000.00
Franchise Tax Receipts	
Solid Waste Disposal Tax	3,500.00
Video Programming	66,000.00
Cable	11,500.00
Electric Power	160,000.00
Piped Natural Gas	4,000.00
Telecommunications Services	31,000.00
Total Franchise Tax Receipts	<u>276,000.00</u>
Sales Tax Receipts	155,000.00
Total Tax Receipts	<u>1,105,000.00</u>
Total Income	<u><u>1,189,000.00</u></u>

2014-2015
Projected
Budget

GENERAL FUND EXPENSES

Advertising	3,000.00
Board of Adjustment	1,000.00
Direct Deposit Fees	360.00
Dues and Subscriptions	14,000.00
Education	3,000.00
Elections	0.00
Equipment Lease	2,000.00
Historical Committee	6,750.00
Insurance	
Life Insurance	840.00
Disability Insurance	480.00
Health	40,000.00
Liability Insurance	7,800.00
Workers Comp	800.00
Total Insurance	<u>49,920.00</u>
Gross Wages	
Salary-Governing Body	9,600.00
Salary-Town Administrator	83,000.00
Salary-Town Clerk	37,485.00
Salary- Planning Director	54,000.00
Total Gross Wages	<u>184,085.00</u>
Miscellaneous	1,000.00
Mileage Reimbursement	
Administrative	3,000.00
Governing Body	300.00
Total Mileage Reimbursement	<u>3,300.00</u>
Office Supplies	3,500.00
Ordinance Conversion	5,000.00

	2014-2015 Projected Budget
Planning Board	500.00
Planning Services	0.00
Postage and Delivery	500.00
Professional Fees	
Accounting	52,000.00
Animal Control	11,500.00
Consulting	20,000.00
Enforcement	0.00
Legal Fees	48,000.00
Tax Collection Fee	5,000.00
Well Monitoring	5,000.00
<u>Total Professional Fees</u>	<u>141,500.00</u>
Property Maintenance	6,000.00
Retirement Matching Contrib	18,000.00
Security Monitoring	600.00
Taxes	
Medicare	3,000.00
Property	720.00
Social Security	12,000.00
Unemployment	840.00
<u>Total Taxes</u>	<u>16,560.00</u>
Telephone	6,000.00
Town Hall Expense	
Furnishings	2,000.00
Cleaning	4,200.00
<u>Total Town Hall Expense</u>	<u>6,200.00</u>
Travel and Entertainment	
Administrative	500.00

	2014-2015 Projected Budget
Total Travel and Entertainment	500.00
Utilities	
Garbage	0.00
Electricity	18,000.00
Web Hosting Fees	500.00
Total Utilities	<u>18,500.00</u>
Total OPERATING EXPENSE	<u>491,775.00</u>
Transfer to Cultural and Recreation	<u>463,786.00</u>
Excess (Deficit) to Fund Balance from Operating/Cultural	<u>233,439.00</u>
Transfer to Capital Budget	<u>462,000.00</u>
Total Operating/Cultural and Recreation/Capital	<u>1,417,561.00</u>
Excess (Deficit) to Fund Balance After Capital	<u><u>-228,561.00</u></u>

2014-2015
Projected
Budget

CULTURAL & RECREATION REVENUE

Transfer from General Fund	483,786.00
Other Park Revenue	
Facility Rental	
Pepsi Machine	
Program Fees	
Special Events	
User Fees	
Total Other Park Revenue	35,175.00

TOTAL CULTURAL & RECREATION REVENUE
488,961.00

CULTURAL & RECREATION EXPENSE

Contributions to Other Agencies	7,000.00
Special Events	7,000.00
Park Operations	
Operations & Maintenance	108,721.00
Salary	142,800.00
Taxes	
Medicare	2,400.00
Social Security	9,000.00
State Unemployment	1,000.00
Total Taxes	12,400.00

Insurance	
Disability Insurance	720.00
Health	44,200.00
Liability	7,800.00
Life Insurance	720.00
Workers Comp	5,000.00
Total Insurance	58,440.00

Retirement Matching	12,600.00
Total Park Operations	334,961.00

Town Park Debt Service
TOTAL CULTURAL & RECREATION EXPENSE
488,961.00

2014-2015
Projected
Budget

	<u>2014-2015</u> <u>Projected</u> <u>Budget</u>
CAPITAL BUDGET	
Transfer from General Fund	462,000.00
CAPITAL EXPENSES	
Water System	
Capital Additions - Sidewalks	0.00
Capital Addition-Fence	
Sign	7,500.00
GIS, Computer, etc	10,000.00
Software	
Park Improvements	436,713.00
Capital Equipment	<u>7,787.00</u>
Total CAPITAL EXPENSES	<u>462,000.00</u>

SUMMARY 04/03/14
Revenues

General Fund Revenue	1,189,000.00
Other Park Revenue	<u>35,175.00</u>
	<u>1,224,175.00</u>

Expenses

General Fund Expenses	491,775.00
Cultural and Recreation Expenses	498,961.00
Capital Expenses	<u>462,000.00</u>
	<u>1,452,736.00</u>

CULTURAL & RECREATION

Transfer from General Fund	463,786.00
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CAPITAL BUDGET

Transfer from General Fund	462,000.00
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Ordinance No. 2014-03

AN ORDINANCE
ADOPTING AND RATIFYING
THE TOWN OF OAK RIDGE BUDGET FOR FISCAL YEAR 2014-2015

WHEREAS, the Town Council at its regular meeting on June 5, 2014, adopts by motion, second, and unanimous vote the Town's Proposed Budget for fiscal year 2014-2015, following presentation to the Council by the Finance Committee and presentation of a budget message by the Town's Finance Officer acting by designation of the Town Administrator as budget officer, and following two public hearings on same at the Council's regular May and June meetings, all in compliance with Chapter 159, Article 3, of North Carolina General Statutes; and,

NOW, THEREFORE, BE IT ORDAINED:

That, pursuant to Chapter 159, Article 3, of North Carolina General Statutes, the Town Council of the Town of Oak Ridge hereby adopts the attached "Proposed Budget for FY 2014-2015" and does hereby adopt and levy an ad valorem tax rate of .0863 per \$100.00 being the rate that will produce the revenue necessary to balance the appropriations and revenues therein set forth.

Adopted, this _____ day of _____, 2014.

Ray Combs, Mayor

ATTEST:

Sandra Smith, Town Clerk

Town of Oak Ridge
Fiscal Year 2014-2015 Budget Ordinance
Final Budget June 5, 2014

Revenues

Ad valorem Taxes	674,000
Unrestricted Intergovernmental	499,000
Permits and Fees	12,000
Investment Earnings	4,000
Other Income	35,175
Appropriation From Fund Balance	248,561

Total Revenues and Appropriation from Fund Balance 1,472,736

Expenditures

General Government	537,062
Cultural and Recreation	785,674
Debt Service	150,000

Total Expenditures 1,472,736

Appropriation to Fund Balance 0

Total Expenditures and Appropriation to Fund Balance 1,472,736

REZONING CASE #14-05-ORPL-02087

REQUEST: Rezone approximately 18 acres from AG (Agricultural) to CU-RS-40 (Conditional Use- Residential Single-Family).

Condition: To be developed with a maximum of 15 residential lots.

APPLICANT(S)/PROPERTY OWNER(S): Susan Dee Teeter

PROPERTY LOCATION AND DESCRIPTION: Located on the north side of Haw River Road, approximately 300 feet east of Pepper Road, in Oak Ridge Township. Being Guilford County Tax Parcel 0164838, approximately 17.99 acres.

LAND USE:

Existing Land Use: Undeveloped

Requested Land Use: Major residential subdivision

Zoning History of denied cases: Case# 07-08-ORPL-06359 withdrawn prior to public hearings.

Surrounding Uses:

North: Cascades Open Space Preserve

South: Major residential subdivision (Smoke Ridge Estates)

East: Residential

West: Cascades Open Space Preserve

RECOMMENDATION OF THE OAK RIDGE LAND USE PLAN:

The Oak Ridge Future Land Use Plan shows this area as low density residential. The Oak Ridge Pedestrian Plan recommends a future trail connecting Haw River Road with the Cascades Open Space Preserve.

Discussions with the applicant have indicated their willingness to provide a public trail easement from Haw River Road to the Open Space Preserve, in accordance with the adopted Pedestrian Plan. This condition will be presented at the P&Z Board meeting. Subject to this additional condition, the request as submitted is consistent with the Oak Ridge Future Land Use Plan.

CONDITIONAL USE DISTRICT REZONING ANALYSIS: The petition for rezoning has been made by the owners of all the property to be included in the rezoning request.

The conditions and site-specific standards proposed by the applicant for mutual approval by the Town of Oak Ridge are limited to those that address: (a) the conformance of the development and use of the property to Town ordinances and the Town's officially adopted Comprehensive Land Use Plan; and, (b) the impacts reasonably expected to be generated by the development or use of the property.

HISTORIC PROPERTIES: There are no historic structures located on this site.

UTILITIES AND COMMUNITY SERVICES:

Availability of Public Water and Sewer: Yes _____ No X
Fire Protection District: Oak Ridge
Miles from Fire Station: Approximately 2.4 miles
Schools: Oak Ridge Elementary, Northwest Middle, Northwest High

TRANSPORTATION:

Existing Conditions: Traffic counts for this location are not available.

Proposed Improvements: None at this time.

Projected Traffic Generation: Based on the maximum number of lots (15), up to 150 trips per day could be generated by this development.

PHYSICAL CHARACTERISTICS:

Topography: The property is relatively flat at Haw River Road, then begins a steep descent toward the back half of the property.

Regulated Floodplain and Wetlands: N/A

Stream Location and Classification: An intermittent stream is located in the rear of the property, flowing northward into the Cascade Open Space Preserve.

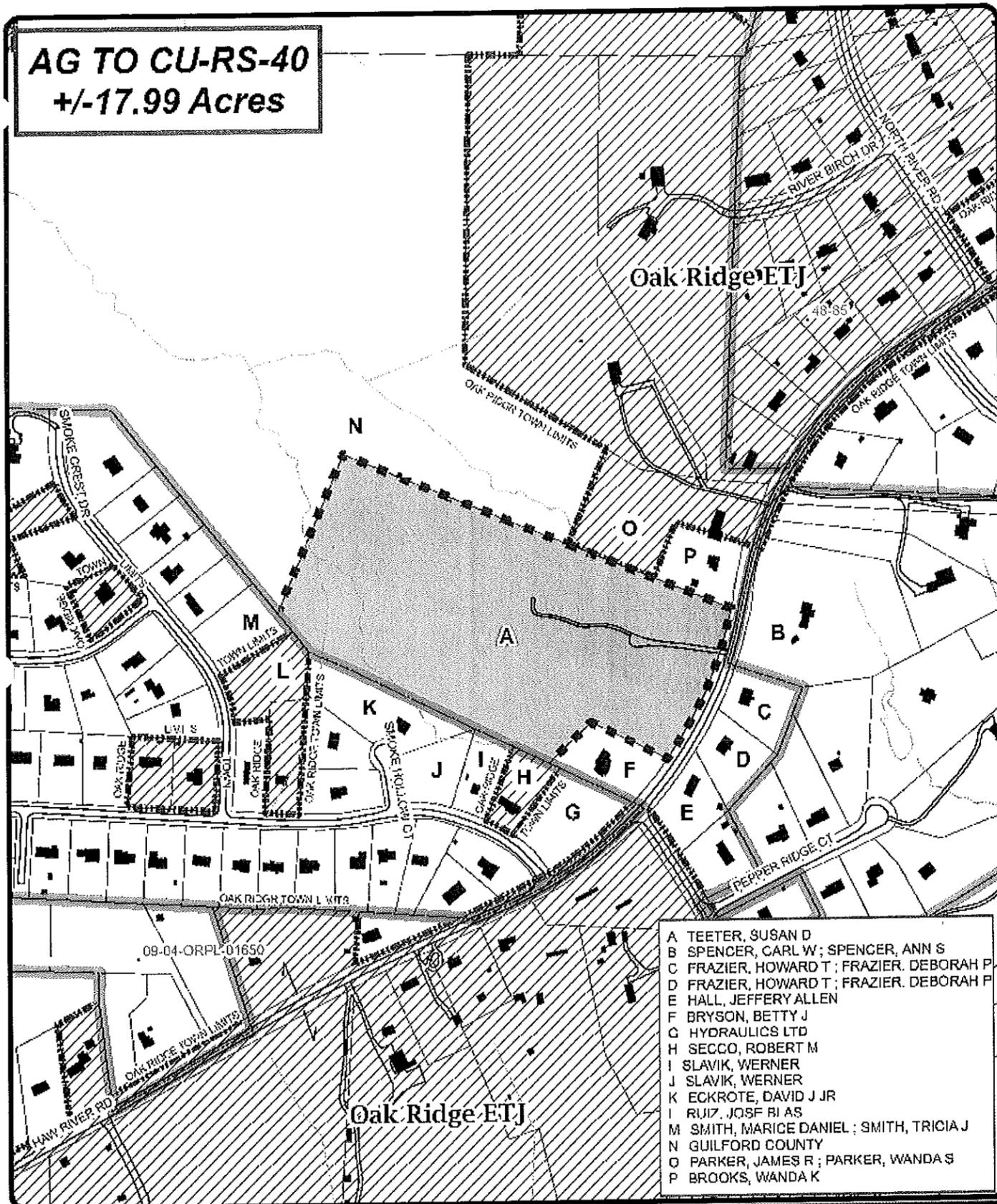
Watershed: The property is not located within a water supply watershed.

REZONING CASE #14-05-ORPL-02087

STAFF RECOMMENDATIONS:

The request as presented is in an area identified for low-density development, and is therefore consistent with the Oak Ridge Future Land Use Plan. Staff recommends **approval**.

AG TO CU-RS-40
+/-17.99 Acres



- A TEETER, SUSAN D
- B SPENCER, CARL W ; SPENCER, ANN S
- C FRAZIER, HOWARD T ; FRAZIER, DEBORAH P
- D FRAZIER, HOWARD T ; FRAZIER, DEBORAH P
- E HALL, JEFFERY ALLEN
- F BRYSON, BETTY J
- G HYDRAULICS LTD
- H SECCO, ROBERT M
- I SLAVIK, WERNER
- J SLAVIK, WERNER
- K ECKROTE, DAVID J JR
- L RUIZ, JOSE R AS
- M SMITH, MARICE DANIEL ; SMITH, TRICIA J
- N GUILFORD COUNTY
- O PARKER, JAMES R ; PARKER, WANDA S
- P BROOKS, WANDA K

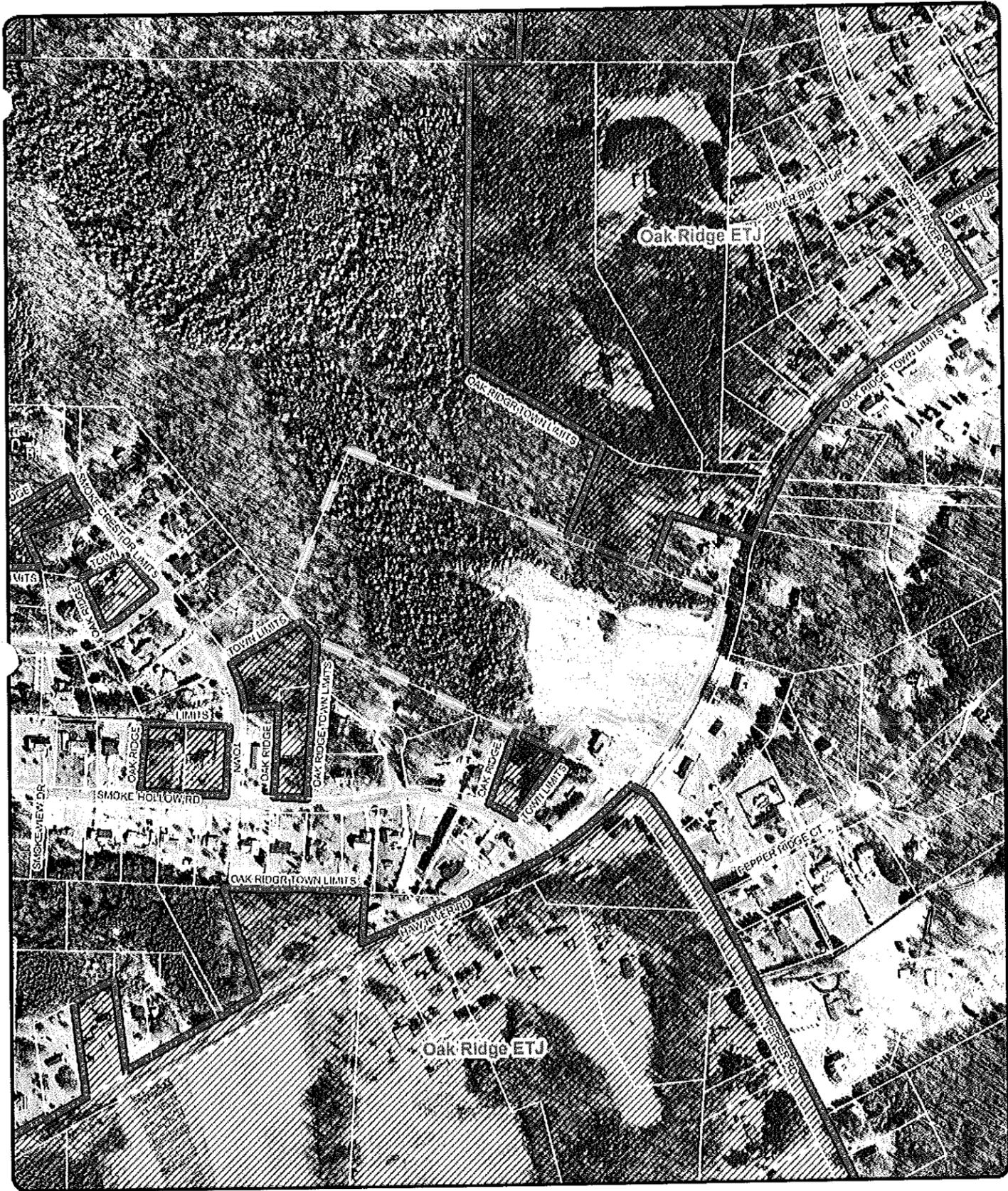


JURISDICTION:
TOWN OF OAK RIDGE
 Guilford County
 Planning & Development
 Department

Rezoning Case #
14-05-ORPL-02087
 Township: **OAK RIDGE**
 Scale: 1" = 400'

Map:
0164838

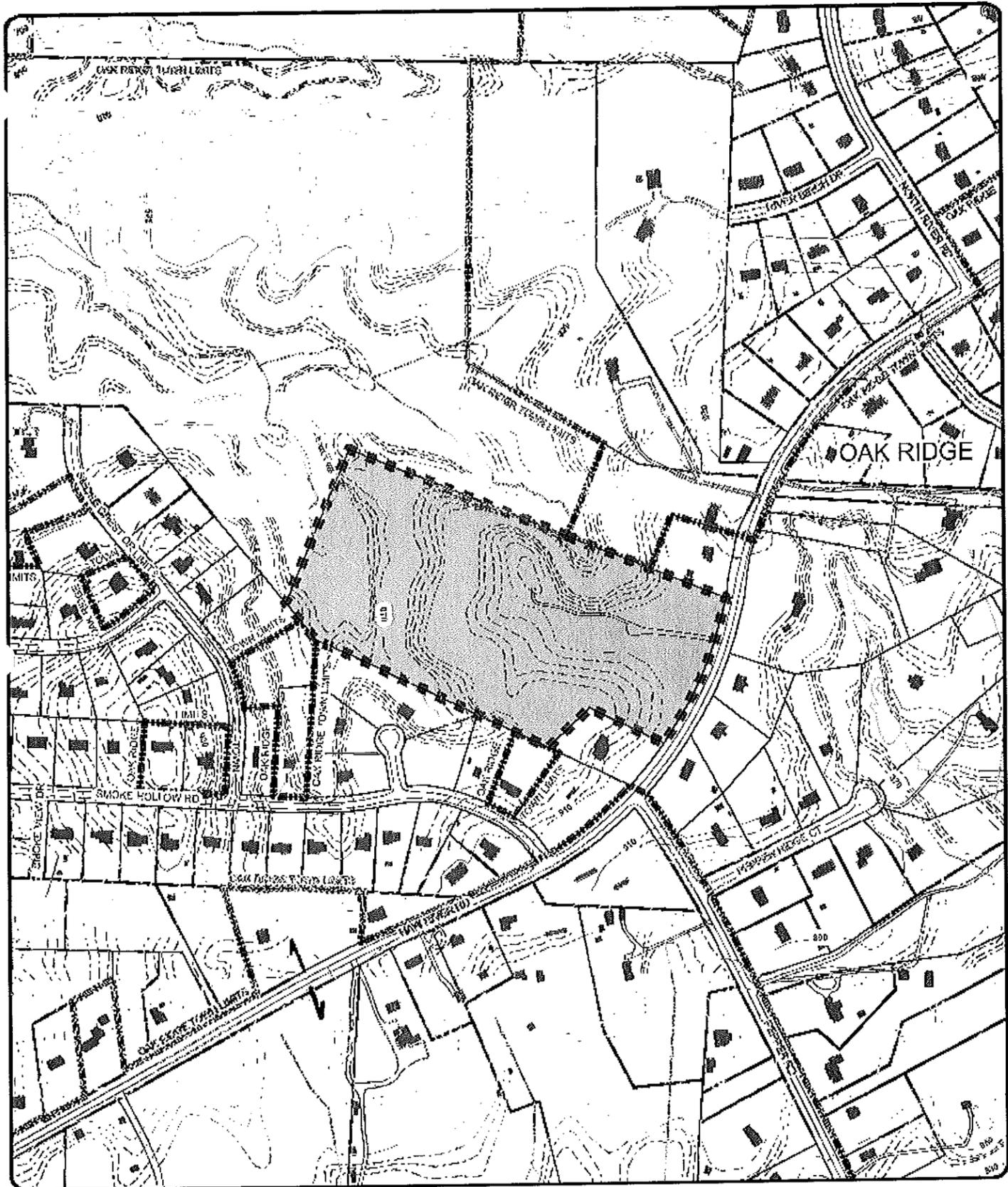




CASE #14-05-ORPL-02087

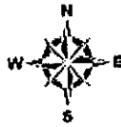
1 inch = 410 feet





CASE #14-05-ORPL-02087

1 inch = 410 feet



PUBLIC COMMENTS:

PLANNING AND ZONING BOARD RECOMMENDATIONS:

Motion to Approve Deny by: Carl Leybourne
Seconded by: Doug Nodine
Vote 5 to 1 in favor of the motion.

P&Z BOARD VOTE:

Nodine	<u>Yes</u>
Simpson	<u>Yes</u>
Stoudemire	<u>No</u>
Leybourne	<u>Yes</u>
Baker	<u>Yes</u>
Stafford	—
Gardner	—
Pastaru	<u>Yes</u>

WRITTEN RECOMMENDATION ADDRESSING COMPREHENSIVE LAND
USE PLAN CONSISTENCY AND OTHER APPROPRIATE MATTERS:

The Planning and Zoning Board finds that the rezoning request is consistent with the Town's adopted Future Land Use Plan, and is reasonable and in the public interest.

TOWN COUNCIL DECISION:

Motion to Approve/Deny by:
Seconded by:
Vote ___ to ___ in favor of the motion.

TOWN COUNCIL VOTE:

Combs	_____
Sullivan	_____
McClellan	_____
Kinneman	_____
Stone	_____

MOTION
TO APPROVE
ZONING AMENDMENT

PROPOSED ZONING AMENDMENT: AG to CU-RS-40

I make a motion that the proposed zoning amendment be approved based on the following:

1. *The proposed zoning amendment is consistent with the adopted development plan of the Town of Oak Ridge.* The Planning Board has provided the Council with its written statement that the proposed zoning amendment is consistent with the comprehensive plan, and the Council concurs and adopts the Planning Board's finding of consistency by reference. In addition, the Council further finds that the proposed zoning amendment is consistent with the comprehensive plan because:_____.

AND

2. *The proposed zoning amendment is reasonable.* The Council considers the proposed zoning amendment to be reasonable because:

A. The report of the Town staff finding the proposed zoning amendment to be reasonable is adopted by reference.

B. The Council further finds that the proposed zoning amendment is reasonable because:_____.

AND

3. *The proposed zoning amendment is in the public interest.* The Council considers the proposed zoning amendment to be in the public interest because:

A. The report of the Town staff finding the proposed zoning amendment to be in the public interest is adopted by reference.

B. The Council further finds that the proposed zoning amendment is in the public interest because:_____.

[Call for second etc .]

MOTION
TO REJECT
ZONING AMENDMENT

PROPOSED ZONING AMENDMENT: AG to CU-RS-40

I make a motion that the proposed zoning amendment be rejected based on the following:

1. *The proposed zoning amendment is not consistent with the adopted development plan of the Town of Oak Ridge.* The Planning Board has provided the Council with its written statement that the proposed zoning amendment is not consistent with the comprehensive plan, and the Council concurs and adopts the Planning Board's finding of inconsistency by reference. In addition, the Council further finds that the proposed zoning amendment is inconsistent with the comprehensive plan because:_____.

AND/OR

2. *The proposed zoning amendment is not reasonable.* The Council considers the proposed zoning amendment to be unreasonable because:

A. The report of the Town staff finding the proposed zoning amendment to be unreasonable is adopted by reference.

B. The Council further finds that the proposed zoning amendment is unreasonable because:_____.

AND/OR

3. *The proposed zoning amendment is in the public interest.* The Council considers the proposed zoning amendment to be against the public interest because:

A. The report of the Town staff finding the proposed zoning amendment to be against the public interest is adopted by reference.

B. The Council further finds that the proposed zoning amendment is against the public interest because:_____.

[Call for second etc .]

**UNIFIED DEVELOPMENT PLAN CASE# 14-05-ORPL-
02359: KNIGHTS LANDING**

Unified Development Plan Case # 14-05-ORPL-02359: Knights Landing. Located on the south side of Haw River Rd, approximately 800 feet east of Linville Rd, in Oak Ridge Township. Being Guilford County Tax Parcel 0166301. This unified development plan consists of single-family residential and open space for a total of approximately 82.75 acres. Zoned PD-R. Owned by Kevin and DeLana Harvick. Designer: Land Solutions.

Staff comments:

1. This Unified Development Plan matches the zoning sketch plan approved by the Town Council, with several notable additions:
 - a. One lot has been removed on each side of Parkchester closest to the Linville Oaks connection. This results in a 150' setback from the property line at this location. A 25' Type B buffer yard has also been added.
 - b. A roundabout has been added to the primary internal intersection.
 - c. A note has been added indicating that only single-family residential uses will be permitted.
 - d. The public trail access easement has been removed along the southern property line. Public access is maintained from the southeast corner of the property up to and along Haw River Rd.
2. A phase line is also proposed.

The Unified Development Plan as presented substantially matches the approved sketch plan, and meets the requirements of the Oak Ridge Development Ordinance. Staff recommends **approval**.

The Planning and Zoning Board voted 3-3 on a motion to recommend approval to the Town Council at its May 22, 2014 meeting.

UNIFIED DEVELOPMENT PLAN CASE #14-05-ORPL-
02137

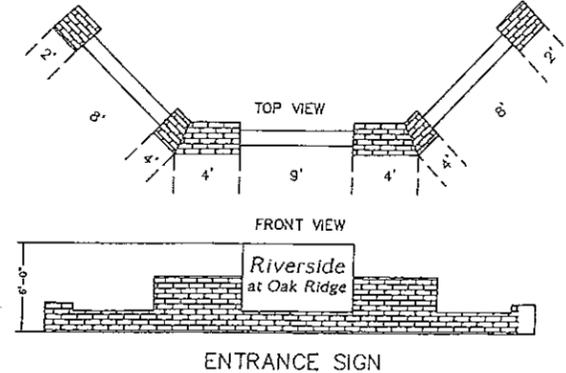
Unified Development Plan Case # 14-05-ORPL-02137: Riverside at Oak Ridge (Revised). Located on the east side of Pepper Road, north of Cravenwood Drive, in Oak Ridge Township. Being Guilford County Tax Parcel 0166566. This unified development plan consists of single-family residential and open space for a total of approximately 162 acres. Zoned CU-PD-R. Owned by BRC Riverside, LLC. Designer: CPT Engineering.

Staff comments:

1. Riverside at Oak Ridge was approved by the Town Council in December of 2006. The Conditional Use- PD-R zoning allowed for a total of 125 lots with a minimum lot size of 30,000 square feet. The zoning approval also included open space dedication in the Haw River floodplain, a public trail easement, and tree preservation along the Pepper Road frontage.
2. Phase 1 was developed with 35 lots and an amenity site in 2007.
3. The Revised Unified Development Plan is consistent with the zoning approval from 2006, by maintaining the maximum lot total, minimum lot sizes, open space dedications, etc. The most notable difference between the two plans is the elimination of an internal road connection. However, two entrances onto Pepper Road remain, and internal connectivity is provided via Shields Drive.
4. The previously approved Unified Development Plan is attached for the Board's information.

The revised Unified Development Plan meets all requirements of the Oak Ridge Development Ordinance. Staff recommends **approval**.

The Planning and Zoning Board unanimously (6-0) recommended **approval** at its May 22, 2014 meeting.



NOTES:
 TOPOGRAPHIC INFORMATION PROVIDED BY GULFORD COUNTY GIS DEPARTMENT.
 THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS AND RIGHTS OF WAY OF RECORD NOT VISIBLE OR APPARENT AT THE TIME OF INSPECTION.
 THE SURVEYOR HAS NOT PERFORMED A TITLE SEARCH, THEREFORE, THIS MAP IS SUBJECT TO ANY AND ALL FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
 10'x7' SIGHT EASEMENTS AT ALL INTERSECTIONS.
 ALL PROPOSED STREETS TO HAVE 50' PUBLIC RIGHT OF WAY 20' RIBBON PAVEMENT.
 ALL PROPOSED STREET INTERSECTIONS TO HAVE 20' R/W RADI AND 35' STREET RADI.
 ANY AND ALL SIGNS WITHIN THE DEVELOPMENT WILL ADHERE TO THE SIGN REGULATIONS IN SECTION 5-1 OF THE GULFORD COUNTY DEVELOPMENT ORDINANCE.
 CONCRETE SIDEWALK WILL RUN PARALLEL WITH, BUT OUTSIDE OF THE ROAD RIGHT OF WAY, WITH NO SEPARATION BETWEEN THE TWO.
 ALL COMMON AREA SHALL HAVE ACCESS FROM WITHIN THE DEVELOPMENT.
 BOUNDARY TAKEN FROM EXISTING DEEDS.
 FLOODPLAIN TO BE DEDICATED TO OAK RIDGE WILL BE FIELD LOCATED AND WITH EACH PHASE OF DEVELOPMENT, EXACT AREAS WILL BE REVISED ON FINAL PLATS.
 STREAM IDENTIFICATION WILL BE DEVELOPED AS EACH PHASE OF THE PROJECT IS DEVELOPED. STREAMS SHOWN ON THIS MAP ARE SUBJECT TO CHANGE.

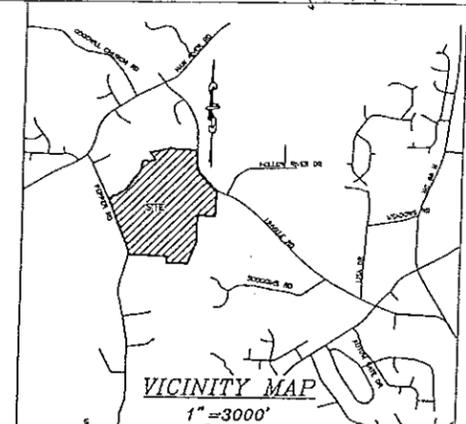
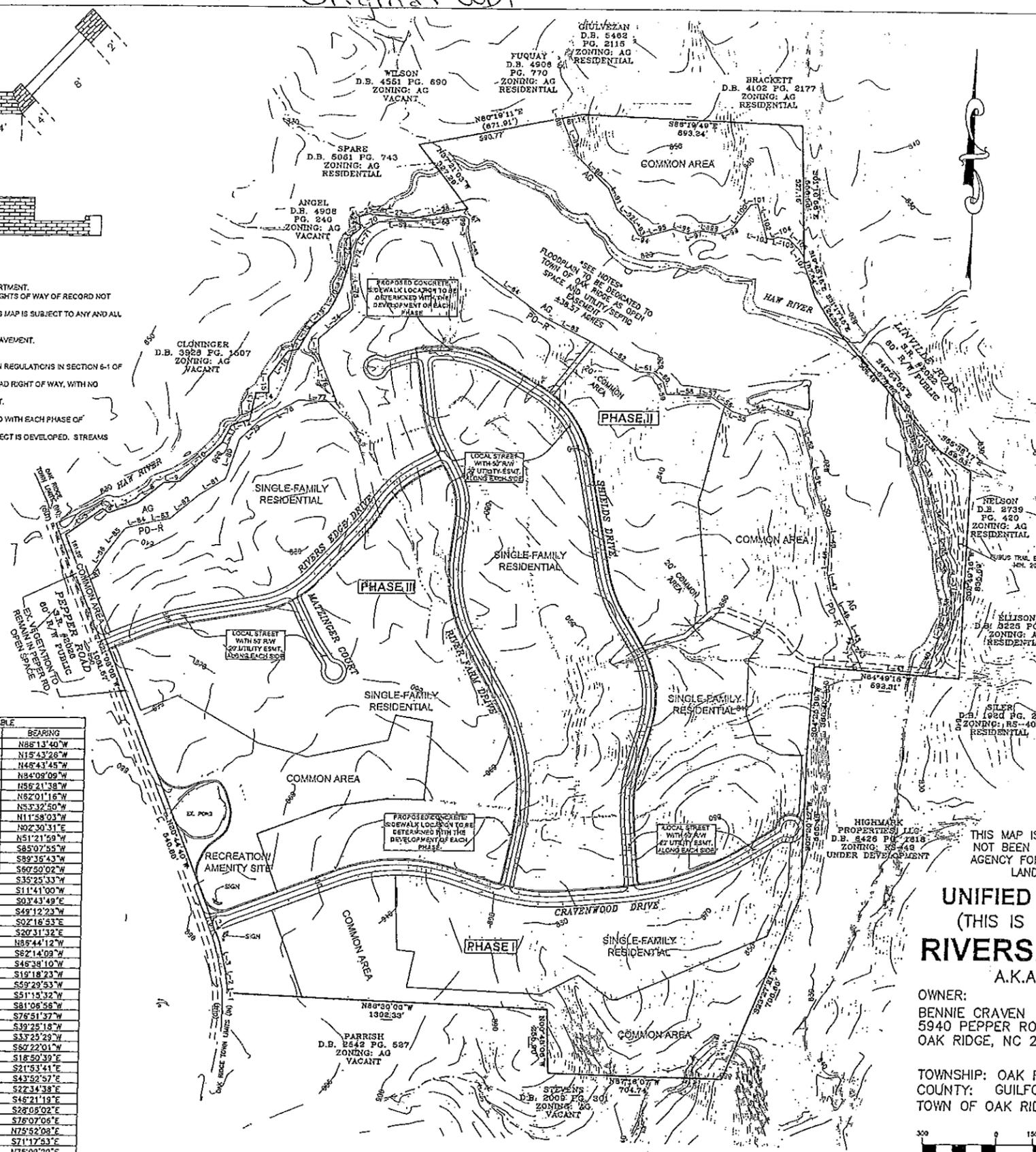
PROPOSED ZONING CONDITIONS
 DEC. 7, 2005
 1. ANY SEWER CROSSING THE 100 YR. FLOOD PLAN AND OUTSIDE THE PUBLIC RIGHT OF WAY OF LINVILLE ROAD WILL BE INSTALLED UNDERGROUND.
 2. ARCHITECTURAL ELEMENTS ON THE AMENITY SITE SHALL CONFORM TO THE FOLLOWING:
 A. ALL NON RESIDENTIAL BUILDINGS AND STRUCTURE EXTERIORS SHALL BE BRICK, STONE, WOOD OR OTHER NATURAL MATERIAL. CORRUGATED AND/OR SHEET METAL ARE NOT PERMITTED EXCEPT FOR ROOFS.
 B. THE ARCHITECTURAL STYLE OF NEW BUILDINGS SHALL BE SIMILAR TO THAT OF EXISTING BUILDINGS IN THE VICINITY.
 C. LARGE, FLAT, BLANK EXPANSIONS ON A FACADE ARE NOT ACCEPTABLE.
 D. ALL MANUFACTURED DWELLINGS SHALL HAVE A PERMANENT MASONRY FOUNDATION. ACCESSORY MANUFACTURED DWELLINGS SHALL NOT BE VISIBLE FROM PEPPER ROAD.
 3. NO LOT SHALL BE SMALLER THAN 30,000 SQ. FT.

LINE	LENGTH	BEARING
L-1	19.92	N01°23'10"W
L-2	62.33	N05°38'11"W
L-3	125.18	N11°45'35"W
L-4	146.26	N19°31'00"W
L-5	181.42	N54°49'40"E
L-6	29.48	S54°32'57"E
L-7	122.09	N72°06'13"E
L-8	133.72	N52°50'01"E
L-9	64.59	N85°31'25"E
L-10	231.22	N47°51'38"E
L-11	76.41	N27°29'45"E
L-12	79.59	N71°56'04"E
L-13	107.56	N11°50'32"E
L-14	53.51	N88°43'59"E
L-15	62.33	N07°19'43"W
L-16	130.69	N37°11'28"E
L-17	42.91	N02°08'45"E
L-18	105.58	N30°23'35"E
L-19	91.16	N48°12'33"E
L-20	105.40	N27°52'01"E
L-21	127.05	N16°52'27"E
L-22	85.94	N01°26'49"W
L-23	52.35	N51°51'45"E
L-24	48.63	N07°06'40"W
L-25	47.65	N77°20'59"E
L-26	10.82	S67°06'59"E
L-27	167.70	S84°56'48"E
L-28	216.17	N80°43'57"E
L-29	22.56	S04°33'33"W
L-30	58.00	S17°43'09"E
L-31	56.70	S11°44'38"E
L-32	40.72	S05°54'35"E
L-33	91.09	S27°04'35"E
L-34	239.79	S10°54'14"E
L-35	65.28	S04°42'18"E
L-36	88.90	S27°15'08"E
L-37	101.81	S09°23'14"E
L-38	102.15	S07°48'07"W
L-39	109.74	S25°36'20"W
L-40	132.20	S15°32'18"W
L-41	266.08	N84°49'18"W
L-42	51.00	N21°31'51"W
L-43	44.29	N30°49'29"W
L-44	28.53	N17°58'19"E
L-45	41.09	N16°31'11"W
L-46	175.23	N26°51'47"W
L-47	81.93	N12°09'31"W
L-48	104.55	N04°18'18"E
L-49	52.20	N01°04'27"W
L-50	186.95	N18°37'17"W
L-51	99.57	N08°57'26"W
L-52	177.56	N16°49'24"W
L-53	136.31	N69°12'59"W
L-54	94.49	S73°58'57"W
L-55	58.23	N71°34'19"W
L-56	101.30	N54°52'53"W
L-57	38.56	N81°09'12"W

LINE	LENGTH	BEARING
L-58	147.48	N88°13'40"W
L-59	50.98	N15°43'26"W
L-60	53.47	N48°43'45"W
L-61	66.58	N84°08'09"W
L-62	205.48	N56°21'38"W
L-63	239.62	N62°01'16"W
L-64	346.18	N53°32'50"W
L-65	139.34	N11°58'03"W
L-66	51.65	N02°30'31"E
L-67	19.03	N51°21'59"W
L-68	195.74	S85°07'55"W
L-69	151.73	S89°16'43"W
L-70	68.83	S60°50'02"W
L-71	54.10	S35°25'33"W
L-72	117.53	S11°41'00"W
L-73	169.83	S03°43'49"E
L-74	179.09	S48°12'23"W
L-75	66.84	S02°18'53"E
L-76	200.98	S20°31'32"E
L-77	153.82	N88°44'12"W
L-78	184.99	S62°14'09"W
L-79	101.86	S46°38'10"W
L-80	168.04	S19°18'23"W
L-81	123.53	S59°29'53"W
L-82	151.01	S51°15'32"W
L-83	74.29	S81°08'58"W
L-84	107.40	S76°51'37"W
L-85	127.31	S39°25'18"W
L-86	101.93	S37°25'29"W
L-87	42.14	S67°22'01"W
L-88	30.23	S18°50'39"E
L-89	131.01	S21°53'41"E
L-90	168.83	S43°52'57"E
L-91	82.84	S22°34'38"E
L-92	84.50	S46°21'19"E
L-93	50.25	S29°09'02"E
L-94	23.04	S19°07'05"E
L-95	119.13	N75°52'08"E
L-96	63.81	S71°17'53"E
L-97	49.65	N75°09'20"E
L-98	83.92	S80°21'00"E
L-99	58.21	N65°48'25"E
L-100	116.83	N38°34'54"E
L-101	26.84	N84°45'12"E
L-102	142.80	S15°25'01"E
L-103	16.70	S72°44'09"E
L-104	28.96	N71°13'07"E
L-105	45.92	S78°44'42"E
L-106	59.51	S45°28'54"E
L-107	36.59	S32°52'27"E

PIP = FOUND IRON PIPE
 S-IP = SET IRON PIPE
 R/W = RIGHT OF WAY
 D.B. = DEED BOOK
 P.B. = PLAT BOOK
 PG. = PAGE

THIS PLAN WAS NOT PREPARED IN ACCORDANCE WITH G.S. 47-30 SINCE IT IS FOR ILLUSTRATIVE AND NOTICE PURPOSES ONLY. ALL AREAS SHOWN ARE APPROXIMATE. THIS MAP SHALL NOT BE USED TO CONVEY OR DEFINE SPECIFIC PROPERTY LINES OR AREAS.
 THIS DRAWING IS NOT A SUBDIVISION AS DEFINED BY THE GULFORD COUNTY SUBDIVISION ORDINANCE.
 BILL B. PLANNING DIRECTOR GULFORD COUNTY DATE: 3-1-07



SITE DATA:

MAX 125 LOTS (1 D.U./1.75 AC)	
9,600 L.F. IN STREETS	
TOTAL AREA:	213.39 ACRES
DEDICATED FLOODPLAIN:	33.57 ACRES
AREA IN R/W:	12.26 ACRES
AREA IN LOTS:	112.50 ACRES
OPEN SPACE:	49.57 ACRES

PHASE I

TOTAL AREA:	49.91 ACRES
DEDICATED FLOODPLAIN:	0.00 ACRES
AREA IN R/W:	4.21 ACRES
AREA IN LOTS:	28.03 ACRES
COMMON AREA:	17.61 ACRES

PHASE II

TOTAL AREA:	61.24 ACRES
DEDICATED FLOODPLAIN:	3.27 ACRES
AREA IN R/W:	4.67 ACRES
AREA IN LOTS:	45.73 ACRES
COMMON AREA:	7.55 ACRES

PHASE III

TOTAL AREA:	102.15 ACRES
DEDICATED FLOODPLAIN:	35.30 ACRES
AREA IN R/W:	3.39 ACRES
AREA IN LOTS:	39.05 ACRES
COMMON AREA:	24.41 ACRES

AREA IN CU-PD-R:

AREA IN AG:	174.73 ACRES
AREA IN AG:	38.57 ACRES

THIS PROPERTY IS NOT LOCATED IN A DESIGNATED WATERSHED.
 SOIL TYPE: Ck, C82, M8c, M8b, M82c, V8c, Y8c, W8c, W8

DIMENSIONAL REQUIREMENTS
 MIN. LOT SIZE: 30,000 sq. ft.
 MIN. LOT WIDTH: 100'
 MIN. STREET FRONTAGE: 50'
 MAX. HEIGHT: 35'

SETBACKS:
 FRONT:
 LOCAL, SUBCOLLECTOR, COLLECTOR: 35.00
 MINOR THOROUGHFARE: 45.00
 MAJOR THOROUGHFARE: 50.00
 SIDE: 10'
 LOCAL, SUBCOLLECTOR, COLLECTOR: 20.45
 REAR: 37'

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

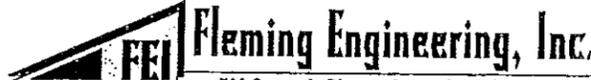
UNIFIED DEVELOPMENT PLAN (THIS IS NOT A SUBDIVISION PLAT) RIVERSIDE AT OAK RIDGE A.K.A. CRAVEN PROPERTY

OWNER:
 BENNIE CRAVEN
 5940 PEPPER ROAD
 OAK RIDGE, NC 27310

DEVELOPER:
 FMD ASSOCIATES, LLC
 700 CARNEGIE PLACE
 GREENSBORO, NC 27409

TOWNSHIP: OAK RIDGE
 COUNTY: GULFORD
 TOWN OF OAK RIDGE

(336) 852-2811
 NORTH CAROLINA, 27310
 DATE: 02-12-07
 SCALE: 1" = 300'



DRAWN BY:	TLW	DRAWING FILE:	420.01
PROJ. NO.:	420.01	REF. NO.:	PROJ/420.01/dwg/420.01.dwg

Presented by
Morris Clayton
to Council
6/5/14

BEFORE THE TOWN OF OAK RIDGE
TOWN COUNCIL

APPLICATION FOR REZONING

PROPERTY LOCATED AT 8642 HAW
RIVER ROAD, OAK RIDGE, NORTH
CAROLINA

JUNE 5, 2014

HUGH CREED ASSOCIATES, INC.

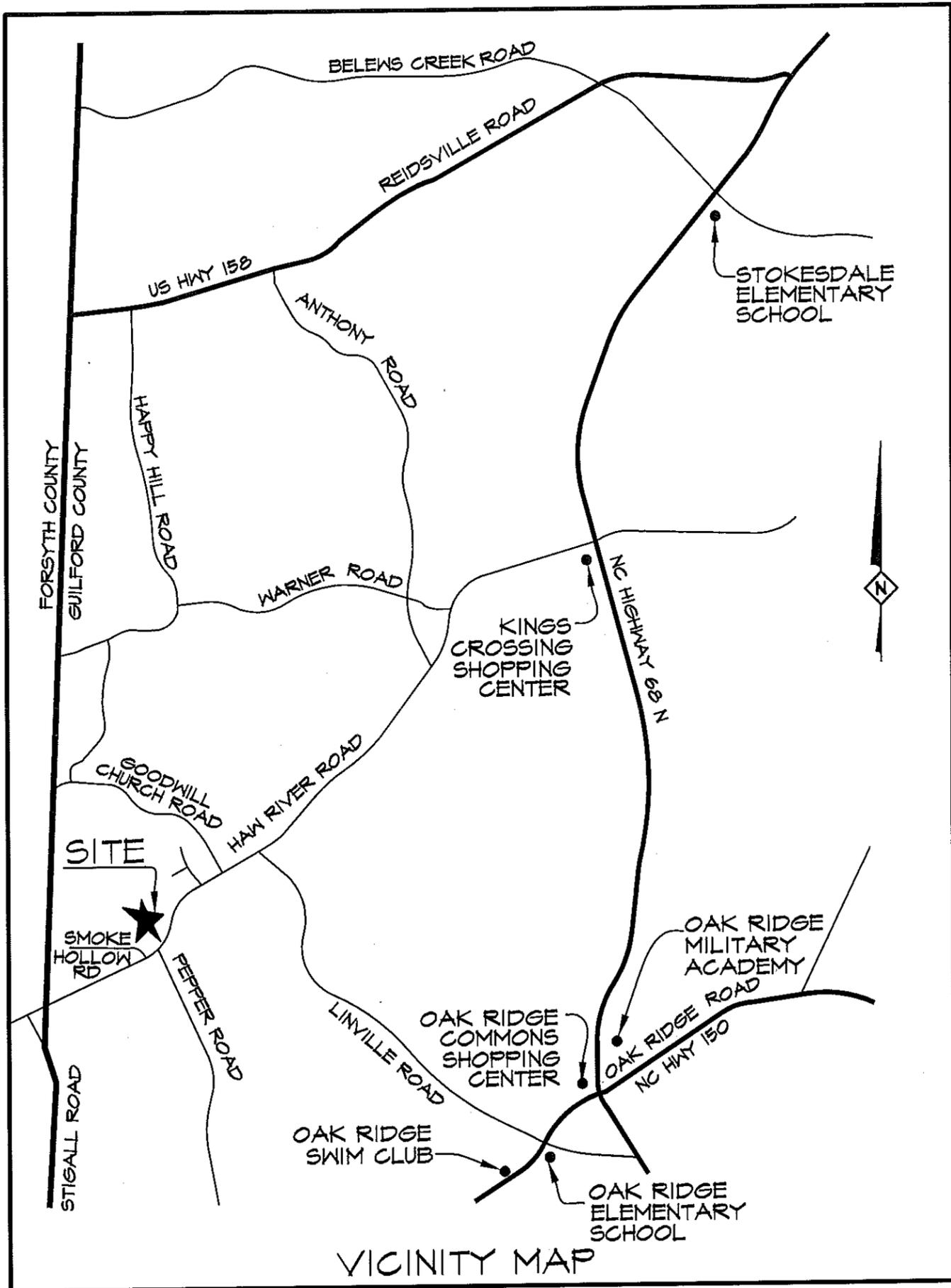
1306 W WENDOVER AVE, GREENSBORO, NC 27408

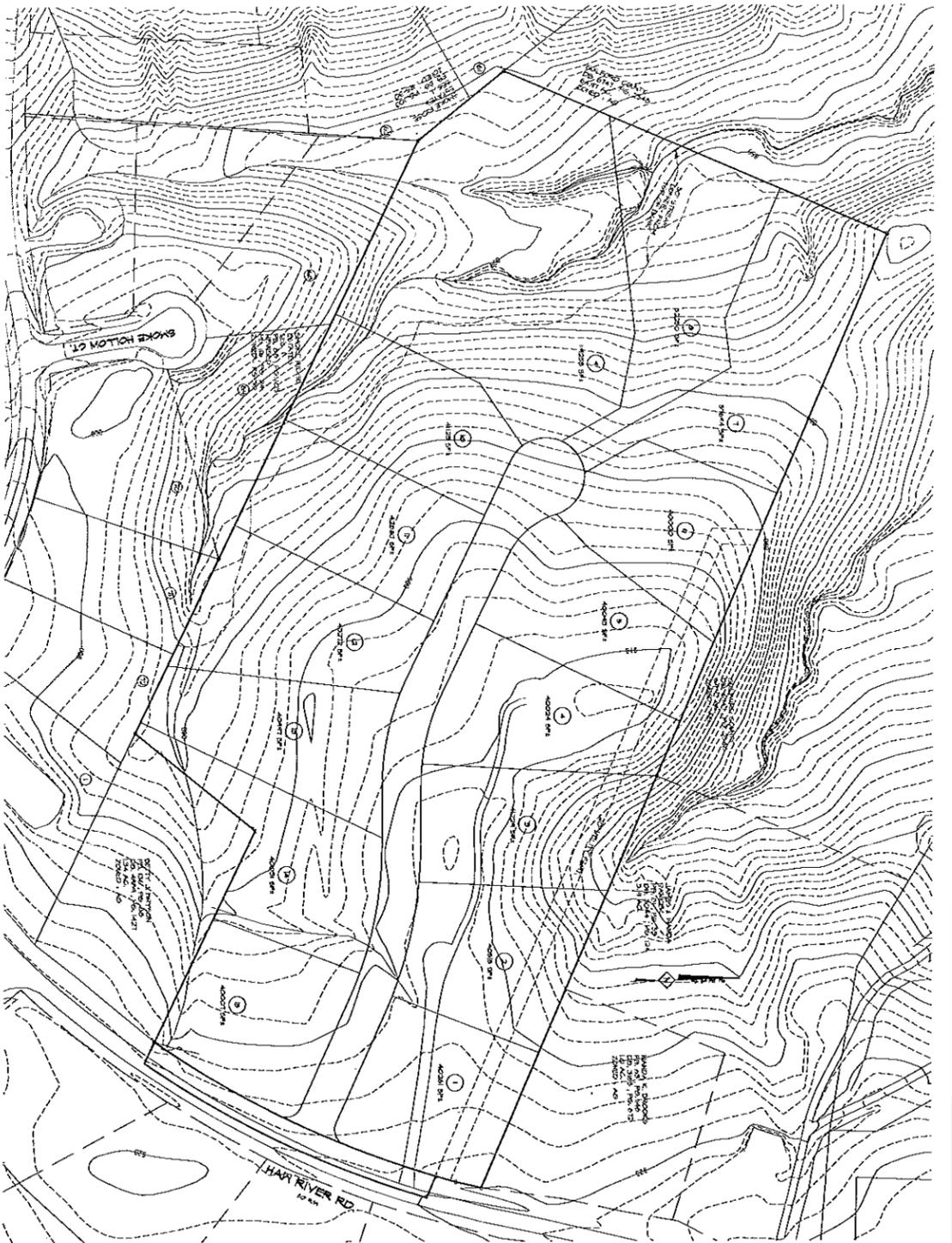
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LOCATION MAP.....TAB 2
SITE PLAN.....TAB 3
LETTER TO NEIGHBORS (using the list
provided by Guilford County Planning
Department).....TAB 4

CONDITIONS

1. A maximum of fifteen (15) residential lots
2. Public Trail Access Easement connecting Haw River Road to Open Space Preserve





- 2009-10 HAY RIVER RD**
1. TOTAL AREA: 11.0 AC.
 2. 2.00 AC. WITHIN THE SITE BOUNDARY
 3. 9.00 AC. OUTSIDE
 4. 2.00 AC. WITHIN THE SITE BOUNDARY
 5. 7.00 AC. OUTSIDE
 6. 2.00 AC. WITHIN THE SITE BOUNDARY
 7. 5.00 AC. OUTSIDE
 8. 2.00 AC. WITHIN THE SITE BOUNDARY
 9. 3.00 AC. OUTSIDE
 10. 2.00 AC. WITHIN THE SITE BOUNDARY

SKETCH PLAN

**HAY RIVER ROAD
 LTD EQUITY INC.**
 1000 W. MARKET AVENUE
 GREENSBORO, N.C. 27401
 PHONE: (336) 272-2800
 FAX: (336) 272-2870
 E-MAIL: HAYRIVER@LTDINC.COM

HUGH CREED ASSOCIATES, INC., P.A.
 CONSULTING ENGINEERS & LAND SURVEYORS
 1000 W. MARKET AVENUE
 GREENSBORO, N.C. 27401
 PHONE: (336) 272-2800
 FAX: (336) 272-2870
 E-MAIL: HAYRIVER@LTDINC.COM

LTD EQUITY INC.

211 W. Lexington Ave, Suite 106
High Point, NC 27262
(336) 671-1858

May 14, 2014

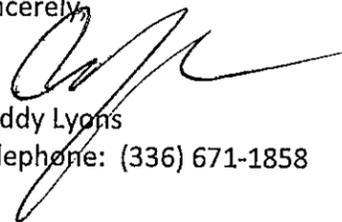
Dear Neighbor:

In a few days, if you have not already, you will receive a letter from the Town of Oak Ridge advising you of an upcoming rezoning case which we have filed and will be heard on May 22, 2014. I want to let you know in advance what exactly the rezoning is about, and to invite you to contact me should you have any questions.

The property to be rezoned is located at 8642 Haw River Rd. and contains 17.99+/- acres. The above described property is currently located in Oak Ridge. Our plans propose a small, community style development of no more than 15 single family residential lots with a zoning of RS 40. The RS 40 zoning calls for a minimum of 40,000 SF lots (approximately 0.9 acres per lot), while some of our lots will be over 1.5 acres in size.

If you have any questions or concerns about this change, please call me so that I can speak with you either in person or by telephone.

Sincerely,


Buddy Lyons
Telephone: (336) 671-1858