



**OAK RIDGE PLANNING & ZONING BOARD MEETING
MAY 22, 2014 - 7:00 P.M.
OAK RIDGE TOWN HALL**

MINUTES

Members Present

Doug Nodine, Chair
Ron Simpson, Vice Chair
Nancy Stoudemire
Carl Leybourne
Bobbi Baker
Patti Paslaru, Alternate (Sitting)

Staff Present

Bruce Oakley, Town Manager
Bill Bruce, Town Planner
Sandra Smith, Town Clerk

Members Absent

Larry Stafford
Tammy Gardner
Brian Eichlin, Alternate

1. CALL TO ORDER

The meeting was called to order by Doug Nodine at 7:01 p.m.

2. APPROVE AGENDA

Bobbi Baker made a **motion** to approve the meeting agenda with the addition of a second public comment period. **Ron Simpson** seconded the motion, and it was passed unanimously (6-0).

3. APPROVE MINUTES OF THE APRIL 24, 2014, MEETING

Because the Board had not had adequate time to review the minutes, consensus was to postpone approval of the meeting minutes until the next meeting.

4. PUBLIC HEARINGS

Nodine explained the public hearing process and said proponents and opponents both would be given 20 minutes to speak, and up to 5 minutes for rebuttal.

A. 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. The property 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 applicant had included the condition that the property would contain a maximum of 15 lots. He said the Future Land Use Plan shows the area should be used for low-density residential, and the Pedestrian Plan recommends a future trail connecting Haw River Road with the Cascades Open Space Preserve. Discussions with the applicant indicated they were willing to provide a public trail easement, which they would present to the Board. Subject to the additional condition, Bruce said the request is consistent with the Land Use Plan. Staff recommended approval of the rezoning request.

Proponents:

Norris Clayton of Hugh Creed Associates spoke, representing the developers. Clayton passed out information to members to the Board, which is hereby incorporated by reference and made part of the minutes. He said the subdivision would have 15 lots, which would each be a minimum of 40,000 square feet. Norris said the subdivision would contain one long cul-de-sac. He said he had discussed a trail leading from the subdivision to the Cascades with Roger Bardsley of Guilford County, and agreed to make it a condition that there would be a public easement in the subdivision from Haw River Road to the Cascades. He then went through the handout, explaining the information supplied.

Opponents:

Rhonda Robbins, a resident of Smoke Hollow Court, which adjoins the property, turned in a petition against the rezoning, which is hereby incorporated by reference and made part of the minutes, that had been signed by several area residents. She expressed concerns about destroying the habitat for animals, traffic, water availability, and what kind of buffer would be required around the creek on the property. She said she was also working with Eddie Bridges of the N.C. Wildlife Habitat.

Werner Slavik, who lives on Smoke Hollow Road, said he shared Robbins' concerns. He also expressed concern about construction noise, which he said he considered a nuisance.

Rebuttal – proponents:

Buddy Lyons of LTD Equity, who plans to develop the property, said he had obtained the names of all adjoining property owners and had made efforts to speak to every one of them. He said he had personally met with some property owners. He said he understood the concerns about wildlife. Lyons also said he discussed the buffer between the development and neighboring properties; while he couldn't promise the view wouldn't be impaired, he said buffers would be installed to prevent neighboring residents from seeing construction as much. Lyons said he thought the developers had taken all reasonable measures.

Clayton said while wildlife would be disturbed, there would still be wildlife corridors on the property. He said no traffic study had been warranted for the development. Clayton also said that lots would be served by private well and septic, and would be a minimum of 40,000 square feet, which is considered adequate in this part of Guilford County. He said there had been a lot of interest from builders about the subdivision, but that the developers had no control over how fast homes are built.

Rebuttal – opponents:

Slavik said he had talked to residents who live along Haw River Road who had to drill new wells a few years ago. He said currently the Smoke Hollow subdivision is on a community well system. He asked if a water study had been done.

Board questions/comments:

Nancy Stoudemire asked why the conditions were included on the rezoning, and Bruce said he had encouraged the conditional-use zoning be used to keep the possibility open that additional conditions be added, including adding the public trail easements. He said without requesting conditional-use zoning, there would not be as much flexibility and additional conditions could not be requested.

Stoudemire then asked if Smoke Hollow Court was on a community well; Robbins said it was, but sometimes the water table gets low in that area. She said Smoke Hollow residents don't water their lawns or wash their cars every day in the summer. Stoudemire asked about those Slavik had mentioned who had to drill new wells; a person in the audience said those two property owners were on private wells. Stoudemire asked if there was a documented water problem in that area. Robbins said yes, but Bruce said he had no knowledge of that. Stoudemire said some places in Oak Ridge were known to be drier than others, and if a water problem were documented it might sway the Board's decision. Bruce said each property owner in the new development would be responsible for having a well dug, but that was not a requirement before the property is platted.

Baker asked how many houses are in the Smoke Hollow development; Robbins said probably about 50.

Ron Simpson asked about the concern for water in this area, but said he hadn't heard of any wells going dry. He asked if the county had done a study. Bruce said a draw-down test is required for new community wells to see what the effect is on neighboring properties, but that no such test is required for individual wells. Oakley said the Town has a test well at Town Hall that monitors groundwater, and that several years ago, the U.S. Geological Survey

did a study that explained aquifers underneath Oak Ridge. He said some wells in Town were deep, but others were not.

Carl Leybourne asked about an easement on the property, and Clayton said that was from an older subdivision, and it would be removed and the trail moved closer to the property line.

In response to a question from Stoudemire, Clayton said individual wells are planned because the property is not large or the lots dense enough to make a community well system feasible.

Carl Leybourne made a **motion** to approve the rezoning, saying it is consistent with the Town's adopted development plan, it is reasonable, and it is in the public interest. **Doug Nodine** seconded the motion, and it was passed 5-1 (Stoudemire against).

5. PUBLIC COMMENTS

- Steve Holmes of the Linville Oaks subdivision requested the Board agree that the Thoroughfare Plan, NCDOT and the Development Ordinance do not require a street connection between Linville Oaks and Knights Landing at Parkchester Place. He said the Town requires two entrances to a subdivision, but since Phase 1 of Knights Landing would only have 46 lots, a second access point was not required. He said the Thoroughfare Plan allows the flexibility to make such decisions on a case-by-case basis. He added that the developer and neighbors also do not want the street connection made between Linville Oaks and Knights Landing. He requested the Board modify the site plan for Knights Landing to eliminate the street connection, and said such a decision would not significantly affect the site plan and would not require the applicant to reapply or resubmit the plan. He asked that the developer request and the Board approve a waiver for the street connection, and he asked the developer and Planning & Zoning Board to help residents show the Town Council how to resolve this issue.
- Annette Walker said she was concerned about the stub road in Linville Oaks being connected to Knights Landing. She said many families have small children who are used to playing outside with no fear of traffic. She said she was concerned the decision to make the road connection would change the safety and security of the neighborhood.

6. 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 owned by Kevin and DeLana Harvick. Designer: Land Solutions.

Bruce said the Town Council had approved the rezoning request for the property to PD-R. He said the purpose of the Unified Development Plan (UDP) was to make sure it matches the sketch plan that was approved as part of the rezoning. Bruce added that there were several changes made to the sketch plan at the Town Council meeting, and that one lot on each side of the stub road had been removed.

Nodine asked if conditions had been added by the Town Council, and Bruce said they were not conditions, but design elements that the applicant had agreed to include. Developer Kevan Combs stated that the changes made were ones that meet the Oak Ridge Development Ordinance, and that no change that did not meet the ordinance was included in the UDP.

Bruce read from the staff report, saying the UDP matches the sketch plan with several notable additions:

- One lot has been removed on each side of Parkchester Place closest to the Linville Oaks connection, resulting in a 150-foot setback from the property line. A Type B buffer yard was also added.
- A roundabout was added to the primary internal intersection.
- A note was added saying that only single-family residential uses would be permitted.
- The public trail easement was removed along the southern edge of the property. There will be public access from the southeast corner of the property up to and along Haw River Road.

The first phase of construction was indicated on the UDP. Bruce said the UDP matches the approved sketch plan and meets the ordinance requirements. Staff recommended approval.

In response to questions from the Board members, Bruce provided the following answers:

- Width of pedestrian access along Haw River Road: 20 feet
- The distance from the back row of houses: 50 feet
- Addition of berms: While not required, irregular berms would be added

Patti Paslaru said one thing that was not included in the UDP was removal of the connection to the stub road in Linville Oaks. Combs responded that while the street connection had been the point of many meetings, he understood it was required by the Town ordinance, which is why it remained on the UDP. He said the Development Ordinance clearly states reasons to grant a waiver,

and he did not feel he had the grounds to request one. Since equal or better performance is considered grounds to request a waiver, Paslaru asked if the property would not have equal or better performance; Bruce said that would be up to the Board to make that determination.

Ron Simpson asked the reasons connectivity is required; Bruce said in general, street connectivity between developments promotes shorter travel distances and alternate modes of transportation, connects neighborhoods, and fosters community, which is why the requirement is found in development ordinances everywhere and why Linville Oaks was required to build a stub road in the first place. Bruce said whether the Board agreed or not, the requirement is in the ordinance and that connections are required unless a specific reason is cited through a waiver.

If the Board did not consider not requiring the road connection to be a significant change to the plan, Paslaru asked if the Board could ask Town Council for a waiver of that requirement. Bruce said if that was done, he would not recommend approval of the UDP because it does not comply with the sketch plan. Leybourne said the applicant had not requested a waiver; he asked if Combs wouldn't have to do that before a waiver could be granted, and Bruce agreed. Bruce added that the ordinance requires the UDP to be consistent with the sketch plan.

Nodine asked if the street connection could be approached another way. For example, could a gate be put up to let emergency traffic through; then the road connection requirement would be satisfied but it would allow some flexibility. Combs said the streets in Linville Oaks had already been turned over to NCDOT for maintenance, and those in Knights Landing would also be built to state specifications and turned over once the development is 75 percent occupied. Combs said NCDOT would not allow a fence because you cannot impede traffic on a public right of way.

Simpson asked if the UDP was compliant with the sketch plan approved by Council, even though it contains changes like the location of the roundabout. Bruce said a UDP can accommodate minor changes, but the stub road was a major discussion point by the Town Council. He added that connectivity was important to the Council.

Stoudemire said stub roads were in many subdivisions in Oak Ridge, including one near her house. She added that her real estate agent was very clear about how the land next door could be developed one day, and that she thought real estate agents were supposed to disclose that kind of issue.

Baker said when she was moving to Oak Ridge, she also visited Linville Oaks and saw the stub road, but that no one had to explain that it meant one day it might be connected. She said neighborhoods were like children – they grow

up and change. If the Planning & Zoning Board could make a compromise that made everyone happy, that would be great, she said; but she added that the ordinance requires road connections and NCDOT does not allow fences. She said she agreed with Leybourne that the Board should not be discussing a waiver when Combs had not applied for one.

Paslaru told Combs she thought the Town Planner had interpreted the rules of the ordinance that she didn't see anywhere in writing. Leybourne asked Bruce to show the Board the ordinance, and Bruce cited Sec. 30-860(a) on conformance of streets with thoroughfare and collector street plans; it says: "The location and design of streets shall be in conformance with applicable thoroughfare and collector street plans." Bruce said his interpretation of that was a street doesn't have to be connected exactly as it is shown on the Thoroughfare Plan. But he said the ordinance was pretty straightforward, because it uses the word "shall." Bruce said the process for a waiver is for one to be applied for with one of the following justifications: (1) hardship – which includes issues like creeks or steep slopes, (2) equal or better performance – which allows the purpose of the ordinance to still be met in a way that makes more sense but that still meets the ordinance requirements, or (3) unintentional error. Bruce said the Town Council approved the sketch plan, and it is up to the Board to review the UDP for consistency.

Combs said there had been many emails between his attorney and the Linville Oaks attorney. He said he had attended meetings with the two attorneys as well as with Parkchester Place resident Jimmy Adams and HOA president David Marshall. Combs said he had previously offered to request a waiver, but said he didn't know if the Town would approve it. He said the only thing anyone wanted to talk about at that point was lowering the density of the development. He said he wanted to create a good subdivision and be a good neighbor, but he didn't want to be punished for following the ordinance. Combs said he had agreed to place a barricade at the street connection, but as soon as the first resident moves it, it must be removed. He said he had also agreed to post signs at the trail crossing. He added that he understood he did not have grounds for a hardship, and that the Town's Development Ordinance tells him he has to connect the streets.

Nodine asked if that meant Combs was not willing to submit a waiver. Combs said he didn't say that, but he didn't want to keep losing time.

Bruce said he didn't want to be in the position of telling what the Board they had to do, but the Development Ordinance, under Unified Development Plans, says: The Board and Town Council "shall review the Unified Development Plan and determine if it meets all applicable provisions of this chapter and is consistent with the sketch plan." Nodine said he didn't think the UDP was consistent with the sketch plan now, and Bruce said that he

thought the roundabout, trails, and buffers still created a plan consistent with the sketch plan, but removing the stub road did not.

Stoudemire said she had a concern in talking about a waiver that may or may not be submitted, and she also thought the Board needed to think about setting a precedent. If the Board waives this street connection, she asked what would happen the next time a neighborhood wants the Board to waive a stub road in their subdivision. She added that someone needed to prove equal or better performance to her from the facts, not just say that Linville Oaks children would need to watch for traffic when crossing the street if the connection is made.

Nancy Stoudemire made a **motion** to approve the UDP as submitted, and **Carl Leybourne** seconded the motion. The vote was 3-3 (Stoudemire, Leybourne and Baker voting in favor, and Nodine, Simpson and Paslaru voting in opposition).

B. SUBDIVISION CASE # 14-04-ORPL-01680: KNIGHTS LANDING PHASE

ONE. 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 subdivision consists of 46 lots, right-of-way dedication, and open space for a total of approximately 52.6 acres. It is zoned PD-R, and owned by Kevin and DeLana Harvick. Designer: Land Solutions.

Bruce presented the case from the staff report. Pending compliance with the Jordan Lake Watershed rules, staff recommended approval of the preliminary plat as presented.

Chris Rohrer of Land Solutions presented a drawing, and said the heavily hatched areas on it show the tree preservation areas and demonstrate that the applicant can meet the 20-percent tree preservation requirement.

In response to questions from the Board, Combs said there would be berms and landscaping along Haw River Road, and natural existing buffers would be left alone. He said there would also be a landscaping buffer between Linville Oaks and Knights Landing. Bruce said everything in the stream buffers was being proposed as tree preservation areas. In response to a question regarding specific plantings, Combs said he liked both canopy and understory trees, and he envisioned irregular berms and landscaping comparable to what is at the Arbor Run subdivision. He said the landscaped areas would also be maintained so they did not become overgrown and so they would look good for a long time.

Ron Simpson made a **motion** to approve the subdivision plan for Knights Landing Phase 1. **Nancy Stoudemire** seconded the motion, and it was passed unanimously (6-0).

C. 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 is owned by BRC Riverside, LLC. Designer: CPT Engineering.

Bobbi Baker recused herself from the case because she lives in this subdivision.

Bruce presented the case, which included staff comments:

- This is a revised UDP for Riverside at Oak Ridge, which was originally approved in 2006 for 125 lots with a minimum lot size of 30,000 square feet. It also included open space dedication in the floodplain, a public trail easement and tree preservation along Pepper Road.
- Phase 1, with 35 lots and an amenity site, was developed in 2007.
- The revised UDP is consistent with the zoning approval in 2006 and maintains the maximum number of lots, minimum lot sizes, open space dedications, etc. The major difference between the plans is the elimination of an internal road connection, but there are still two entrances from Pepper Road and internal connectivity is provided via Shields Drive.
- A copy of the original UDP was attached.

Bruce said the revised UDP meets the requirements of the Development Ordinance, and staff recommends approval.

Stoudemire asked if there would be two entrances to the development from Pepper Road, and Bruce said yes and that they were in the same location as originally planned.

Paslaru disclosed that her property adjoins the Riverside development, but the flood plain dedication is between her property and any proposed lots in Riverside. No concern was expressed about her hearing the case.

Simpson asked about streams on the property other than the Haw River, and Bruce said there are other intermittent streams on the property. Bruce also noted that sidewalks were still included on the plan, as were public trail easements on dedicated open space. He said the changes were to the configuration of common area and development pods.

Stoudemire asked if the major difference in the original and revised UDP was the interconnectivity of streets. Bruce said yes, and that even though one street connection was removed and replaced with cul-de-sacs, the revised

UDP still meets the ordinance requirements. He added that the street connection that was removed was not shown on the collector street plan.

Carl Leybourne made a **motion** to approve the revised Unified Development Plan for Riverside at Oak Ridge. **Patti Paslaru** seconded the motion, and it was passed unanimously (5-0).

D. SUBDIVISION CASE # TO BE DETERMINED: RIVERSIDE AT OAK RIDGE PHASES 2, 3 AND 4. 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 subdivision consists of 76 lots, right-of-way dedication, and open space for a total of approximately 162 acres. The property is zoned PD-R, and is owned by BRC Riverside, LLC. Designer: CPT Engineering.

Bruce presented the case and explained that subdivision approval is needed for Riverside Phases 2, 3 and 4. Staff comments included:

- The approved zoning allows for a maximum of 125 lots; 76 new lots added to the 35 lots already platted totals 111 lots, which is 14 lots fewer than originally allowed.
- The preliminary plat is under review for compliance with the Jordan Lake Rules.
- The Tree Preservation Ordinance says tree preservation areas should be located in floodway areas, floodway fringe areas, stream buffers, steep slope areas, and wetlands. Over 20 percent of the site is within the heavily wooded Haw River floodplain, which exceeds the requirements of the Tree Preservation Ordinance.

Chuck Truby of CPT Engineering said he was working with the County on getting street names approved by EMS and other requirements completed.

Patti Paslaru made a **motion** to approve the subdivision case. **Nancy Stoudemire** seconded, and it was passed unanimously (5-0).

Bobbi Baker returned to the Board.

E. SITE PLAN CASE # 14-05-ORCP-02278: OAK RIDGE UNITED METHODIST CHURCH STORAGE BUILDINGS. Oak Ridge United Methodist Church seeks approval to place three storage buildings, totaling 768 square feet, on their property at 2424 Oak Ridge Road, in Oak Ridge Township. It is Guilford County Tax Parcel #0163172, and in the Greensboro (GW-III) Watershed and Scenic Corridor Overlay Zone.

Bruce said typically site plans for storage buildings do not come before the Board, but in this case, because the property is in the Scenic Corridor, he thought the Board should review this one. There are three storage buildings

currently on the property, which would be moved. Bruce said architectural design standards typically only apply to commercial buildings, but in this case, he would leave it to the Board's discretion whether the standards should apply or not. He added that the buildings will be located behind a house on the church property, but they would be able to be seen from the road. The property is not in the Historic District, which ends immediately to the west.

Board members discussed the issue, including if there were some way to provide additional screening for the storage buildings, and asked questions of Vince Townsend, who was representing Oak Ridge United Methodist Church. Townsend said he would check to see if there were screening alternatives possible.

Patti Paslaru made a **motion** to continue the case to allow the church to provide more information on screening. **Ron Simpson** seconded the motion, and it was passed unanimously (6-0).

7. CITIZEN COMMENTS

- Jim Gerdich, of the Blue Ridge Companies, the new owners of Riverside, thanked the Board for its favorable vote.
- Annette Walker of Linville Oaks said she thought the record needed to be corrected regarding when Bruce said earlier in the meeting that Kevan Combs had proposed a roundabout in the Knights Landing subdivision – Walker said the Town Council had asked Combs if he would put a roundabout in and he agreed. She said it was unclear to her how the Board could make a decision on the stub road in her development when two previously approved developments – Linville Ridge and Kevin Harvick's gated community – have only a single entrance, and yet there was no discussion about emergency vehicle access, etc. She said it was a travesty that the Board was rubber-stamping decisions. She said people in Oak Ridge did not want to live in what looks like Greensboro, and they did not want connectivity or walking trails. She also asked where the people were going to come from that would buy all these new houses, saying that employers are not coming to this area to support the number of new lots being approved. Walker said just like Riverside, the development would probably go bankrupt, and someone would have to come in and try to figure out how to fix the mess left behind. Walker said she found it disturbing that the Town Council said the basis for approving Knights Landing was that they did not get a compelling argument from the Planning & Zoning Board as to whether an exception needed to be made. She said the Board had an opportunity to provide such an argument at tonight's meeting about whether an exception

to the street connection should be made, and that the Board members did not stand up to that opportunity. She added that she was severely disappointed, and that come election time, she would do her dead-level best to be sure her voice is heard and that the Board members, who are supposed to be representing their constituents, have an opportunity to be voted against.

Nodine explained that the Planning & Zoning Board is not an elected Board. Leybourne said he appreciated Walker's comments, but that he was not sure she represented all Oak Ridge residents. Walker responded that a petition with more than 200 signatures, primarily from people who live outside Linville Oaks, had been submitted.

Simpson said when the Town Council summarized the reasons they voted for approval of the Harvick (Knights Landing) rezoning, they indicated that the recommendation from the Board was unaccompanied by persuasive reasons supporting the negative recommendation. Simpson said he took exception to that comment, he did not think six people would have made that recommendation without persuasive reasons, and that the meeting minutes were not even available to the Town Council at that time.

Leybourne said he had not attended the Town Council meeting, and asked who made the Town Council's lengthy motion to approve the rezoning. Bruce said he believed Mayor Pro Tem Spencer Sullivan made the motion. Leybourne said his question was who crafted the motion after the case was heard, and then asked if it was appropriate to create a motion prior to a meeting in which the case is heard. Town Clerk Sandra Smith there had been discussion beforehand between the Town Attorney and Town Manager, and that the Council had before it motions similar to what the Board has – both a motion to approve and a motion to reject – and that Council members could choose which motion they wanted to make and select which reasons for or against that it desired. Leybourne asked Smith if she could provide the Board with a copy of the Town Council's motion to reject the rezoning. Smith said she did not have an electronic version, and that she would have to try to locate a copy of the motion. Leybourne said surely the motion had not been destroyed, and asked Smith if all she had was an electronic version of the motion to approve the rezoning; Smith said she didn't receive either motion electronically, but that she typed the motion to approve the rezoning that was made at the Town Council meeting and sent it to the Planning & Zoning Board after the Council meeting per some of the Board members' requests. Nodine asked if Smith had typed the motion after the meeting, and she said yes. Nodine asked if the motion to approve was written by Kevan Combs' and Kevin Harvick's attorney, and Smith said no – both the sample motion to approve and to deny the rezoning were written by the Town Attorney. Leybourne again voiced his desire to see a copy of the Council's motion to deny the rezoning.

Stoudemire said when revising the ordinance, she hoped the Town would look at the requirements for PD-R zonings and open space. She said she thought developers often take parts of their property that they are unable to

build on and make that the open space, and she thought open space should include some buildable land. Bruce said he agreed, and although the PD-R requirements in Oak Ridge are the same as Guilford County's, the open space requirements in PD-R developments are actually very low. Bruce added that the other option for smaller lots is Rural Preservation District zoning (RPD), which requires 50 percent open space.

Other Board members discussed how to possibly get 1-acre lots and still have open space dedications.

Stoudemire reiterated that Board members are not elected and are not paid, and serve in order to try to help the community. She encouraged others to get involved by volunteering. Leybourne said that was why he served, but added that the Board is required to follow the Town's ordinances.

Nodine then discussed what the Board's role is in a rezoning. Bruce told the Board that its role is to take public input and to look at the Land Use Plan and the staff report, and synthesize it into a recommendation to the Town Council. Technical requirements must be met on a sketch plan and the Unified Development Plan. Simpson asked if the Board's total role is to make sure submissions meet the requirements of the ordinance, and Nodine questioned the term low-density development. Bruce said in a rezoning, Board members are often interpreting the ordinance, and that because everything is not black and white, they sometimes have to make judgment calls even in technical requirement reviews such as the item earlier on the agenda regarding placement of storage buildings.

Leybourne said he appreciated all the comments made, but added that he felt there was a lot of anti-growth sentiment. While many people cite wildlife, schools, roads, etc., the Board doesn't have the discretion to stop development cold. He said the Town has ordinances in place and there is intent behind them. The goal of the development ordinance is not to keep the area rural, and if it were, most of those attending the meeting would not be living in Oak Ridge. He said the Board's role is to grow the Town in the best way possible.

Bruce said his role is to interpret the Land Use Plan and the ordinance. He said his duty is to advise the Board and Town Council, and they make the decisions.

- Dawn Treacy said she appreciated the Board for listening to the concerns of Linville Oaks residents, and for doing what they thought was right. She said it was possible to grant a waiver for the stub road, and that one had been granted for Oakchester Court, and Treacy said she didn't understand why Bruce and Oakley insisted on the connection to Parkchester Place. She said Linville Oaks residents were not against development, they just wanted it done responsibly. She said she would love to be a member of the Planning & Zoning Board so she could understand the ordinance. Leybourne said Treacy could apply for a Board position and can also vote those in elected positions out of office if they are not doing what citizens want them to, and he could

help her. Stoudemire also said that any citizen can propose a change to the Development Ordinance. Smith told Treacy that at this time, the Planning & Zoning Board, whose size is determined by ordinance, is full, but she could hold applications submitted until a seat opens up or perhaps place the person on another Board.

Baker recalled the words of former Councilman Roger Howerton who, at his last meeting, said change was coming. She said while the Town is evolving, people do have the opportunity to get involved in decisions. She said her neighborhood, Riverside, did not experience problems as a result of decisions by the Planning & Zoning Board or the Town Council, but because of the economy. She said she took issue with the person who said that neighborhood is a mess, and now a wonderful company has bought the property and is working with existing residents. Baker said the way to resolve issues is by working together, not through accusations, anger, or considering what could have or should have been.

Leybourne said people need to keep in mind that the way the community develops also affects people with lower incomes and older people who no longer want to maintain a 1-acre lot. He asked how to keep Oak Ridge from becoming a community with only single-family residences on large lots that many people cannot afford.

8. ADJOURNMENT

Carl Leybourne made a **motion** to adjourn the meeting at 9:25 p.m. **Nancy Stoudemire** seconded the motion, and it was passed unanimously (6-0).

Respectfully Submitted:


Sandra B. Smith, Town Clerk


Doug Nodine, Chair

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.

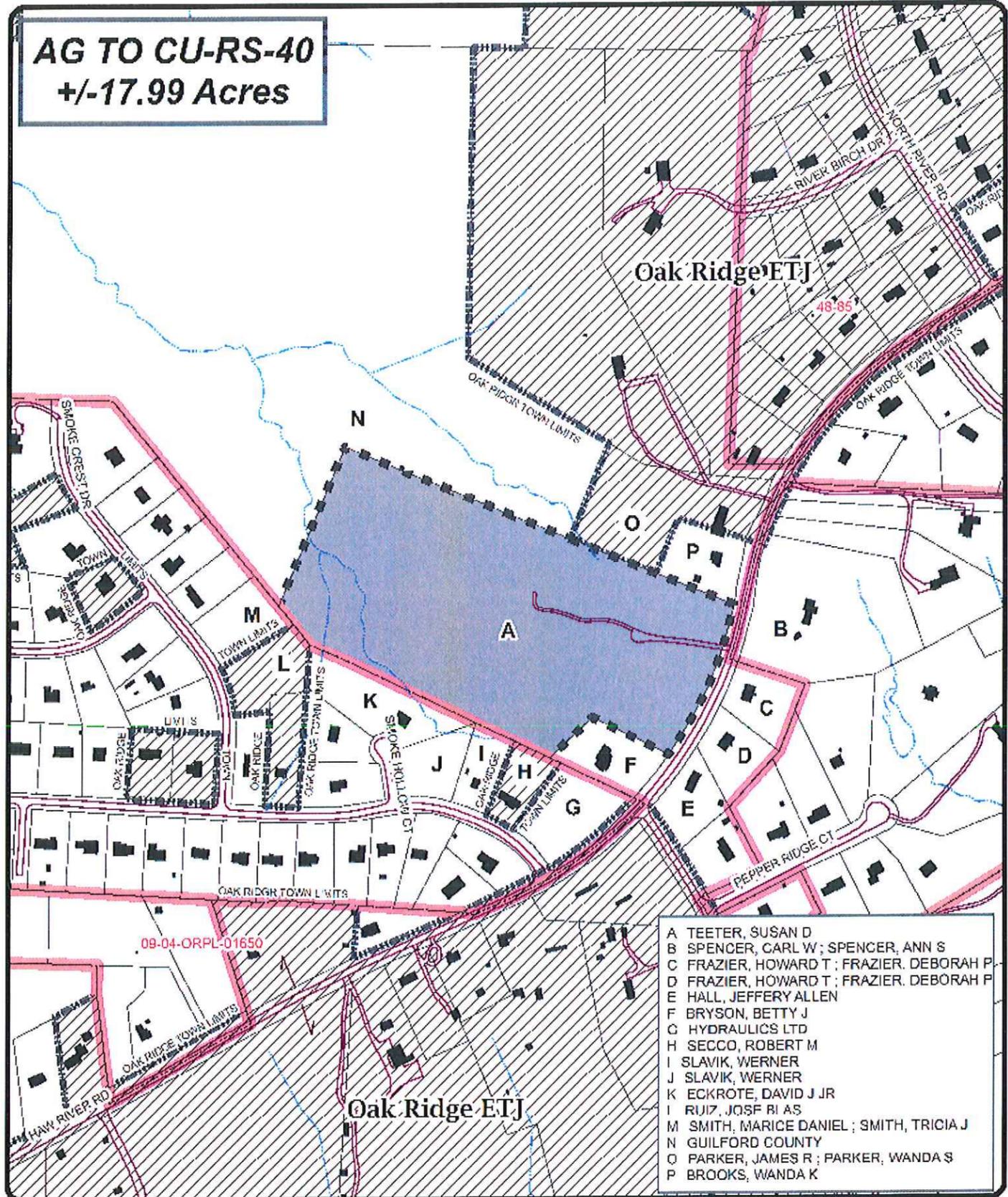
Watershed: The property is not located within a water supply watershed.

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



PUBLIC COMMENTS:

PLANNING AND ZONING BOARD RECOMMENDATIONS:

Motion to Approve/Deny by:

Seconded by:

Vote ____ to ____ in favor of the motion.

P&Z BOARD VOTE:

Nodine	___
Simpson	___
Stoudemire	___
Leybourne	___
Baker	___
Stafford	___
Gardner	___

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

To be provided after the public hearing.

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# TO BE
DETERMINED: KNIGHTS LANDING**

Unified Development Plan Case # To Be Determined: 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**.

01937

**SUBDIVISION CASE #14-04-ORPL-~~01680~~: KNIGHTS
LANDING PHASE 1**

Subdivision Case # 14-04-ORPL-01680: Knights Landing Phase 1. 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 subdivision consists of 46 lots, right-of-way dedication, and open space for a total of approximately 52.6 acres. Zoned PD-R. Owned by Kevin and DeLana Harvick. Designer: Land Solutions.

Staff comments:

1. The preliminary plat is currently under review for compliance with the adopted Jordan Lake Rules. An update will be presented at the meeting.
2. Additional tree preservation details have been requested from the applicant. An aerial photograph of the entire site, overlaid with the Unified Development Plan, will be provided for the Board's review.
3. The road connection has been provided to Linville Oaks per the approved zoning sketch plan and the adopted Collector Street Plan. Specifically, Section 30-860(a) *Conformance with thoroughfare and collector street plans* requires that the location and design of streets shall be in conformance with applicable thoroughfare and collector street plans.
4. All lots meet the minimum dimensional requirements of the adopted PD-R zoning, and all infrastructure meets the requirements of the Oak Ridge Subdivision Ordinance.

Pending compliance with the Jordan Lake Rules, staff recommends **approval** of the preliminary plat as presented.

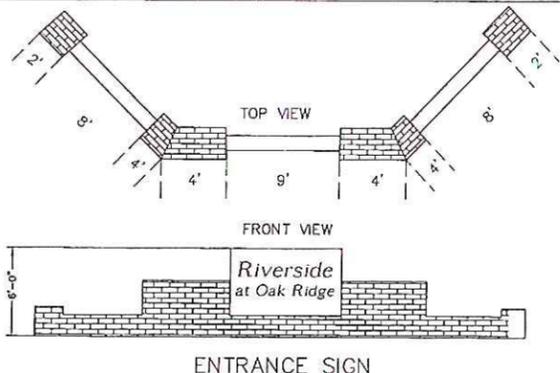
UNIFIED DEVELOPMENT PLAN CASE #14-05-ORPL-
02137

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**.



NOTES:

TOPOGRAPHIC INFORMATION PROVIDED BY GUILFORD 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'x70' 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' RW RADI AND 35' STREET RADI.

ANY AND ALL SIGNS WITHIN THE DEVELOPMENT WILL ADHERE TO THE SIGN REGULATIONS IN SECTION 6-1 OF THE GUILFORD 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 REVISION ON FINAL PLATS. STREAM IDENTIFICATION WILL BE VERIFIED 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 PLAIN AND OUTSIDE THE PUBLIC RIGHT OF WAY OF LINVILLE ROAD WILL BE INSTALLED UNDERGROUND.
 2. ARCHITECTURAL ELEMENTS ON THE AVENUE 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 EXPANSES 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	N55°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	N86°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	N89°43'56"E
L-15	62.33	N02°19'43"W
L-16	130.69	N37°11'28"E
L-17	42.91	N80°08'45"E
L-18	105.58	N30°23'35"E
L-19	81.16	N48°12'33"E
L-20	105.40	N22°52'01"E
L-21	127.05	N16°52'27"E
L-22	85.94	N01°28'49"W
L-23	52.35	N51°51'45"E
L-24	48.63	N07°08'40"W
L-25	47.65	N72°20'55"E
L-26	10.82	S63°06'58"E
L-27	167.70	S84°55'48"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°47'18"E
L-36	68.90	S27°15'08"E
L-37	101.51	S09°23'14"E
L-38	102.15	S07°48'07"W
L-39	109.74	S25°38'20"W
L-40	132.20	S15°32'15"W
L-41	266.08	N84°49'15"W
L-42	61.00	N21°31'51"W
L-43	44.29	N30°49'29"W
L-44	28.53	N17°58'19"E
L-45	41.09	N18°31'11"W
L-46	175.23	N28°51'47"W
L-47	81.93	N12°09'31"W
L-48	104.55	N04°18'18"E
L-49	62.20	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°59'57"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

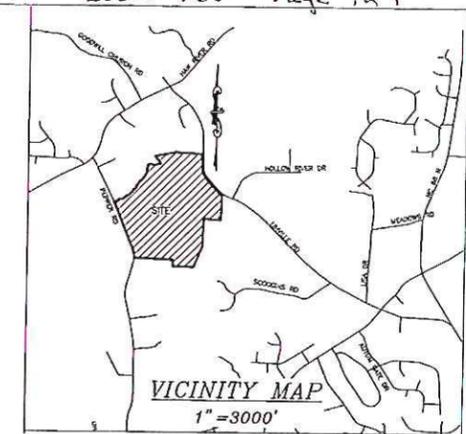
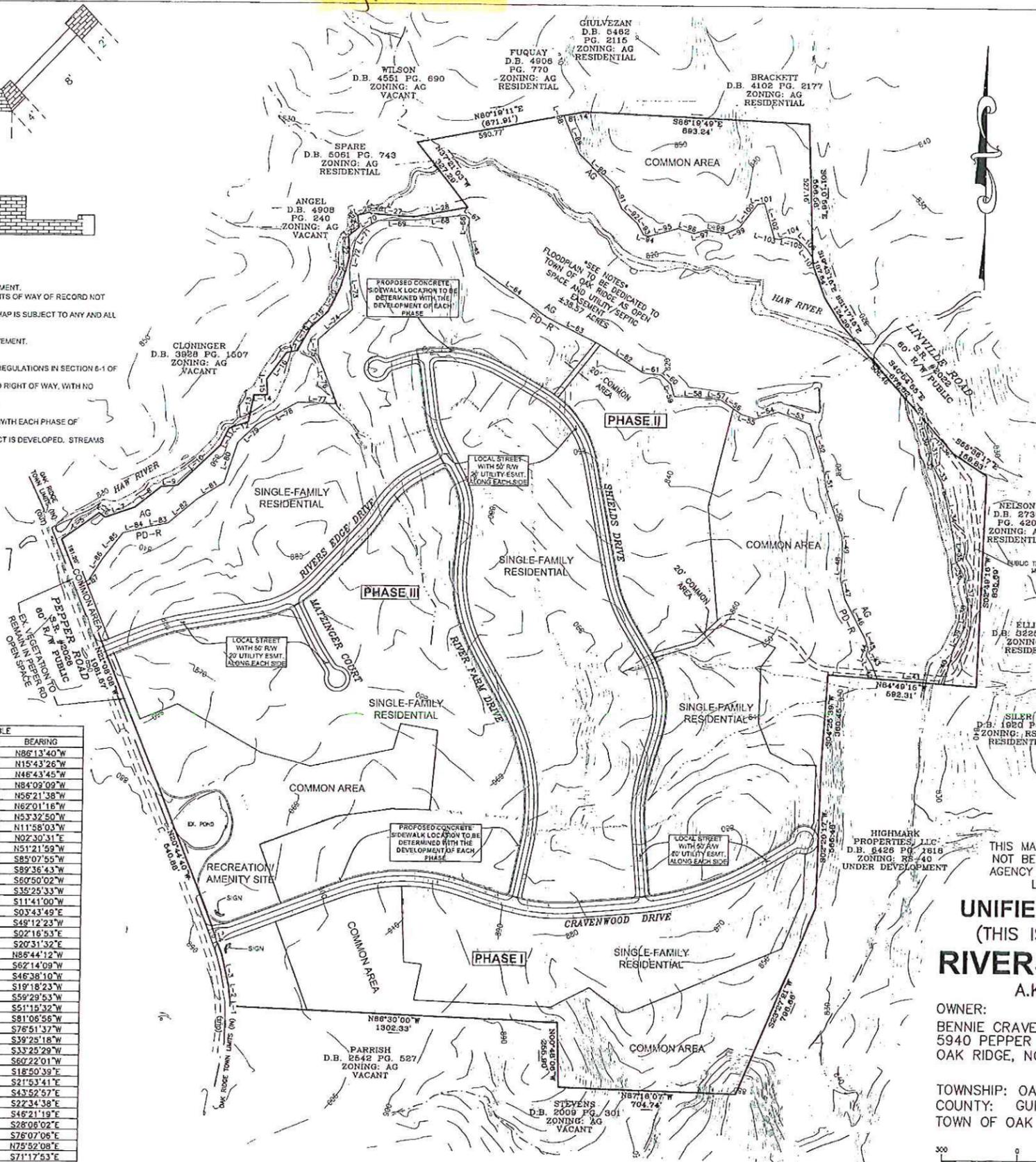
LINE	LENGTH	BEARING
L-58	147.48	N86°13'40"W
L-59	50.98	N15°43'26"W
L-60	53.47	N46°43'45"W
L-61	66.58	N84°09'09"W
L-62	205.48	N58°21'38"W
L-63	239.62	N62°01'16"W
L-64	346.18	N53°32'50"W
L-65	139.34	N11°58'03"W
L-66	51.65	N02°30'31"E
L-67	19.03	N51°21'59"W
L-68	195.74	S85°07'55"W
L-69	151.73	S89°36'43"W
L-70	66.83	S60°50'02"W
L-71	54.10	S35°25'33"W
L-72	117.53	S11°41'09"W
L-73	159.83	S03°43'49"E
L-74	179.09	S49°12'23"W
L-75	66.84	S07°16'53"E
L-76	200.98	S20°31'32"E
L-77	153.82	N85°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°06'56"W
L-84	107.40	S76°51'37"W
L-85	127.31	S39°25'18"W
L-86	101.93	S33°25'29"W
L-87	42.14	S60°22'01"W
L-88	30.23	S18°50'39"E
L-89	131.01	S21°53'41"E
L-90	188.83	S43°52'57"E
L-91	92.84	S22°34'38"E
L-92	84.50	S46°21'19"E
L-93	50.25	S28°06'02"E
L-94	23.04	S78°07'06"E
L-95	119.13	N79°52'08"E
L-96	63.81	S71°17'53"E
L-97	49.65	N75°09'20"E
L-98	83.92	S80°21'09"E
L-99	58.21	N65°48'25"E
L-100	116.83	N38°34'54"E
L-101	28.84	N84°45'12"E
L-102	142.80	S15°25'01"E
L-103	18.70	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

FIP = FOUND IRON PIPE
 S.P. = SET IRON PIPE
 R/W = RIGHT OF WAY
 D.B. = DEED BOOK
 P.B. = PLAT BOOK
 P.G. = 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 SUBMISSION AS DEFINED BY THE GUILFORD COUNTY SUBDMISION ORDINANCE.

DATE: 3-1-07
 BILL B. PLANNING DIRECTOR
 GUILFORD COUNTY



SITE DATA:

MAX 125 LOTS (1 D.U./1.75 AC.)
 9,600 L.F. IN STREETS

TOTAL AREA: 213.30 ACRES
 DEDICATED FLOODPLAIN: 35.57 ACRES
 AREA IN R/W: 12.29 ACRES
 AREA IN LOTS: 112.29 ACRES
 OPEN SPACE: 49.57 ACRES

PHASE I
 TOTAL AREA: 49.81 ACRES
 DEDICATED FLOODPLAIN: 0.60 ACRES
 AREA IN R/W: 4.21 ACRES
 AREA IN LOTS: 28.09 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: 45.75 ACRES
 COMMON AREA: 7.55 ACRES

PHASE III
 TOTAL AREA: 102.15 ACRES
 DEDICATED FLOODPLAIN: 3.33 ACRES
 AREA IN R/W: 39.06 ACRES
 COMMON AREA: 24.41 ACRES

AREA IN CU-PD-R: 174.73 ACRES
 AREA IN AG: 38.57 ACRES
 ACL-6-374-1194N-5
 D.B. 1962 PG. 139
 ZONING: CU-PD-R + AG

THIS PROPERTY IS NOT LOCATED IN A DESIGNATED WATERSHED.
 SOIL TYPES: Ch, CeB2, MaC, MaB, McE2, VaC, WkE, WkC, Vh

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: 35/50
 MINOR THOROUGHFARE: 45/50
 MAJOR THOROUGHFARE: 50/55

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: GUILFORD
 TOWN OF OAK RIDGE

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



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

SUBDIVISION CASE #14-05-ORPL-02139

Subdivision Case # 14-05-ORPL-02139: Riverside at Oak Ridge Phases 2, 3, and 4.

Located on the east side of Pepper Road, north of Cravenwood Drive, in Oak Ridge Township. Being Guilford County Tax Parcel 0166566. This subdivision consists of 76 lots, right-of-way dedication, and open space for a total of approximately 162 acres. Zoned PD-R. Owned by BRC Riverside, LLC. Designer: CPT Engineering.

Staff comments:

1. The approved zoning on this site allows for a maximum of 125 lots. 76 new lots added to the 35 lots already platted totals 111 lots.
2. The preliminary plat is currently under review for compliance with the adopted Jordan Lake Rules. An update will be presented at the meeting.
3. The Tree Preservation Ordinance states that tree preservation areas shall be located in floodway areas, floodway fringe areas, stream buffers, steep slope areas, and wetlands (Section 30-994(3)). Over 20% of the site is located within the heavily wooded floodplain of the Haw River, which exceeds the requirements of the Tree Preservation Ordinance.

The preliminary plat as submitted is consistent with the approved CU-PD-R zoning and Unified Development Plan, and meets the standards of the Oak Ridge Development Ordinance. Pending watershed approval, staff recommends **approval**.

Presented by Rhonda Robbins
 The following persons OPPOSE the request to re-zone the property referenced in to P42

CASE #14-05-ORPL-02087

Board
 5/22/14

	Name	Address	Telephone
1	Michelle Eckrote	6902 Smoke Hollow Ct. Kernersville, NC 27284	336-413-8985
2	David J Eckrote SR	6902 Smoke Hollow Ct Kernersville NC 27284	336-416-1371
3	Brittany Metts	6902 Smoke Hollow Ct Kernersville, NC 27284	336-988-6884
4	W. SHANK	9104 Smoke Hollow Rd 6900 S.	336-706-1322
5	W. SHANK	6900 Smoke Hollow Ct.	336-298-7907
6	Rita McLachlan	9104 Smoke Hollow Rd	336-708-2372
7	Rita McLachlan	6900 Smoke Hollow Ct.	
8	Todd S. Sugg	9105 Smoke Hollow Rd	336-643-2043
9	Kelli Sugg	9105 Smoke Hollow Rd	336-643-2043
10	Regina Amos	9204 Smoke Hollow Rd	336-324-1514
11	Timothy Beitz	6902 Smoke Crest Dr.	336-706-6045
12	Keith Gray	7000 Smoke Crest Dr.	336-298-4396
13	Tom Hill	7002 Smoke Crest Dr.	336-644-9284
14	Eddeta Hill	7002 Smoke Crest Dr.	336-644-9284
15	Karen Galt	7004 Smoke Crest Dr.	336-643-1784
16	Harmon Wiggin	7004 Smoke Crest Dr.	336-643-1784
17	Bonnie Van	7006 Smoke Crest Dr	336-643-9620
18	Sean Miller	7007 Smoke Crest Dr.	336-402-8102
19	Colt Gray	6903 Smoke Crest Dr.	336-987-5407
20	Cannist Macy	9203 Smoke Hollow Rd	336-908-0610
21	Rhonda Robbins	6903 Smoke Hollow Ct	336-509-0147
22	Scott Everhart	6903 Smoke Hollow Ct	336-970-1390
23			
24			
25			
26			
27			
28			

Presented by
Norris Clayton
to PdZ Board
5/22/14

BEFORE THE TOWN OF OAK RIDGE
PLANNING BOARD

APPLICATION FOR REZONING

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

MAY 22, 2014

HUGH CREED ASSOCIATES, INC.

1306 W WENDOVER AVE, GREENSBORO, NC 27408

TABLE OF CONTENTS

CONDITIONS.....TAB 1

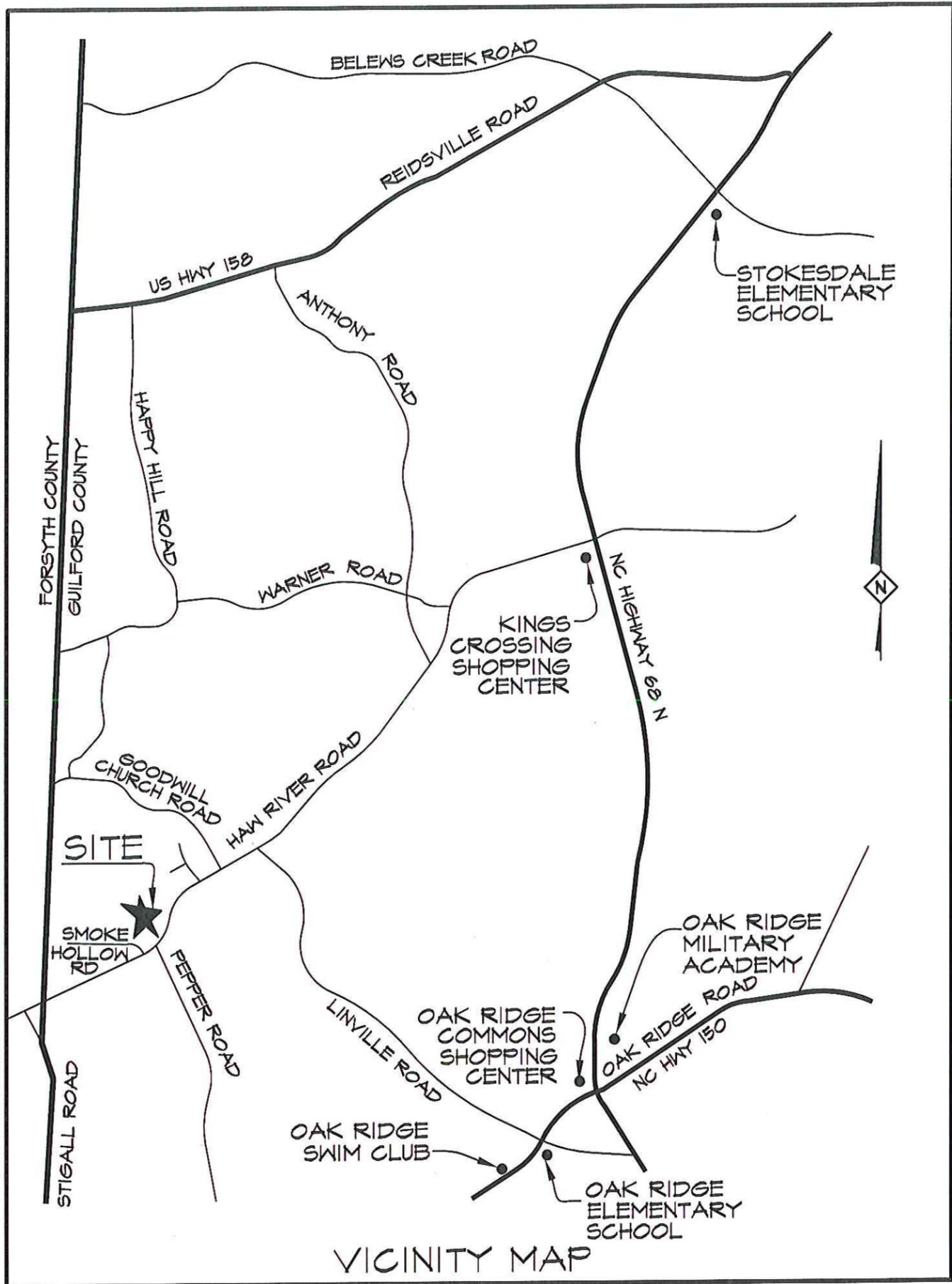
LOCATION MAP.....TAB 2

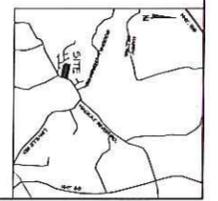
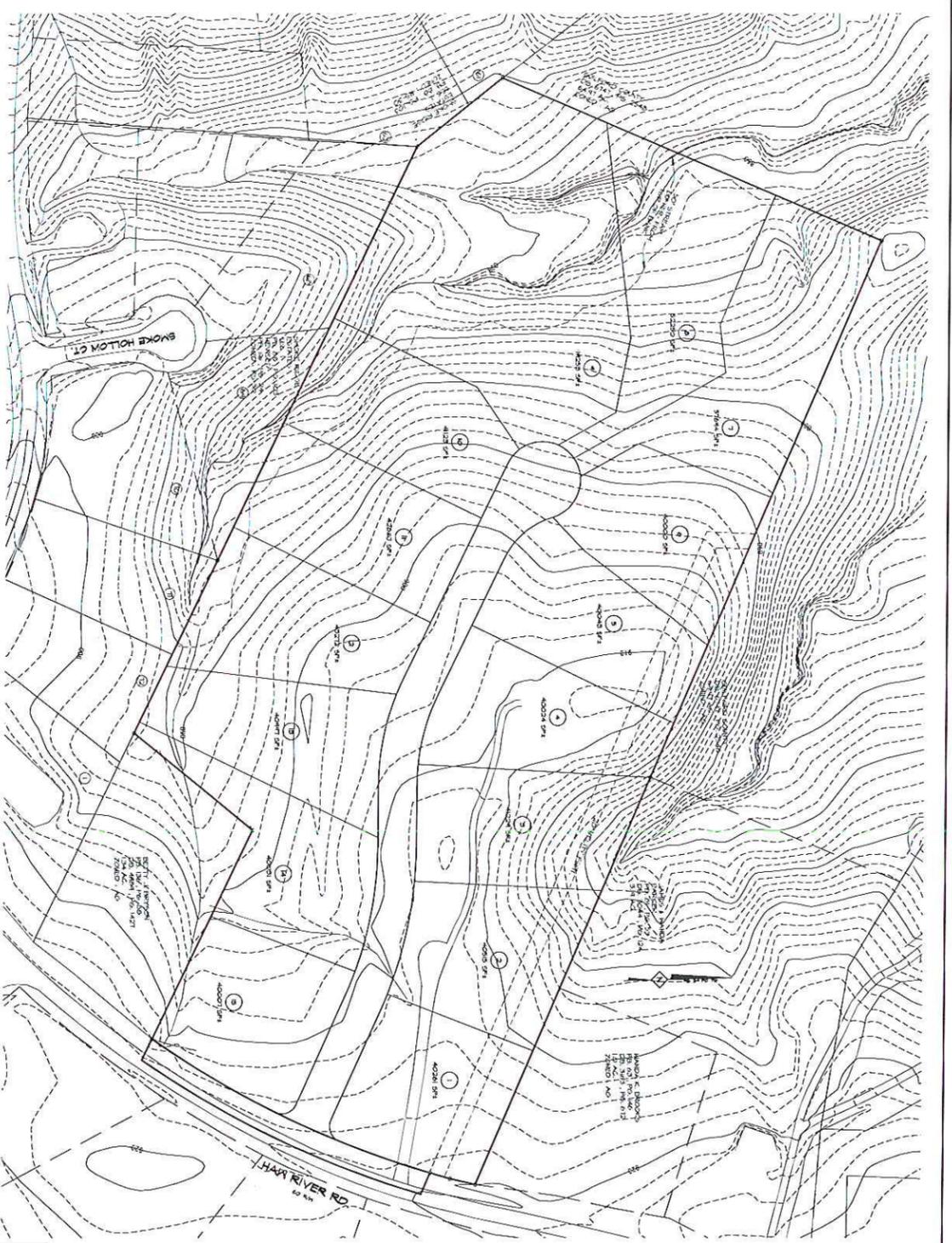
SITE PLAN.....TAB 3

LETTER TO NEIGHBORS (using the list
provided by Guilford County Planning
Department).....TAB 4

CONDITIONS

1. A maximum of fifteen (15) residential lots





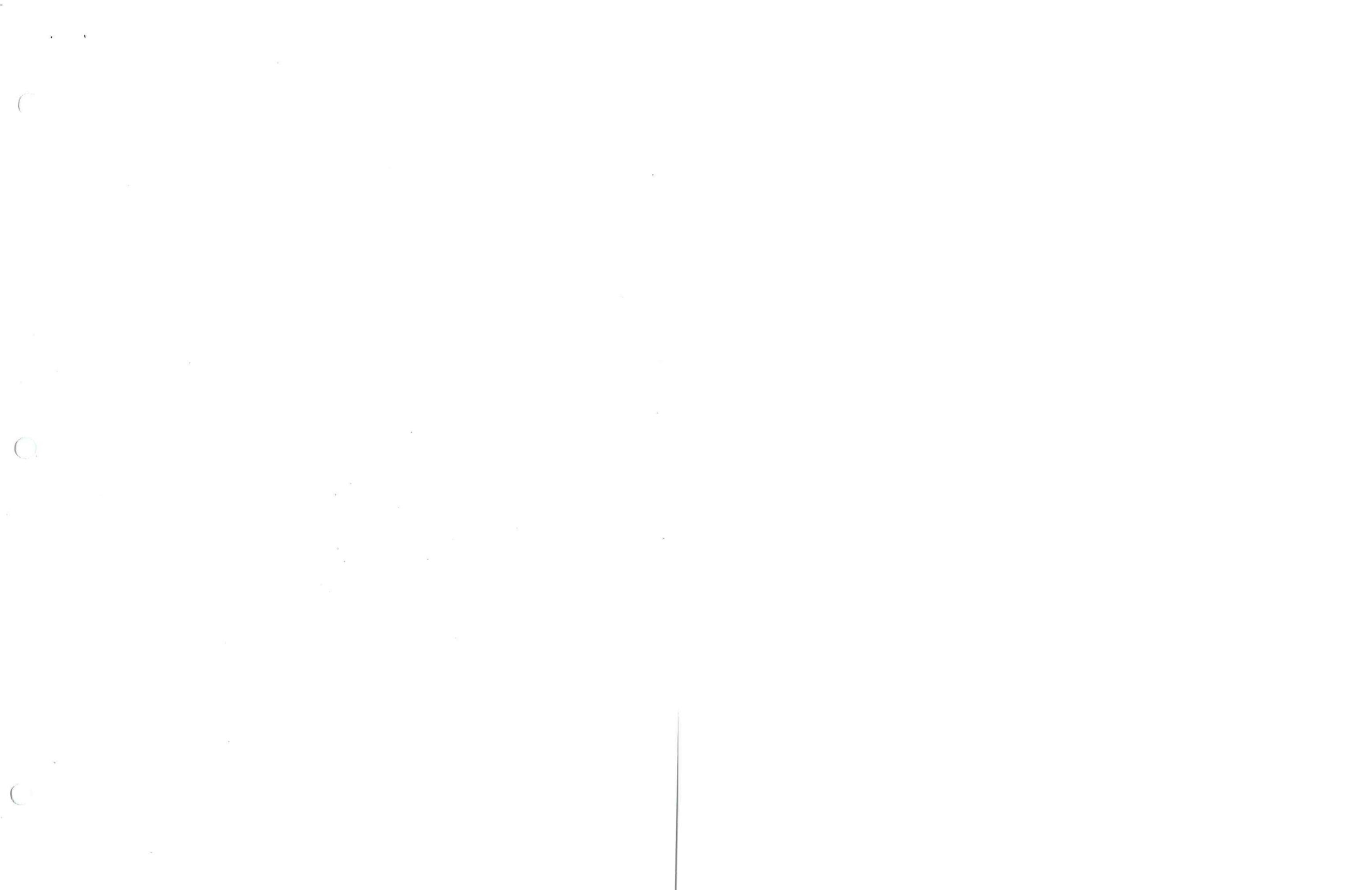
- NOTES:**
1. TOTAL AREA: 17.46 AC.
 2. PLOTTED PERIMETERS: 100' WIDE, 100' WIDE, 100' WIDE, 100' WIDE.
 3. PARCEL NO. 04444444.
 4. EXISTING ZONE: A-1 - FUTURE ZONE: ZONING BOARD.
 5. DESIGNING: HUGH CREED ASSOCIATES, INC.
 6. DATE: 11/15/2022.
 7. DRAWN: J. SMITH.
 8. CHECKED: J. SMITH.
 9. APPROVED: J. SMITH.
 10. DATE: 11/15/2022.

SKETCH PLAN

**HAN RIVER ROAD
 LTD EQUITY, INC.**

CONSULTING ENGINEERS & LAND SURVEYORS

1000 W. 10TH ST.
 GREENSBORO, NC 27409
 PHONE: (336) 272-5279
 FAX: (336) 272-5279
 E-MAIL: HANRIVER@HCAE.COM



LTD EQUITY INC.

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

May 14, 2014

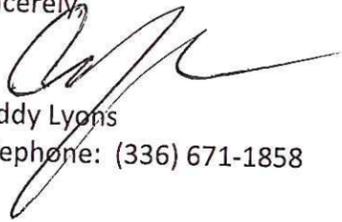
Dear Neighbor:

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