

SUBDIVISION CASE #SUB-18-10 Bank of Oak Ridge

Subdivision Case # SUB-18-10: Bank of Oak Ridge Subdivision: Located on the north and east side of Trotter Ln., approximately 1084 feet north of the intersection with Fogleman Rd, in Oak Ridge Township. Being Guilford County Tax Parcel #0162895 consisting of approximately 2.8 acres. Located in the Greensboro (GW-III) Watershed. This subdivision consists of 2 special purpose lots Zoned GO-M (General Office Moderate Intensity). Owned by Kanoy Properties LLC.

Staff comments:

The purpose of this subdivision is to better define the areas and easements that help serve as the septic and water infrastructure of 8050 Fogleman Rd. Tax Parcel #0162855.

1. The proposed new special purpose lots are to expressly serve as lots that contain the septic and well infrastructure for 8050 Fogleman Rd. Tax Parcel #0162855.
2. The creation of the proposed new special purpose lots does not impact the open space requirements from the original subdivision of 8050 Fogleman Rd. and 8046 Fogleman Rd.
3. All lots meet the minimum dimensional requirements of the adopted GO-M zoning. All proposed infrastructure meets the requirements of the Oak Ridge Subdivision Ordinance.

Staff recommends approval of the preliminary plat as presented.

From the Town of Oak Ridge Development Ordinance:

DIVISION 7. - SPECIAL-PURPOSE LOTS

Sec. 30-503. - Requirements.

Requirements of this division with respect to street frontage, minimum lot area, and minimum lot dimensions shall not apply to lots for family or church cemeteries, sewer lift stations, radio, television, and communication towers, and similar utility uses.

Such lots shall comply with the requirements of this division.

(Ord. of 1-6-2000, § 4-9)

Sec. 30-504. - Minimum size.

modified

The special-purpose lot shall be permitted only after the planning and zoning board has determined that the proposed lot has sufficient dimensions to accommodate the intended use and, where required by this chapter, planting yards.

(Ord. of 1-6-2000, § 4-9.1; Ord. of 3-1-2017)

Sec. 30-505. - Access easement.

If the special-purpose lot does not have direct access to a public street, an easement for ingress and egress with a minimum width of ten feet shall be platted.

(Ord. of 1-6-2000, § 4-9.2)

Sec. 30-506. - Platting.

The subdivision to create the lot shall be approved in accordance with article VIII. The final plat shall label the lot as a "Special-Purpose Lot for use as _____"