

## **REZONING CASE #RZ-16-03**

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### **REQUEST:**

From: AG, Agricultural

To: RS-40, Residential Single-family

### **District Descriptions:**

The AG, agricultural district, is primarily intended to accommodate uses of an agricultural nature, including farm residences and farm tenant housing. It also accommodates scattered non-farm residences on large tracts of land. It is not intended for major residential subdivisions.

The RS-40, residential single-family district, is primarily intended to accommodate single-family detached dwellings on large lots in areas without access to public water and wastewater services. The overall gross density in RS-40 areas will typically be 1.0 unit per acre or less.

**PROPERTY LOCATION AND DESCRIPTION:** The property is located on the west side of Bridgehead Road, approximately 1900 feet south of Oak Ridge Road, in Oak Ridge Township. Being Guilford County Tax Parcels 0167806 and 0167835, approximately 29.3 acres. Owned by Gregory H. and Mary B. Campbell, and the heirs of Richard Parker Barrow. The property is located in the Greensboro (GW-III) Watershed and the Oak Ridge Extraterritorial Jurisdiction (ETJ).

**SUMMARY OF REQUEST:** The applicant proposes a major residential subdivision with access off of Bridgehead Road. Since this is not a conditional use request, the applicant will not be bound to any proposed development plan that may be presented as part of the request.

### **LAND USE:**

Existing Land Use: Agricultural

Requested Land Use: Major residential subdivision.

North: Agricultural

South: One residence/ wooded

East: Rural residential

West: Wooded

**RECOMMENDATION OF THE OAK RIDGE LAND USE PLAN:** The Oak Ridge Land Use Plan recommends this area as Low Density Residential.

Objective 1.2 recommends RS-40 zoning for development on tracts outside the town core with marginal environmental, agricultural, historic, or community open space values.

**CONDITIONAL USE DISTRICT REZONING ANALYSIS:** N/A

**HISTORIC PROPERTIES:** There are no inventoried historic structures on this property.

**UTILITIES AND COMMUNITY SERVICES:**

Availability of Public Water and Sewer: Yes \_\_\_\_\_ No  X   
Fire Protection District: Oak Ridge  
Miles from Fire Station: Approximately 3 miles  
Schools: Oak Ridge Elementary, Northwest Middle, Northwest High

**TRANSPORTATION:**

Existing Conditions: Traffic counts from 2013 indicate 5300 trips per day along NC 150 just west of the intersection with Bridgehead Rd.

Proposed Improvements: None at this time.

Projected Traffic Generation: If developed at maximum allowable density, 29 single-family homes could be expected to generate roughly 290 trips per day.

**PHYSICAL CHARACTERISTICS:**

Topography: Generally flat to gently sloping.

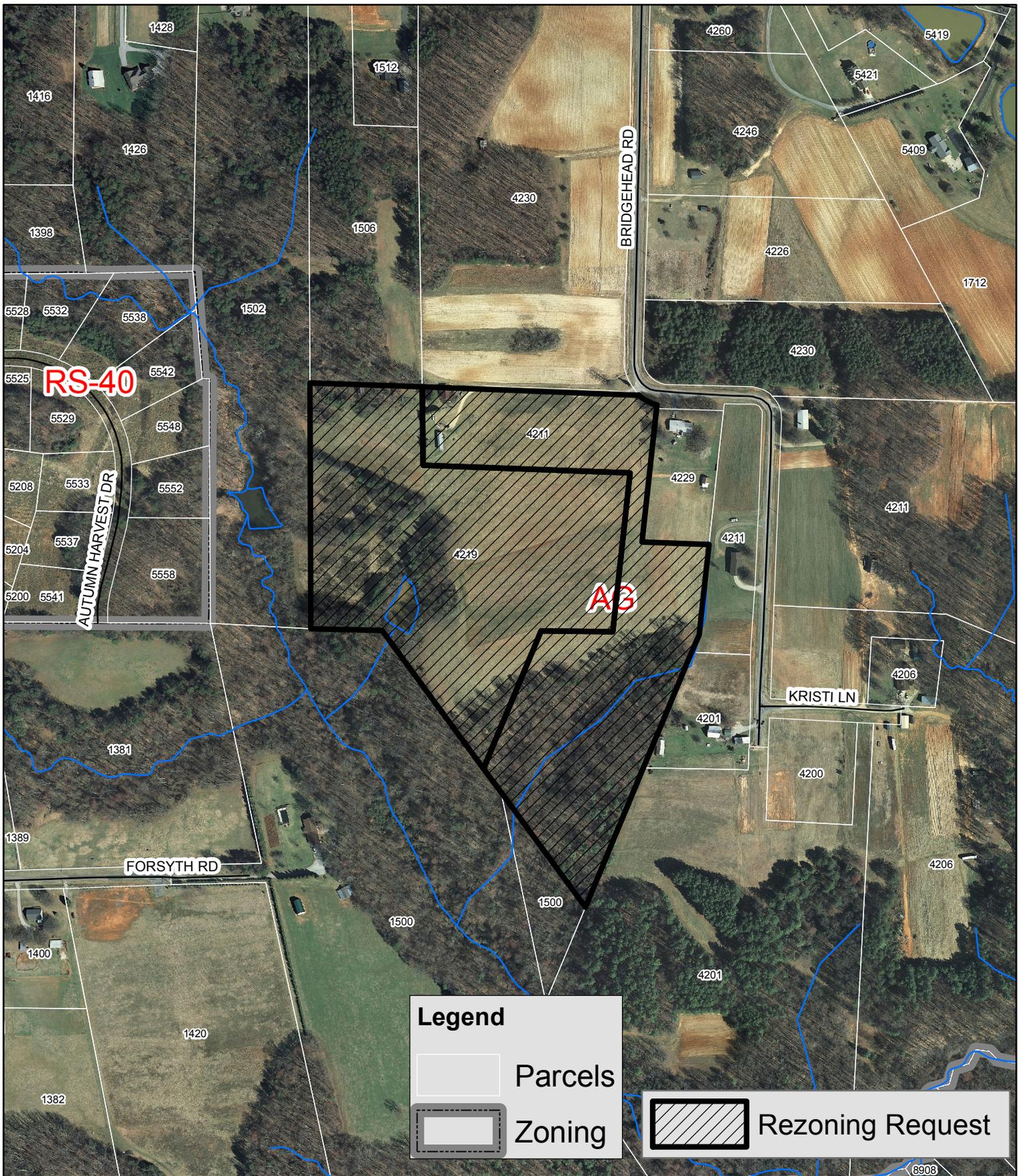
Regulated Floodplain: None

Stream Location and Classification: Several jurisdictional streams are located on the property.

Watershed: Greensboro (GW-III) Watershed.

**COMMUNITY OUTREACH:**

The applicant mailed letters to nearby property owners and held a neighborhood meeting at Town Hall on Monday, July 25. The applicant will provide further details during the public hearing.



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Scale: 1":400'

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## STAFF RECOMMENDATIONS:

The Oak Ridge Land Use Plan specifically recommends RS-40 zoning for development on tracts outside the town core with marginal environmental, agricultural, historic, or community open space value. During the public hearings for Rezoning Case #RZ-15-04, in which the applicant applied for Rural Preservation District (RPD) zoning, it became apparent that there were no significant environmental or historic resources on this tract, and there would be very little public value in any dedicated open space.

Staff recommends **approval**.

## PLANNING AND ZONING BOARD RECOMMENDATIONS:

Motion to Approve by: Mr. Leybourne  
Seconded by: Ms. Gardner  
Vote 5 to 0 in favor of the motion.

<b>VOTE:</b>	Baker	yes
	Leybourne	yes
	Paslaru	yes
	Stafford	yes
	Gardner	yes

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

The request as presented is consistent with the Future Land Use Plan, and is reasonable and in the public interest.

## TOWN COUNCIL RECOMMENDATIONS:

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

<b>ROLL CALL VOTE:</b>	Sullivan	_____
	McClellan	_____
	Kinneman	_____
	Stone	_____
	Nodine	_____

**MOTION  
TO APPROVE  
ZONING AMENDMENT**

PROPOSED ZONING AMENDMENT: AG to 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 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 .]