



TOWN OF OAK RIDGE PLANNING AND ZONING BOARD

RZ-19-04 P&Z Hearing Date: August 22, 2019

GENERAL INFORMATION

- Applicant:** Oak Ridge Foundation INC. 2306 Oak Ridge Rd. Oak Ridge, NC 27310
- Request:** Rezoning request from PI (Public and Institutional) to CU-PI (Conditional Use Public and Institutional).
- Location:** The property is located on the south and north side of Oak Ridge Rd., at the intersection with NC Hwy 68, in Oak Ridge Township.
- Tax Map ID#:** 0162858, and 0166211,
- Public Notification:** The Town of Oak Ridge notified all property owners within 500' of the subject property and posted the property as well.
- Community Outreach:**

Since the property is already developed and currently used for Public and Institutional purposes community outreach was not deemed necessary.

SITE DATA

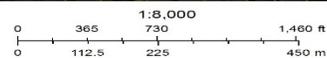
- Existing Use:** Currently structures on the property are used for the educational mission of Oak Ridge Military Academy
- Tract Size:** 69.9 Acres
- Topography:** Gently Rolling to rear of each property
- Vegetation:** Individual trees spread across the property.

	Adjacent Zoning	Adjacent Land Uses
N	PI	Public and Institutional
S	CU-TCR	Conditional Use Town Core Residential
E	CU-SC	Conditional Use – Shopping Center
W	CU-TCR	Conditional Use

Guilford County, NC



August 1, 2019



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ZONING DISTRICT STANDARDS

District Summary:

Zoning District	Existing	Requested
Designation:	PI	CU-PI
Max. Density:	NA	NA

Conditional Uses: CU-PI (Conditional Use – Public and Institutional)

The petition for rezoning includes all the owners of the property to be included in the rezoning request. Any additional conditions offered during the public hearing must be accepted by all owners of the property being considered for rezoning.

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.

District Descriptions:

The PI, public and institutional district is intended to accommodate mid- and large-sized public, semipublic and institutional uses which have a substantial

land use impact or traffic generation potential. It is not intended for smaller public and institutional uses customarily found within residential areas.

Proposed Conditional Use:

None

Development Conditions:

- 1) Structures that are listed as part of the Oak Ridge Military Academy National Historic District may not be demolished as long as the applied for rezoning stays in place. Buildings that are associated to this rezoning application to that may not be demolished are: Maple Glade, Alumni Hall, King Gymnasium, Whitaker Dormitory, Linville Chapel, Commandants House, 1921 Well, and Oakhurst Dormitory.

SPECIAL INFORMATION

Overlay Districts: Scenic Corridor and Historic District

Environmental: Watershed: Greensboro General Watershed

Floodplains: This site does not include floodplains.

Streams: None

Other: None

Utilities:

Public Water: Non-available (Lots will be served by community well)

Public Sanitary Sewer: Non-available (Lots will be served by septic fields)

Landscape Requirements:

none

Off-Street Parking Regulations: None

Tree Conservation Areas: None

Transportation:

Street Classification: Oak Ridge Rd. – Major Thoroughfare

Site Access: All accesses must be designed and constructed to NCDOT Standards and to the standards set forth in Article VIII, Division 9, Section 30-860 (Streets) of the Town of Oak Ridge Code of Ordinance.

Existing Conditions:

Other: N/A

IMPACT ANALYSIS & STAFF DISCUSSION

Future Land Use Compatibility – 2016 Future Land Use Plan:

OBJECTIVE 1.1: Promote the preservation of open space, rural vistas, **historic resources**, and environmental assets by encouraging “conservation subdivision” design on tracts with environmental, historic, or agricultural features.

STAFF RECOMMENDATIONS:

Staff recommends **approval** of the rezoning request.

Staff Report prepared by the Town of Oak Ridge Planning Department

PLANNING AND ZONING BOARD RECOMMENDATIONS:

Motion to recommend Approval/Disapproval to Town Council the application for rezoning. The proposal is Consistent/Inconsistent with the adopted land use plan, it is also Reasonable/Not reasonable and in/not in the public interest:

Seconded by: _____

Vote _ to _ in favor of the motion.

VOTE:	Simpson	_____

	Stoudemire	_____
	Paslaru	_____
	Wilson	_____
	Stafford	_____
	Gardner	_____

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

To be provided after Planning and Zoning Board hearing.

TOWN COUNCIL RECOMMENDATIONS:

Motion to Approve/Deny by:

Seconded by:

Vote ____ to ____ in favor of the motion.

ROLL CALL VOTE:	Sullivan	___
	McClellan	___
	Kinneman	___
	Nodine	___
	Schneider	___

**MOTION
TO APPROVE
ZONING AMENDMENT**

PROPOSED ZONING AMENDMENT: PI to CU-GB

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 comprehensive 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: PI to CU-GB

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 comprehensive 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.]

**MOTION
TO APPROVE
ZONING AMENDMENT**

PROPOSED ZONING AMENDMENT: PI to CU-GB

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

1. *Even though the proposed zoning amendment is inconsistent with the adopted comprehensive plan of the Town of Oak Ridge, a change in conditions in meeting the development needs of the community has occurred since plan adoption. These changes include:*

_____.

Furthermore, the Planning Board has provided the Council with its written statement that the proposed zoning amendment is inconsistent with the comprehensive plan, but that a change in conditions in meeting the development needs of the community has occurred since plan adoption, and the Council concurs and adopts the Planning Board's finding of inconsistency and changing conditions by reference. In addition, the Council further finds that the proposed zoning amendment meets the development needs of the community 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: _____.

AND

4. By approving this motion, the Council also hereby amends the Town of Oak Ridge comprehensive plan to reflect the approved zoning amendment.

[Call for second etc.]