



TOWN OF OAK RIDGE PLANNING AND ZONING BOARD

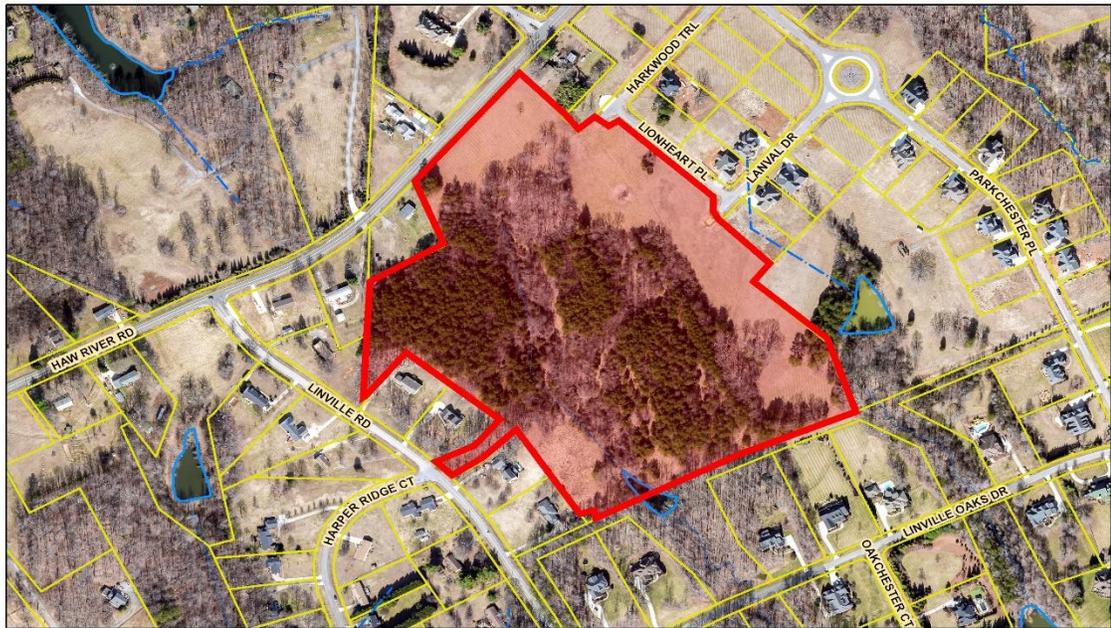
RZ-20-02 P&Z Board Hearing Date: August 27th, 2020

GENERAL INFORMATION

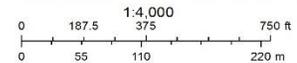
- Applicant:** Agency Partners LLC.
- Request:** Rezone properties from PD-R (Planned Unit Development Residential) to **Amended** PD-R (Planned Unit Development Residential) (*Addition of 1 lot*).
- Development Conditions:**
NO BUSINESS OR COMMERCIAL USES ARE PROPOSED WITH THIS DEVELOPMENT.

Location:

Guilford County, NC



August 5, 2020



Map information provided over the internet accurate and up-to-date. Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Tax Map ID#: 166301

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Public Notification: The Town of Oak Ridge will notify all property owners within 500' of the subject property and will post the property as well for Public Hearings before the Planning and Zoning Board and Town Council.

Community Outreach:

None.

Tract Size: 27.95 approximately

Topography: Heavily contoured

Vegetation: Wooded and open Field

SITE DATA

Existing Use: Second Phase of Knights Landing Subdivision

	Adjacent Zoning	Adjacent Land Uses
N	AG	Agricultural
S	RS-40	Single-Family Residential
E	PD-R	Planned Development
W	RS-40	Single-Family Residential

Zoning History:

Case #	Date	Summary
#14-03-ORPL-01406	2014	Approved

ZONING DISTRICT STANDARDS

District Summary:

Zoning District	Existing	Requested
Designation: Max. Density:	PD-R	PD-R

Conditional Uses: NO BUSINESS OR COMMERCIAL USES ARE PROPOSED WITH THIS DEVELOPMENT.

Overlay Districts: None

Environmental:

Watershed: Not Located in a water supply watershed

Floodplains: None

[Type here]

Streams: Three intermittent streams originate on the property and flow north to south toward the Haw River.

Other: None

Utilities:

Public Water: None, Serviced by Community Well

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

Landscape Requirements:

Landscaping requirements per **Article IX Division 4** "Landscaping and Tree Protection Requirements" apply to this site.

Off-Street Parking Regulations:

None

Tree Conservation Areas:

Approved with original Subdivision

Transportation:

Street Classification: Haw River Road. – Minor Thoroughfare

Linville Rd. – Collector Street

Site Access: Linville Rd. Harkwood Trail and Lanval Dr.

Traffic Counts: NCDOT traffic counts from 2017 show 3100 trips per day along Linville Road and 4800 trips per day along Haw River Road at this approximate location.

Sidewalks: None required

Traffic Impact Study: Requirements for a Traffic Impact Analysis/Study is not required by the Town of Oak Ridge Code of Ordinance. However, NCDOT may require a study be completed during the subdivision review process.

Street Connectivity: Connection to Harkwood Trail and Lanval Dr.

Other: N/A

IMPACT ANALYSIS & STAFF DISCUSSION

The impact of adding one additional lot in the proposed location does not place any impact upon the open space and Tree preservation. An increase in Tree preservation area will occur with the addition of the lot.

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STAFF RECOMMENDATIONS:

The Planning and Zoning Board must approve or deny the accompanying sketch plan as part of the applicant's zoning proposal. A separate vote for the sketch plan will be requested prior to the vote on the rezoning recommendation.

If approved, the amended sketch plan will be incorporated into the zoning approval. Any major deviations from the sketch plan (increases in density, changes in use, reductions in open space, removal of road connections, etc.) will require a new rezoning application and public hearing process.

The proposed request is consistent with the recommendations of the Oak Ridge Future Land Use Plan. Staff Recommend approval of the rezoning application.

Staff Report prepared for the Town of Oak Ridge Planning Department by Planning Director Sean Taylor, CZO.

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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	_____
	Streck	_____
	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:	Pittman	_____
	McClellan	_____
	Kinneman	_____
	Nodine	_____
	Schneider	_____

[Type here]

**MOTION
TO APPROVE
ZONING AMENDMENT**

PROPOSED ZONING AMENDMENT: PD-R to PD-R

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.]

[Type here]

**MOTION
TO REJECT
ZONING AMENDMENT**

PROPOSED ZONING AMENDMENT: PD-R to PD-R

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.]

[Type here]

**MOTION
TO APPROVE
ZONING AMENDMENT**

PROPOSED ZONING AMENDMENT: PD-R to PD-R

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.]