

Zack Road Townes Waiver Request

LD Equity, LLC requests that the Town of Oak Ridge Town Council grant a waiver on the maximum cul-de-sac length of 800 linear feet for the private drive Amethyst Court of the proposed Zack Road Townes site plan. The Oak Ridge Development Ordinance requires that the maximum length of a cul-de-sac is 800 linear feet. In the above-mentioned subdivision, the cul-de-sac in question, Amethyst Court is approximately 1,061 linear feet (measured from the intersection with Zack Road. LD Equity, LLC requests the waiver of this ordinance requirement based on physical hardships due to the condition and nature of adjoining areas and the existence of other unusual physical conditions, for example the property is landlocked by existing residential lots and the Oak Ridge Military Academy as well as the existence of useable septic areas being near the front of the site.

The property is located at 2381, 2339 and 2399 Oak Ridge Road. The property is to be developed into Zack Road Townes Subdivision, with 24 twin homes and 1 single family lot. This property is landlocked, because it is surrounded by developed properties and the Oak Ridge Military Academy; therefore, no connections with adjacent tracts are possible. The cul-de-sac is designed in such a way as to accommodate emergency vehicles. There is also an existing home on the property that will remain as a single-family lot, and no new street connection to Oak Ridge Road is proposed. This development will have community septic systems and a large portion of the useable soil area is located at the front of the property near Zack Road. The longer length private drive is designed to keep the proposed twin homes away from the septic areas, and to consolidate the development at the center of the property.

These physical hardships of the surrounding existing developments and the location of the useable soil/septic areas for Zack Road Townes Subdivision make the length of this proposed cul-de-sac feasible. LD Equity, LLC requests that the Town of Oak Ridge Town Council grant a waiver of the above-mentioned ordinance requirement for maximum cul-de-sac length for Amethyst Court of Zack Road Townes Subdivision based on these physical limitations and hardships.

A circular professional seal for Robert S. Schinger, a Professional Engineer in North Carolina. The seal contains the text: "NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 18914 ROBERT S. SCHINGER". A handwritten signature "Robert S. Schinger" is written across the seal. To the right of the seal, the date "11-03-16" is handwritten.