Town of Oak Ridge
Planning And Zoning Board

SP-18-02 P&Z Hearing Date: September 27, 2018

Happy Tails Puppies, LLC is submitting and revised site plan for approval of a 4300 square foot enclosed Kennel and Customer service structure.

The property is located at 7881 Alcorn Rd., on the Corner of Alcorn Rd. and Hwy 68 across from the Historic AI Church in Oak Ridge Township. Being Guilford County Tax Parcel 0162401, consisting of approximately 3.772 acres, Zoned AG(Agricultural), Greensboro (GW-III) Overlay, Scenic Corridor Overlay. Owned by Cross Gate Church.

Happy Tails Puppies

September 20, 2018

1:2,000
0 90 180 360 ft
0 25 50 100 m

eep 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.

Staff comments:

1. In the AG (Agricultural) district a Kennel is designated as a use by right.
2. Built-upon area for the 3.772 acre parcel is proposed to be .483 acres, this include existing development on the site. Total development of the site will encompass 12.8% of the parcel.

3. A lighting plan has been requested from applicant.
4. The landscaping requirements as proposed matches the planting rate required by ordinance. A formal landscape plan has been requested from the applicant.
5. A driveway permit will be required for site plan approval and will need to meet applicable NCDOT and Town of Oak Ridge Ordinance requirements.
6. Parking lot requirements in the AG zone do not require the parking area be paved. Applicable state and federal standards for handicap spaces will need to be met for ADA requirements.

The site plan as presented meets all other technical requirements of the Oak Ridge Development Ordinance. Staff recommends **conditional approval** based on the submittal and approval of complete lighting and landscape plans along with driveway entrance plans.

SMITH ARCHITECTURE, PA

102 Paisley Street Suite100
Greensboro, NC 27401
www.smitharchitecturepa.com
smitharc@bellsouth.net
336. 272.5656

September 5, 2018

RE: Happytail Puppies
(Previously submitted as Cross Gate Church)
7881 Alcorn Road
Oak Ridge, NC

Mr. Sean Taylor
Oak Ridge Planning Department
PO Box 374
Oak Ridge, North Carolina

Sean,

Please find enclosed, a revised site plan and architectural rendering for the referenced project.
The revised site design combines the two buildings into one structure.
The building location and parking has also been altered.

Sincerely,

C. Wayne Smith, AIA
President

Happytail Puppies

7881 Alcorn Road Oak Ridge, North Carolina

SCHEMATIC DESIGN PHASE

THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT A CONSTRUCTION DRAWING

SMITH ARCHITECTURE, PA

102 Paisley Street Suite 100 Greensboro, NC 27401 (336) 272-5656 www.smitharchitecturepa.com

Happytail Puppies

7881 Alcorn Road Oak Ridge, North Carolina

SC-0

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18.049

September 05, 2018

SITE LANDSCAPING NOTES:

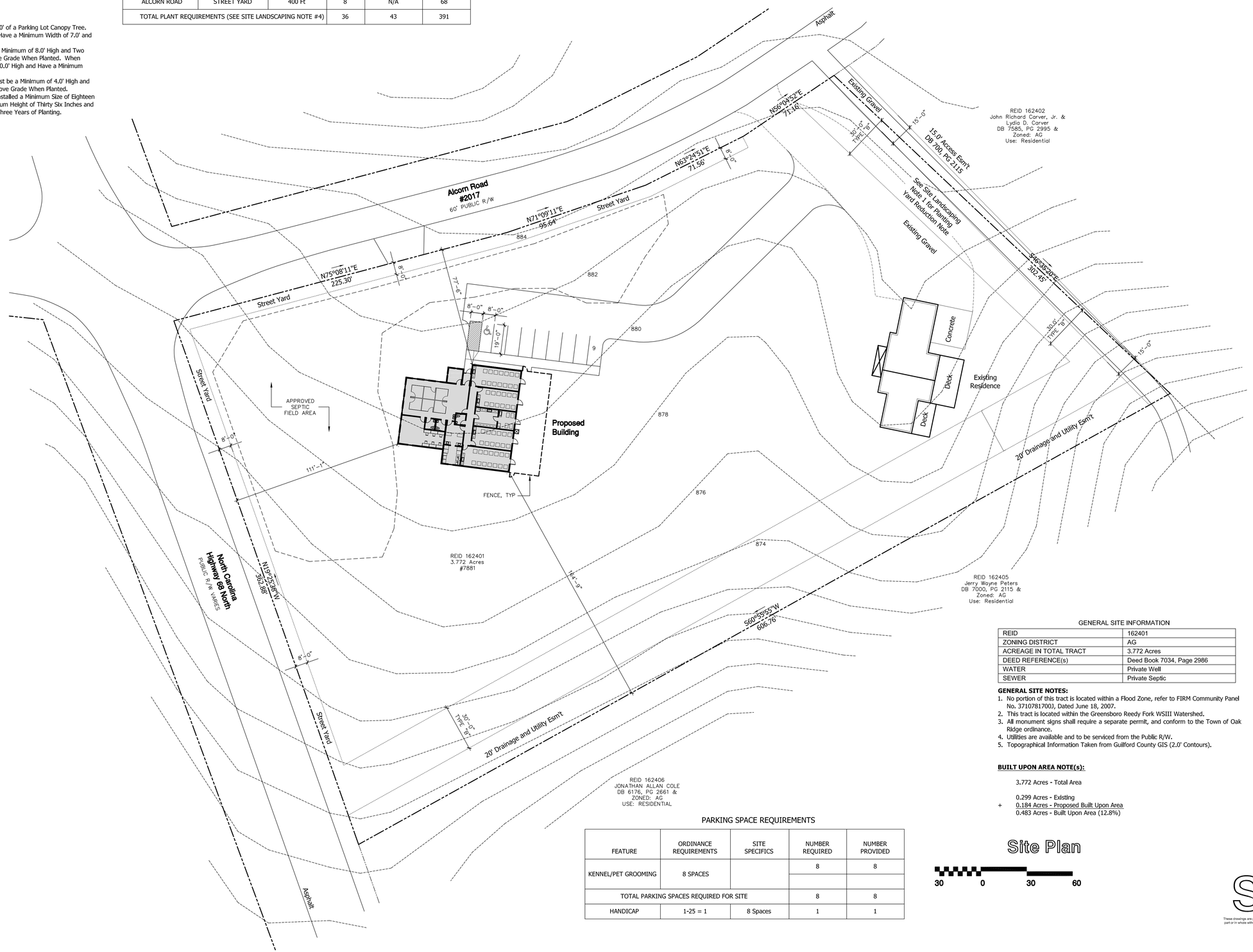
1. Walls, a minimum of five feet in height, constructed of masonry, stone, or pressure treated lumber or an opaque fence, a minimum of five feet in height, may be used to reduce the widths of the planting yards by ten feet.
2. One understory tree may be substituted for each required canopy tree if the Technical Review Committee determines that there would be a major conflict with overhead utilities.
3. In street yards, type C and D planting yards, and parking lots, understory trees may be substituted for canopy trees at the rate of two understory trees for each required canopy tree.
4. Existing landscaping may meet the requirements and should be further evaluated with Planning Director prior to planting. Site Plan may need to be updated to satisfy Director.

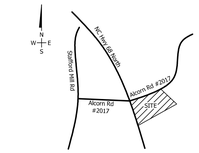
GENERAL LANDSCAPING NOTES:

1. Parking Area: All Spaces must be Within 100' of a Parking Lot Canopy Tree. Planting Areas Within the Parking Lot must Have a Minimum Width of 7.0' and 200 Square Feet.
2. Canopy Tree Size: Canopy Trees must be a Minimum of 8.0' High and Two Inches in Caliper Measured Six Inches Above Grade When Planted. When Mature, a Canopy Tree Should be at Least 40.0' High and Have a Minimum Crown Width of 30.0'.
3. Understory Tree Size: Understory Trees must be a Minimum of 4.0' High and One Inch in Caliper Measured Six Inches Above Grade When Planted.
4. Shrub Size: All Approved Shrubs Shall be Installed a Minimum Size of Eighteen Inches Spread or Height and Reach a Minimum Height of Thirty Six Inches and a Minimum Spread of Thirty Inches Within Three Years of Planting.

LANDSCAPING REQUIREMENTS

LOCATION	REQUIREMENTS	APPROXIMATE LENGTH	CANOPY TREE	UNDERSTORY TREE	SHRUB
PARKING LOT	1 per 12 Spaces	9 Spaces	1	N/A	N/A
EAST P/L	TYPE "B"	300 Ft	3	15	125
SOUTH P/L	TYPE "B"	550 Ft	17	28	138
NC HIGHWAY 68	STREET YARD	350 Ft	7	N/A	60
ALCORN ROAD	STREET YARD	400 Ft	8	N/A	68
TOTAL PLANT REQUIREMENTS (SEE SITE LANDSCAPING NOTE #4)			36	43	391





VICINITY MAP - 1" = 1000'

SCHEMATIC DESIGN PHASE

GENERAL SITE INFORMATION

REID	162401
ZONING DISTRICT	AG
ACREAGE IN TOTAL TRACT	3.772 Acres
DEED REFERENCE(s)	Deed Book 7034, Page 2986
WATER	Private Well
SEWER	Private Septic

GENERAL SITE NOTES:

1. No portion of this tract is located within a Flood Zone, refer to FIRM Community Panel No. 3710781700J, Dated June 18, 2007.
2. This tract is located within the Greensboro Reedy Fork WSIII Watershed.
3. All monument signs shall require a separate permit, and conform to the Town of Oak Ridge ordinance.
4. Utilities are available and to be serviced from the Public R/W.
5. Topographical Information Taken from Guilford County GIS (2.0' Contours).

BUILT UPON AREA NOTE(s):

3.772 Acres - Total Area

0.299 Acres - Existing
\+ 0.184 Acres - Proposed Built Upon Area
0.483 Acres - Built Upon Area (12.8%)

PARKING SPACE REQUIREMENTS

FEATURE	ORDINANCE REQUIREMENTS	SITE SPECIFICS	NUMBER REQUIRED	NUMBER PROVIDED
KENNEL/PET GROOMING	8 SPACES		8	8
TOTAL PARKING SPACES REQUIRED FOR SITE			8	8
HANDICAP	1-25 = 1	8 Spaces	1	1

Site Plan

30 0 30 60

SMITH ARCHITECTURE, PA
102 Paisley Street Suite 100 Greensboro, NC 27401 (336) 272-5656 www.smitharchitecturepa.com

Happytail Puppies
7881 Alcorn Road Oak Ridge, North Carolina

SC-1

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18.049

September 05, 2018

F.C.

PLAT BOOK 66 PAGE 132

The undersigned hereby acknowledge(s) this Plat and Allotment to be OUR free act and deed and hereby dedicate(s) to Public use as Streets, Playgrounds, Parks, Open Spaces, and Easements forever all areas so shown or indicated on said Plat.

GUILFORD COUNTY

Signed _____

SIGNED _____

ATTEST _____

Trustee _____

Approved by the Planning Board of the City of Greensboro, N. C., effective on the _____ day of _____ 19_____, provided that the Plat is registered in the office of the Register of Deeds of Guilford County, N. C., within thirty days from the effective date of this approval.

City Clerk

Director of Planning and Executive Secretary of Planning Board
Said Plat was approved by the Planning Board of the City of Greensboro, N. C.

Licensed Engineer No. _____

Subscribed and sworn to before me this _____ day of _____, 19____.

Notary Public

My commission expires: _____

GUILFORD COUNTY, NORTH CAROLINA

I, JAMES W. KIRKMAN, certify that under my direction and supervision this map was drawn from an actual field land survey made by me, deed description recorded in Book 1881, Page 1795 32 & 274; that the error of closure as calculated by latitudes and departures is 1:10,000+; that the boundaries not surveyed are shown as broken lines plotted from deed information; that this map was prepared in accordance with GS 47-30 as amended that the subdivision or Development or a portion thereof is NOT within the Corporate Limits of the City of Greensboro or within a mile thereof.

Witness my hand and seal this 21 day of MARCH A.D. 1980

Signed James W. Kirkman

Licensed Surveyor No. L-1764

Subscribed and sworn to before me this 21st day of March, 1980.

Kathryn S. Pruitt Notary Public

My commission expires July 6, 1980

NORTH CAROLINA - GUILFORD

The foregoing certificate(s) of Kathryn S. Pruitt

A Notary Public of said county is (are) certified to be correct.

This June 4, 1980

MARK STEWART, Register of Deeds

John Kirkley

Deputy, Register of Deeds

When grade of adjacent property does not conform to the street grade, an easement is effective for the purpose of sloping embankments from street grade level at the property line having a slope ratio of two feet horizontal for each foot of vertical dimension.

The undersigned hereby acknowledge(s) that the land shown on this plat is within the subdivision-regulation jurisdiction of the Board of Commissioners of Guilford County and this plat and allotment to be _____ free act and deed, and hereby dedicate(s) to public use as roads, streets, and easements, forever all areas so shown or indicated on said plat.

Signed Obie H. Peeples

SIGNED Opal H. Peeples

Jack B. Swinger ATTEST

Approved by the Board of Commissioners of Guilford County, N. C. on the _____ day of _____, 19____; provided that the plat is registered in the office of the Register of Deeds of Guilford County, N. C. within thirty days from date of this approval.

Signed _____ (Seal)
Chairman

Approved by the Planning Department of Guilford County, North Carolina, on the 4th day of June, 1980 pursuant to Section 10-B of the Guilford County Subdivision Ordinance.

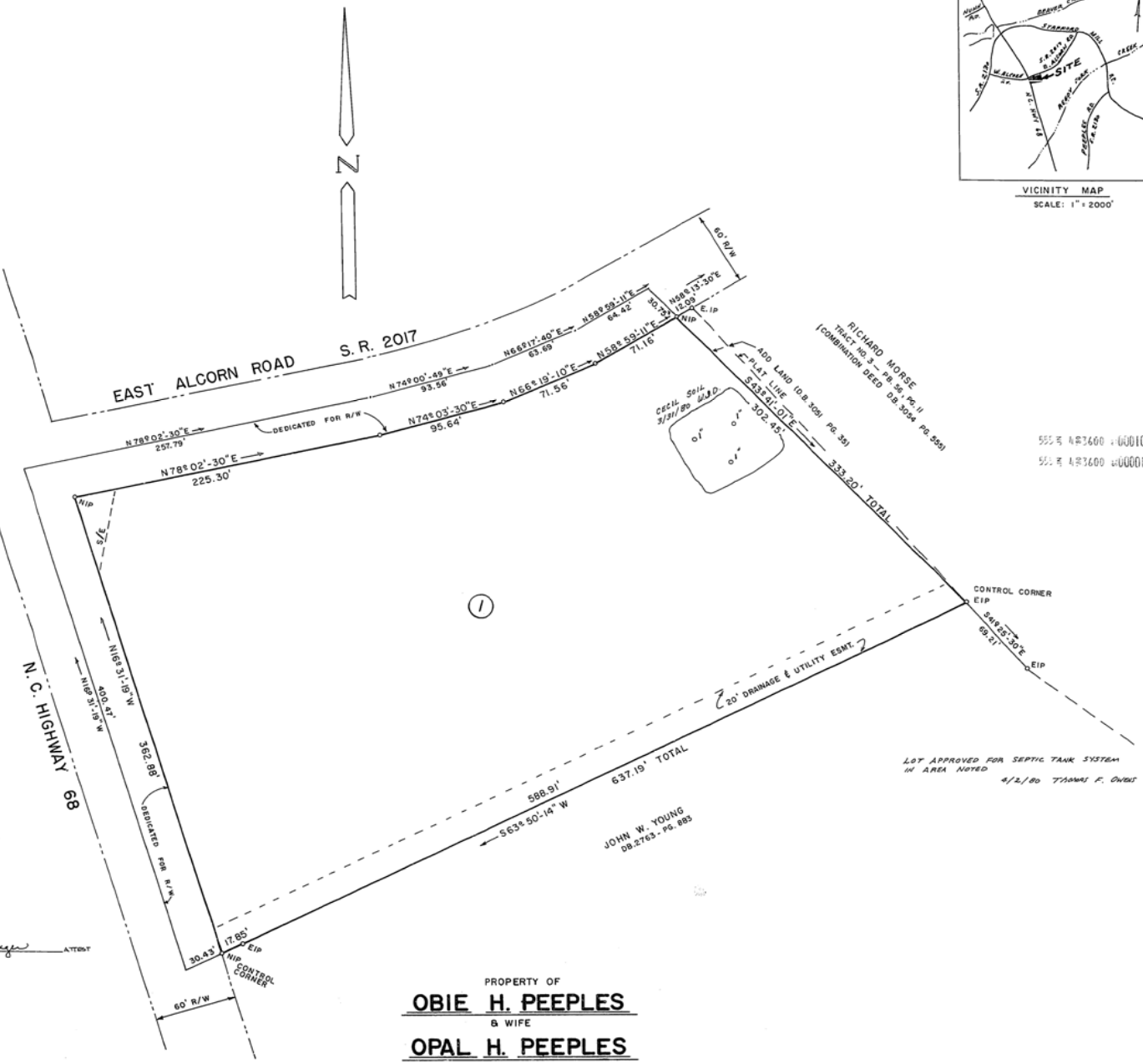
Asst. Planning Director

This Plat does not require a Certificate of Approval by the Division of Highways as provided in G.S. 136-102.6 Subsection (g).

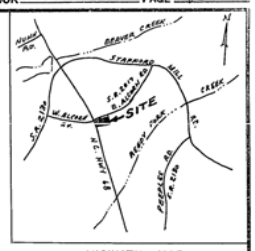
Signed _____
Asst. Director of Planning

Date: 6/4/80

ACL-1-52-1099-B



LOT APPROVED FOR SEPTIC TANK SYSTEM IN AREA NOTED
4/2/80 THOMAS F. OWEN



VICINITY MAP
SCALE: 1" = 2000'

PROPERTY OF

OBIE H. PEEPLES

& WIFE

OPAL H. PEEPLES

OAK RIDGE TOWNSHIP GUILFORD COUNTY

NORTH CAROLINA

MOORE, GARDNER, & ASSOCIATES, INC. CONSULTING ENGINEERS

GREENSBORO, N.C.

SCALE: 1" = 50' (0 25' 50' 100' 150') MARCH 20, 1980

3.772 ACRES IN TRACT
0.587 ACRES IN R/W
4.359 ACRES TOTAL

RECORDED
MARK STEWART
REGISTER OF DEEDS
GUILFORD COUNTY, N.C.
JUN 4 11 52 AM '80

M.G. 305391-97

Southern Photo Print & Supply Co., Greensboro, N. C. 1107/166