



TOWN OF OAK RIDGE PLANNING AND ZONING BOARD

SP-21-03 P&Z Hearing Date: November 18th, 2021

The Kanoy Properties LLC (Bill Greco or Chris Rohr, Land Solutions, Representatives) is submitting a site plan for approval of a 3858 square foot Retail Sales “not otherwise classified” structure.

The property is located on Oak Ridge Rd., 200 feet east of the intersection of Oak Ridge Rd and E. Harrel Rd. Addressed as 2909 Oak Ridge Rd.. Being Guilford County Tax Parcel 163015, consisting of approximately 3.4 acres (Zoned CZ-LB and CZ-NB(Conditional-Zoning Limited Business and Conditional Zoning Neighborhood Business), Greensboro (GW-III) Overlay, Scenic Corridor Overlay. Owned by Kanoy Properties LLC.



Staff comments:

1. In the LB (Limited Business) district a Retail Sales “not otherwise classified” is designated as a use by right.

2. Built-upon area for the 3.4 acre parcel is proposed to be .159 acres. Total development of the site will encompass 15.9% of the parcel.
3. Proposed development will not create another entrance onto Oak Ridge Rd.. Existing entrances will become better defined and used for access to the development.
4. A lighting plan has not been submitted.
5. The landscaping requirements as proposed matches the planting rate required by ordinance. A formal landscape plan has been submitted by the applicant.
6. A driveway permit will be required for site plan approval and will need to meet applicable NCDOT and Town of Oak Ridge Ordinance requirements.
7. Parking lot requirements in the LB zone and Scenic Corridor Overlay Requirements are represented on the site plan and meet ordinance requirements. Applicable state and federal standards for handicap spaces will need to be met for ADA requirements.
8. Existing Architectural Buildings meet the requirements of Scenic Corridor Overlay zone.

Staff recommends conditional approval of the site plan as submitted until a formal lighting plan is submitted.