



TOWN OF OAK RIDGE

Conditional Use Rezoning Application

Date Submitted: _____ Fee/Receipt # \$1000.00+\$100.00 per acre / _____ Case Number _____

Submit Fee and Application to the Town of Oak Ridge

Provide the required information as indicated below. Pursuant to the Oak Ridge Development Ordinance, this application will not be processed until application fees are paid; the form below is completed and signed; and all required maps, plans and documents have been submitted to the satisfaction of the Enforcement Officer. Additional sheets for tax references and signature blocks are available upon request.

Pursuant to Section 30-301 of the Oak Ridge Development Ordinance, the undersigned hereby requests the Town of Oak Ridge to rezone the property described below from the HB+AG zoning district to the CU-TC-R zoning district. Said property is located 1419-1433, 1435 + PART OF 1415 NCHighway 68 NORTH in OAK RIDGE Township; Being a total of ± 29.45 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 0 1 6 2 8 0 6

Tax Parcel # _____

Tax Parcel # 0 1 6 2 8 1 5

Tax Parcel # _____

PART Tax Parcel # 0 1 6 2 8 2 1

Tax Parcel # _____

Check One:

- [X] The property requested for rezoning is an entire parcel or parcels as shown on the Guilford County Tax Map.
[X] The property requested for rezoning is a portion of a parcel or parcels as shown on the Guilford County Tax Map; a written legal description of the property and a map are attached.

Check One:

- [X] The applicant is the property owner(s)
[] The applicant is an agent representing the property owner(s); the letter of property owner permission is attached.

Conditional Use Rezoning Requirements

- [X] Zoning Sketch Plan. A sketch plan illustrating proposed conditions and other pertinent information is required for all conditional use rezoning requests. Sketch elements not illustrating proposed conditions are subject to subdivision and site plan review. Refer to Appendix B, Map Standards of the Oak Ridge Development Ordinance.
[X] Zoning Conditions. Use and/or development conditions must be provided. Complete Page 2 of this application. Refer to uses as listed in Permitted Use Schedule in Section 30-331 of the Oak Ridge Development Ordinance.



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Use Conditions

Uses of the property shall be limited to the following uses as listed in the Permitted Use Schedule, Section 30-331 of the Oak Ridge Development Ordinance:

1) MAXIMUM OF 48 TOWNHOUSE DWELLINGS & MAXIMUM OF ONE (1) SINGLE FAMILY DETACHED LOT

2)

3)

4)

Development Conditions

Development of the property shall occur in accordance with the following standards and requirements in addition to those specified in the Oak Ridge Development Ordinance:

- 1) Provide either an approved fire safety vehicle access route or require installation of an individual fire suppressant system for any home construction on the west side of the lake.
- 2) Provide a fifty (50) foot undisturbed buffer, except for drainage devices & utilities, adjacent to Twelve Oaks Subd.
 - Provide a fifty (50) undisturbed buffer, except for drainage devices, utilities & driveway to proposed single family lot.
- 3) Provide a publicly accessible sidewalk on one side of all drives within the townhome section.
- 4) Provide a publicly accessible natural surface walking trail along the northeastern side of the lake.
 - Provide a publicly accessible sidewalk to "68 Place".
 - Provide berming & landscaping along Hwy 68 as shown on zoning sketch plan.



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A Conditional Use Rezoning Application must be signed by current property owner(s).

I hereby agree to conform to all applicable laws of Oak Ridge and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application, representatives from the Town of Oak Ridge may enter the subject property for the purpose of investigation and analysis of this request.

YOU OR SOMEONE REPRESENTING YOU MUST BE PRESENT AT THE PUBLIC HEARING

Respectfully Submitted, ISRAEL FAMILY LIMITED PARTNERSHIP BY:

STEPHEN H. ISRAEL

Property Owner Signature [Signature]
Name
P.O. BOX 300 06896
Mailing Address
REDDING, CT 68960
City, State and Zip Code
212 744 4459
Phone Number

Representative Signature (if applicable)
Name
Mailing Address
City, State and Zip Code
Phone Number

Additional Tax Map References

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 0162806
Tax Parcel # 0162815
Tax Parcel #

Tax Parcel #
Tax Parcel #
Tax Parcel #
Tax Parcel #
Tax Parcel #
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Tax Parcel #
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Rezeoning Application 11-18-18.pdf



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Additional Signatures

I hereby agree to conform to all applicable laws of Oak Ridge and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application, representatives from the Town of Oak Ridge may enter the subject property for the purpose of investigation and analysis of this request.

YOU OR SOMEONE REPRESENTING YOU MUST BE PRESENT AT THE PUBLIC HEARING

Handwritten signatures of Larry J. Mills and Kathy R. Mills. Printed names: LARRY J. MILLS & KATHY R. MILLS. Address: PO BOX 14, OAK RIDGE, NC 27310. Phone: 336-451-7920. Note: PART OF PARCEL # 0162021

Form fields for Applicant Signature, Name, Mailing Address, City, State and Zip Code, and Phone Number, all crossed out with a diagonal line.

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