



# TOWN OF OAK RIDGE PLANNING AND ZONING BOARD

RZ-20-01 P&Z Board Hearing Date: August 27th, 2020

## GENERAL INFORMATION

**Applicant:** Brian Hall

**Request:** Rezoning request from AG (Agricultural) to RS-40 (Residential)

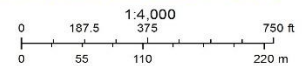
**Development Conditions:**  
None

**Location:**

Guilford County, NC



July 10, 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#:** 165509

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

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**Community Outreach:**

Developer held a meeting with adjacent property owners on August 18<sup>th</sup>. Notification will be sent in a timely manner before the Public Hearings for Planning and Zoning Board and Town Council.

**Tract Size:** 21.94 Acres

**Topography:** Moderately Flat

**Vegetation:** Mostly open with small singular wooded areas.

**SITE DATA**

**Existing Use:** Agricultural (Hay Production)

	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
<b>N</b>	RS-40	Single-Family Residential
<b>S</b>	RS-40	Single-Family Residential
<b>E</b>	RS-40	Single-Family Residential
<b>W</b>	RS-40	Single-Family Residential

**Zoning History:**

<b>Case #</b>	<b>Date</b>	<b>Summary</b>
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N/A

**ZONING DISTRICT STANDARDS**

**District Summary:**

Zoning District	Existing	Requested
Designation: Max. Density:	<b>AG</b> 1 DU/Per Acre No Major Subdivision	<b>RS-40</b> 1 DU/per 40,000 square feet.

**Conditional Uses:** None

**SPECIAL INFORMATION**

**Overlay Districts:** Historic District, Scenic Corridor

**Environmental:**

**Watershed:** Greensboro General Watershed

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Floodplains: This site does not include floodplains.

Streams: None

Other: None

**Utilities:**

Public Water: Non-available (Lots will be served by individual well)

Public Sanitary Sewer: Non-available (Lots will be served by onsite 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:**

Will be determined during Subdivision approval process.

**Transportation:**

Street Classification: Oak Ridge Rd. – Major Thoroughfare

Billet Rd. – Collector Street

Williard Rd. – Collector Street

Site Access: Each lot will front onto either Williard or Billet Rd.

Traffic Counts: 8700 Annual Average Daily Traffic (AADT) Volume along Oak Ridge Rd (Taken in 2017 in front of Oak Ridge Elementary School. Approximately .5 Miles East of Billet Rd.

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: Use of Existing Streets negates connectivity. The existing Stub Road (Clarky Rd.) into the parcel is not planned to be used at this time according to the developer. No new roads are proposed at this time.

Other: N/A

**IMPACT ANALYSIS & STAFF DISCUSSION**

**Future Land Use Compatibility – 2016 Future Land Use Plan**

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OBJECTIVE 1.2: Recommend RS-40 zoning for development on tracts outside the town core with marginal environmental, agricultural, historic, or community open space value.

**Comprehensive Pedestrian Transportation Plan**

Figure 3.1 - Town of Oak Ridge Existing and Proposed Facilities map from the Pedestrian Plan does show a future paved shoulder along Williard Rd.

**STAFF RECOMMENDATIONS:**

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.**

<b>VOTE:</b>	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.

<b>ROLL CALL VOTE:</b>	Pittman	_____
	McClellan	_____
	Kinneman	_____
	Nodine	_____
	Schneider	_____

[Type here]

**MOTION  
TO APPROVE  
ZONING AMENDMENT**

PROPOSED ZONING AMENDMENT: AG to RS-40

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: AG to RS-40

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: AG to RS-40

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 .]