



TOWN OF OAK RIDGE PLANNING AND ZONING BOARD

RZ-20-03 P&Z Board Hearing Date: August 27th, 2020

GENERAL INFORMATION

Applicant: Mary A. Leight

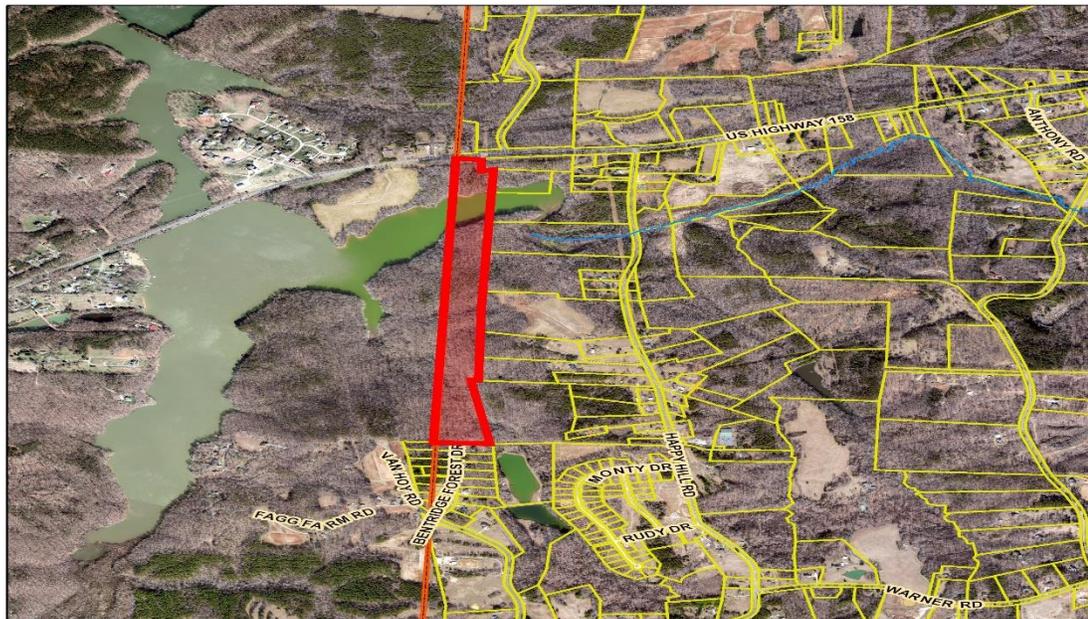
Request: Rezoning request from AG (Agricultural) to CZ- RS-40 (Residential)

Development Conditions:

Maximum of 11 single family lots on portion of property within the boundaries of Guilford County.

Location:

Guilford County, NC



August 5, 2020

1:16,000
0 700 1,400 2,800 ft
0 225 450 900 m

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#: 6990-30-1268.00 (Forsyth County Tax Parcel) Majority of overall parcel is located in Forsyth County

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

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Community Outreach:

None.

Tract Size: 35.6 approximately

Topography: Heavily contoured

Vegetation: Heavily Wooded.

SITE DATA

Existing Use: Agricultural (Undeveloped)

	Adjacent Zoning	Adjacent Land Uses
N	AG	Agricultural
S	RS-40	Single-Family Residential
E	AG	Agricultural
W	AG	Agricultural

Zoning History:

Case #	Date	Summary
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N/A

ZONING DISTRICT STANDARDS

District Summary:

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

Conditional Uses: Maximum of 11 single family lots on portion of property within the boundaries of Guilford County.

The conditions and site-specific standards proposed by the applicant for mutual approval by the Town of Oak Ridge are limited to those that address: (a) the conformance of the development and use of the property to Town ordinances and the Town's officially adopted

[Type here]

Comprehensive Land Use Plan; and, (b) the impacts reasonably expected to be generated by the development or use of the property.

Overlay Districts: None

Environmental:

Watershed: Greensboro General Watershed
Floodplains: Northern portion of parcel along Belews Lake
Streams: Kings Creek
Other: None

Utilities:

Public Water: Service brought in through either Forsyth or Stokesdale
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: Bentrige Forest Dr. – Minor Collector
Happy Hill Rd. – Collector Street
Site Access: Bentrige Forest Dr. and a future connection to Happy Hill Rd.
Traffic Counts: 10000 Annual Average Daily Traffic (AADT) Volume along Hwy 158. Counts taken approximately 2 miles north of Parcel.
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: Connection to Bentrige Forest Dr.
Other: N/A

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IMPACT ANALYSIS & STAFF DISCUSSION

Future Land Use Compatibility – 2016 Future Land Use Plan

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

No additions proposed for this area.

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.

PLANNING AND ZONING BOARD RECOMMENDATIONS:

[Type here]

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.

VOTE:	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.

ROLL CALL VOTE:	Pittman	_____
	McClellan	_____
	Kinneman	_____
	Nodine	_____
	Schneider	_____

MOTION

[Type here]

**TO APPROVE
ZONING AMENDMENT**

PROPOSED ZONING AMENDMENT: AG to CZ-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 CZ-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 CZ- S-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 .]