



# TOWN OF OAK RIDGE PLANNING AND ZONING BOARD

RZ-21-01 P&Z Hearing Date: January 28, 2021

## GENERAL INFORMATION

**Applicant:** Lisa F. Honeycutt, Bonnie P. Mills and Tonia Mills

**Request:** Rezoning request from AG (Agricultural) to CZ-RPD (Conditional-Zoning - Rural Preservation District)

The applicant proposes to develop a clustered single-family residential subdivision of 67 lots on a total of 97.68 acres. 60.1% of the development will be dedicated as open space, and the minimum lot size will be 20,000 square feet. If approved, the sketch plan as submitted will become part of the zoning on the property. Changes to road connections, increases in density, or changes in use will require amendment of the zoning.

### **Development Conditions:**

- 1) *Maximum number of lots shall be sixty-seven (67)*
- 2) *Entrance to Bunch Road shall be required.*

**Location:** Properties are located on the south side of Bunch Road, approximately 1460 feet east of Oak Ridge Road, and adjacent to Oak Ridge Lake subdivision, Canter Cove subdivision and Allred Family Trust subdivision, all being in Oak Ridge Township. (See attached Map)

**Tax Map ID#:** 163077,162726,162660, Portions of 163062 and 163115.

**Public Notification:** The Town of Oak Ridge notified all property owners within 500' of the subject property and posted the property as well.

### **Community Outreach:**

The applicant mailed letters of notification to and met with residents adjacent and within 500 feet of the property proposed for rezoning on January 13th.

**Tract Size:** 97.68 Acres

**Topography:** Variable to steeply sloping around drainage areas

**Vegetation:** Mostly wooded with approximately 3 acres of open meadow.

## SITE DATA

**Existing Use:** Single family residence and agricultural

	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
<b>N</b>	AG	Agricultural
<b>S</b>	AG	Agricultural
<b>E</b>	RS-40	Residential
<b>W</b>	RS-40 and AG	Residential and Agricultural

**ZONING DISTRICT STANDARDS**

**District Summary:**

Existing: **AG (Agricultural)**

Maximum Density: 1 Development Unit / Per acre. No Major Subdivision

Requested: **CZ-RPD (Conditional Zoning – Rural Preservation District)**

(a) Maximum number of lots/dwelling units.

(1) **Base calculation.** The maximum number of lots/dwelling units shall be determined by calculating the gross acreage of the tract, excluding any street right of way, and rounding the result down.

(2) **Open space credit.** For every five acres designated as open space and placed under control of an owner's association, land conservancy/trust, or dedicated to the public as open space, in excess of the area required under subsection (i) of this section, one lot/dwelling unit may be added to maximum number allowed under subsection (a)(1) of development ordinance.

(i) **Open space.** A minimum of 50 percent of the gross land area shall be open space. Open space should be designed to provide for maximum contiguity within and adjacent to the proposed development.

**Conditional Zoning District Rezoning Analysis:**

The petition for rezoning includes all owners of the property to be included in the rezoning request. Any additional conditions offered during the public hearing must be accepted by all owners of the property being considered for rezoning.

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

**SPECIAL INFORMATION**

**Overlay Districts:** Scenic Corridor

**Environmental:**

Watershed: Greensboro General Watershed  
Floodplains: This site does include floodplains along the southern border of lot #162660 and Lot #163077. Flood plain areas will be dedicated to the Town of Oak Ridge.  
Streams: Multiple Ephemeral Streams intersecting through the property.  
Other: None

**Utilities:**

Water: Community Well (Lots will be served by a community well system dedicated and managed by the Town of Oak Ridge)  
Sanitary Sewer: Non-available (Lots will be served by onsite and offsite 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:**

21 acres or approximately 21.5% of the development

**Transportation:**

Street Classification: Bunch Rd. – Major Thoroughfare  
Elizabeth Dr. – Local Collector  
Chadding Dr. – Local Collector  
New Street into development will be classified as a Local Collector.

Site Access: All accesses must be designed and constructed to NCDOT Standards and to the standards set forth in Article VIII, Division 9, Section 30-860 (Streets) of the Town of Oak Ridge Code of Ordinance.

Traffic Counts: 5700 Annual Average Daily Traffic (AADT) Volume along Bunch Rd. (Taken in 2019, east of the intersection of Bunch Road and Brookbank Road.

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: Proposed connectivity with Elizabeth Dr. and Chadding Dr. in Oak Ridge Lakes subdivision.

## **IMPACT ANALYSIS & STAFF DISCUSSION**

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

OBJECTIVE 1.1: Promote the preservation of open space, rural vistas, historic resources, and environmental assets by encouraging “conservation subdivision” design on tracts with environmental, historic, or agricultural features.

OBJECTIVE 2.1: Encourage a variety of housing options to accommodate the housing needs of all Oak Ridge residents.

OBJECTIVE 2.2: Residential neighborhoods will provide safe and accessible travel options for all residents.

POLICY 2.2.2: In lower density areas where sidewalks are not practical, alternative pedestrian accommodations such as trails, greenways, etc. should be incorporated into neighborhood design and should be used as linkages between neighborhoods whether or not vehicular connections are available.

OBJECTIVE 4.1: Oak Ridge will continue to expand its open space network.

POLICY 4.1.1: Oak Ridge will continue to require open space dedication on new development sites with environmental, historic, or agricultural features by encouraging conservation subdivision design (see Objective 1.1).

OBJECTIVE 4.2: Oak Ridge will have a network of publicly accessible greenways linking the Town Core with neighborhoods and recreational amenities.

POLICY 4.2.1: Open space dedications along floodplain corridors should include a floodplain buffer to allow greenway construction along higher ground and bluffs.

POLICY 4.2.3: Support the recommendations of the Oak Ridge Pedestrian Plan.

OBJECTIVE 5.2: Oak Ridge will promote street and neighborhood connectivity.

POLICY 5.2.2: The design of new neighborhoods should facilitate the safe movement of traffic by facilitating connections and encouraging street design that discourages “cut-through” traffic.

### **Comprehensive Pedestrian Transportation Plan**

Figure 3.1 - Town of Oak Ridge Existing and Proposed Facilities map from the Pedestrian Plan does show a future trail or pedestrian path along the parcels 163077 and 162660.

**STAFF RECOMMENDATIONS:**

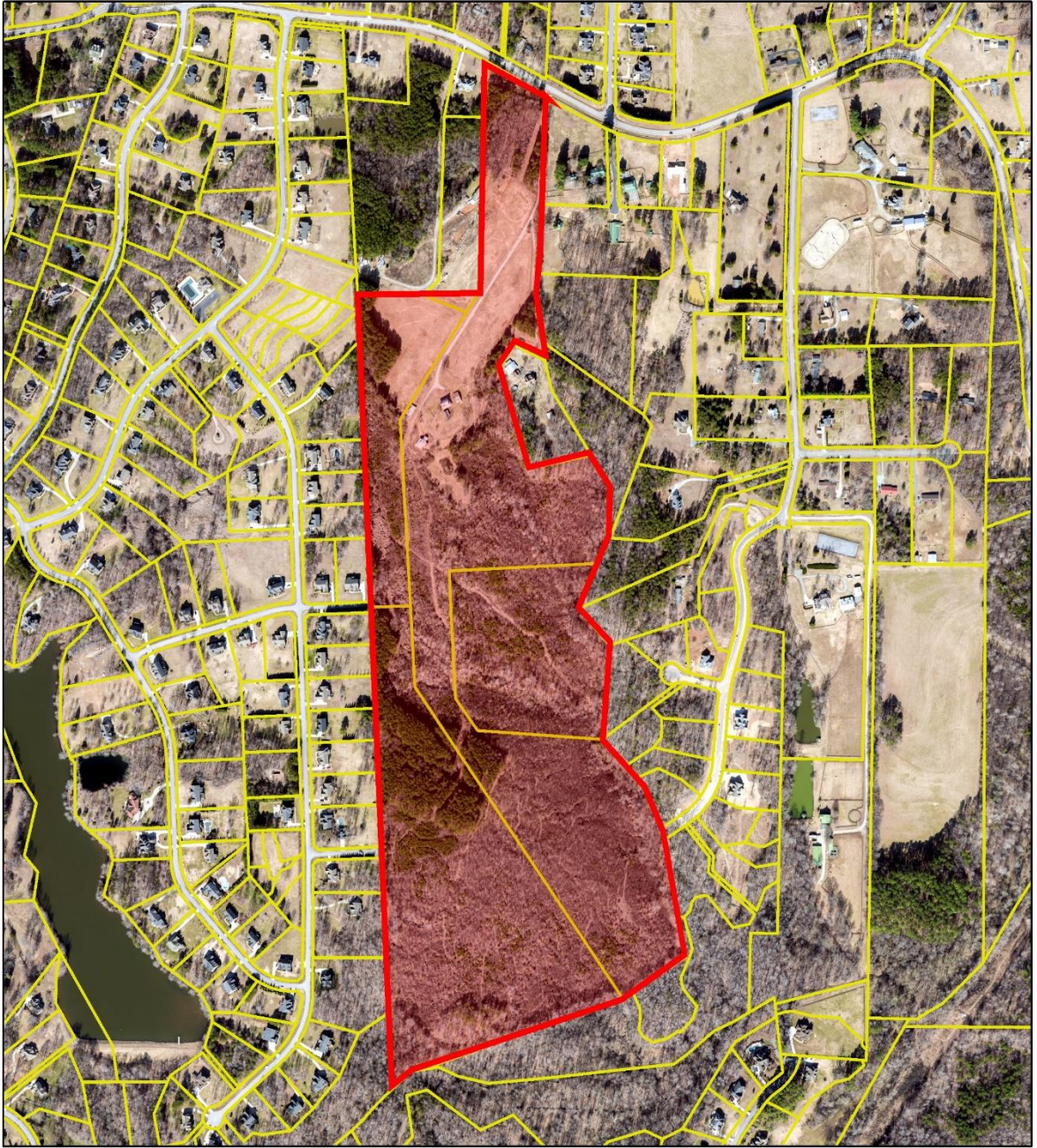
The RPD zoning district permits flexibility in development by trading smaller lots for required open space while maintaining the same density found in the RS-40 zoning district. This flexibility can assist in promoting the goals of the land use plan. The sketch plan for the proposed development preserves a significant portion of the existing tree line and open space along the boundary of Oak Ridge Lake Subdivision. Preservation of open space and tree lines can be used to screen views from roads and adjacent properties. The proposed sketch plan preserves a significant amount of existing forest, open space and environmentally sensitive areas.

Staff recommends that the request is consistent with the adopted Future Land Use Plan and recommends **approval**.

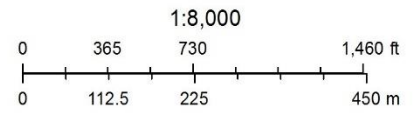
**Staff Report prepared for the Town of Oak Ridge Planning Department by Planning Director Sean Taylor, CZO.**



# Guilford County, NC



January 4, 2021



**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	_____
	Stoudemire	_____
	Streck	_____
	Paslaru	_____
	Stafford	_____
	Gardner	_____
	Alternate	_____

**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>	Schneider	_____
	McClellan	_____
	Kinneman	_____
	Nodine	_____
	Pittman	_____

**MOTION  
TO APPROVE  
ZONING AMENDMENT**

PROPOSED ZONING AMENDMENT: AG to CZ-RPD

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.]



**MOTION  
TO REJECT  
ZONING AMENDMENT**

PROPOSED ZONING AMENDMENT: AG to CZ-RPD

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.]

**MOTION  
TO APPROVE  
ZONING AMENDMENT**

PROPOSED ZONING AMENDMENT: AG to CZ-RPD

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 .]