



# TOWN OF OAK RIDGE TOWN COUNCIL

RZ-22-02 P&Z Hearing Date: November 17, 2022

## GENERAL INFORMATION

**Applicant:** Town of Oak Ridge, NC

**Request:** Rezoning request from RS-30 (Residential) to PI (Public and Institutional)

**Use Conditions:**

None

**Development Conditions:**

None

**Location:** Property is located on the northeastern corner of the intersection of Linville Rd. and Lisa Dr. being in Oak Ridge Township.

**Tax Map ID#:** 165094

**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:**

None

**Tract Size:** 1.23 Acres

**Topography:** Moderately sloping to flat

**Vegetation:** Mostly grass with older landscaped areas dispersed among large trees.

## SITE DATA

**Existing Use:** Single family residence

	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
<b>N</b>	PI	Town Park
<b>S</b>	RS-30	Residential
<b>E</b>	PI	Town Park
<b>W</b>	CU-LB	Fitness Gym

## ZONING DISTRICT STANDARDS

**District Summary:**

Existing: **RS-30 (Residential)**

Maximum Density: 1 Development Unit / Per 30,000 Square Feet

Requested: **PI (Public and Institutional)**

The PI, public and institutional district is intended to accommodate mid- and large-sized public, semipublic and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for smaller public and institutional uses customarily found within residential areas.

**SPECIAL INFORMATION**

**Overlay Districts:** Historic District

**Environmental:**

Watershed: NA

Floodplains: None

Streams: None

Other: None

**Utilities:**

Water: Well

Sanitary Sewer: Non-available (Lot 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:**

All Existing trees greater than 8" in diameter are protected by the Historic District Design Standards.

**Transportation:**

Street Classification: Linville Rd. – Minor Thoroughfare

Lisa Dr. – Minor Thoroughfare

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: 5000 Annual Average Daily Traffic (AADT) Volume along Linville Rd. (Taken in 2019, beside this property.)

Sidewalks: Provided

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: Existing

**IMPACT ANALYSIS & STAFF DISCUSSION**

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

GOAL #3: Oak Ridge will continue to encourage distinctive, high quality site design and construction that reflects the Town’s historic heritage and contributes to the village feel of the Town Core.

OBJECTIVE 3.1: Preserve and enhance the aesthetic and historic features of the entryways into town.

POLICY 3.1.1: Additional landscaping should accompany development along NC Highway 68.

POLICY 3.1.2: Landscaping should be native to the region and appropriate for the location.

POLICY 3.1.3: Oak Ridge will continue to value open space preservation and tree preservation for environmental stewardship, habitat protection, passive public recreation, and for intrinsic and aesthetic benefits.

GOAL #4: Oak Ridge will continue to value open space preservation and tree preservation for environmental stewardship, habitat protection, passive public recreation, and for intrinsic and aesthetic benefits.

**Comprehensive Pedestrian Transportation Plan**

Site meets plan due to existing sidewalk and creation of new sidewalks.

**STAFF RECOMMENDATIONS:**

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



Disclaimer: While every effort is made to keep 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.

Map Scale  
1 inch = 63 feet  
10/26/2022

**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	_____
	Fiorentino	_____

**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	_____
	Sullivan	_____
	Pittman	_____

**MOTION  
TO APPROVE  
ZONING AMENDMENT**

PROPOSED ZONING AMENDMENT: RS-30 to PI

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: RS-30 to CZ-PI

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: RS-30 to PI

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 .]