



TOWN OF OAK RIDGE

Conditional Zoning Application

Date Submitted: 11/16/23 Fee/Receipt # \$1000.00+\$100.00 per acre \$1140.00 / _____ 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 AG zoning district to the CZ-LB zoning district. Said property is located AT 8458 & 8456 HAW RIVER ROAD in OAK RIDGE Township; Being a total of: 1.37 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # <u>1 6 6 4 1 4</u> _____	Tax Parcel # _____
Tax Parcel # _____	Tax Parcel # _____
Tax Parcel # _____	Tax Parcel # _____

Check One:

- The property requested for rezoning is an entire parcel or parcels as shown on the Guilford County Tax Map.
- 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:

- 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

- 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.
- 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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OAK RIDGE**

**Conditional Use
Rezoning Application**

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) **CONVINENCE STORE w/GASOLINE PUMPS**

- 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) **SEE ATTACHED**

- 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. Development of the site shall follow the Commercial Village Core Design Guidebook for the Town of Oak Ridge.
2. Hours of operation shall be limited to the hours between 5:00 AM to 12:00 AM.
3. Planting yard rates shall be doubled in the required street planting yard along Haw River Road.
4. Any future expansion of the existing building shall be limited to 25% of the current building footprint.
5. Name branded petroleum signage, e.g., Shell, Exxon, Citgo, shall be prohibited on any pump island canopy.



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Conditional Use Rezoning Application

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,

Property Owner Signature
ZUNAIRA INVESTMENT LLC c/o MURAD ALI
Name
7503 HENSON FOREST DRIVE
Mailing Address
SUMMERFIELD NC 27358
City, State and Zip Code
336-605-0328
Phone Number

Representative Signature (If applicable)
LAND SOLUTIONS c/o BILL GRECO
Name
PO BOX 347
Mailing Address
OAK RIDGE NC 27310
City, State and Zip Code
336-605-0328
Phone Number

Additional Tax Map References

Further referenced by the Guilford County Tax Department as:

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