



**OAK RIDGE BOARD OF ADJUSTMENT MEETING
JUNE 14, 2012 - 7:00 P.M.
OAK RIDGE TOWN HALL**

MINUTES

Members Present

Jim Kinneman, Chair
Beth Walker, Vice Chair
Alex Papp
Nancy Stoudemire
Jay Cumbus, Alternate

Staff Present

Sandra Smith, Town Clerk

Members Absent

Wendell Ott
Danny Yanusz

1. CALL TO ORDER

The Board of Adjustment meeting of June 14, 2012, was called to order by Chair Jim Kinneman at 7:00 p.m.

2. ROLL CALL

The roll was called by Jim Kinneman. Beth Walker, Jay Cumbus, Alex Papp, Nancy Stoudemire and Kinneman were present. Wendell Ott and Danny Yanusz were absent.

3. APPROVE AGENDA

Kinneman noted that the public hearing previously scheduled for the meeting had been cancelled.

Jay Cumbus made a **motion** to approve the June 14, 2012, meeting agenda. **Alex Papp** seconded the motion and it was passed unanimously (5-0).

4. APPROVE MINUTES OF MARCH 11, 2012 , MEETING

Alex Papp made a **motion** to approve the minutes of the March 11, 2012, meeting. **Beth Walker** seconded the motion and it was passed unanimously (5-0).

5. **PUBLIC HEARING**

- **Case No. 12-05-ORPL-2118:** CMT Commons, LLC is appealing an Enforcement Officer's decision regarding an open burning violation, Section 15.5-2 of the Guilford County Code of Ordinances, adopted by reference by the Town of Oak Ridge. The property is located at 8309 Linville Road, Tax Parcel 0165098, Oak Ridge Township, and is zoned CU-SR (Scenic Corridor Overlay Zoning). **This case was continued by agreement of the parties and was not heard.**

6. **NEW BUSINESS**

- **Recommendation of BOA Alternate Vacancy: Dede Cunningham.** Kinneman said the only correction to Cunningham's application that he was aware of is that she recently changed her place of employment. Cunningham said she had lived in Oak Ridge for 10 years and recently moved her business here as well. Cunningham took the podium in order to answer questions from the Board. Alex Papp asked why she wanted to serve as an alternate, and Cunningham said her son is now at an age where she can get more involved and that she wants to give back to the community. Beth Walker said that while there is the potential for monthly meetings, the Board often does not have cases to be heard; while the Board is not among the town's most active, Walker said it is still extremely important.

Jim Kinneman explained about the Board being quasi-judicial, saying that it is operated much like a court in that speakers are sworn in and that Board members are not supposed to talk about a case before the meeting and should only consider evidence that is presented at the meetings. Cunningham said she had represented developers before boards like the Greensboro City Council and Board of Adjustment in supporting or defending their cases. She said both her parents are retired police officers, so she has an understanding of right and wrong and how people should conduct themselves during a court case. Jay Cumbus said he had known Cunningham professionally for about 10 years and felt she was "more than qualified" to serve.

Beth Walker made a **motion** to recommend Dede Cunningham's approval as an alternate on the Board of Adjustment to the Town Council. **Jay Cumbus** seconded the motion and it was passed unanimously (5-0).

Kinneman then explained that it is up to the Town Council to make Cunningham's appointment.

7. **OLD BUSINESS**

None

8. PUBLIC COMMENT

None

9. ADJOURNMENT

Alex Papp made a **motion** to adjourn the meeting at 7:09 p.m. **Nancy Stoudemire** seconded the motion and it was passed unanimously (5-0).

Respectfully submitted,



Sandra B. Smith, Town Clerk



Jim Kinneman, Chair