



**OAK RIDGE PLANNING & ZONING BOARD MEETING
MARCH 27, 2014 - 7:00 P.M.
OAK RIDGE TOWN HALL**

MINUTES

Members Present

Doug Nodine, Chair
Ron Simpson, Vice Chair
Nancy Stoudemire
Carl Leybourne
Bobbi Baker
Larry Stafford
Brian Eichlin, Alternate (Not sitting)

Staff Present

Bruce Oakley, Town Manager
Bill Bruce, Town Planner

Members Absent

Tammy Gardner
Patti Paslaru, Alternate

1. CALL TO ORDER

The meeting was called to order by Doug Nodine at 7:00 p.m.

2. APPROVE AGENDA

Nancy Stoudemire made a **motion** to approve the meeting agenda. **Bobbi Baker** seconded the motion, and it was passed unanimously (6-0).

3. APPROVE MINUTES OF THE FEBRUARY 27, 2014, MEETING

Ron Simpson made a **motion** to approve the minutes. **Larry Stafford** seconded the motion, and it was passed unanimously (6-0).

4. NEW BUSINESS

- **Subdivision Case #13-12-ORPL-05775. Connell, Robert and Frances (revised).** The property is located at the terminus of Crutchfield Farm Road, in Oak Ridge Township, being Guilford County Tax Parcel 0162659 (part). This subdivision plat consists of one lot and open space dedication for a total of 3.05 acres. Zoned AG. Greensboro (GS-III) Watershed. Owner/Applicant: Robert D. Connell and Frances O. Connell. Designer: CPT Engineering.

Town Planner Bill Bruce presented the case and explained that it was a resubmittal of a plan approved by the Board in February. During that meeting, it was discussed that a lot larger than 10 acres does not have to be

platted, but if it is surveyed and platted, drainage easements must be applied. After the meeting, the applicant decided not to plat the lot larger than 10 acres, so now the remaining 3 acres was coming before the Board as a one-lot subdivision. The applicant, in something of a trade, had decided to dedicate the entire floodplain on Lot 1 to the Town for drainageway and open space, rather than only the 70 feet from the center of the creek. Bruce said, as at the last meeting, the Board should consider the Open Space Plan, the size and type of development, and whether open space had been dedicated on nearby properties. He added that the road connection waiver approved at the last meeting would still be in effect unless the Board wanted to discuss it further.

Chuck Truby, the engineer for the project, said he was not aware that the Town's ordinance would allow a tract of 10 or more acres not to be platted. Had he known that, he said he would have submitted it that way in the beginning. While he encouraged the applicant to accept the plan as the Board voted on at the last meeting, it was the applicant's land and he wanted to bring the revised plan before the Board again.

Board members asked if the amended plan would supersede the one approved at the previous meeting, and Bruce said yes. Nodine said the main issue for him was the additional 20 feet for trail dedication on the 13-acre property that was approved in February; Bruce explained that was no longer a possibility with the revised plan because the 13-acre property was not required to be platted, and that the trail dedication would only be available on the newly-platted lot on the Crutchfield Farm Road side of the creek.

Leybourne asked Bruce to review the waiver granted at the last meeting, and Bruce said the Board had granted the waiver for a road connection shown on the Thoroughfare Plan based on physical hardship.

In response to a question, Bruce said that if the Town wants to put a trail on the 13-acre property in the future, there are other ways that can be accomplished than just through a dedication.

Stafford asked if Lot 1 would be accessed off of Crutchfield Farm Road, and Bruce said yes, that the driveway to this property would begin at the end of the road.

Stoudemire asked if the amount of land to be dedicated was the same on this plan as it was on the version approved at the previous meeting; Truby said that the dedication was significantly more than was on the original plan because the applicant proposed dedicating the entire floodplain on Lot 1 (1.36 acres) for drainageway and open space.

Bruce said there are several options on how to treat floodplain; the applicant could apply the entire area to drainageway and open space, or he could put it

in a drainage easement. The Board is instructed to look at the Open Space Plan, Land Use Plan, and how neighboring properties had been treated. At the previous meeting in February, the Board had looked at the Estates at Oak Ridge Lake and their floodplain dedication, the Pedestrian Plan - which showed a greenway and trail in this area, and it made sense to the Board to propose open space dedication on at least a portion of Connell's property so the trail could be accommodated. Bruce added that in his opinion, the plan being proposed now is consistent with the Open Space Plan and the Pedestrian Plan.

Carl Leybourne made a **motion** to accept the plan as submitted. **Ron Simpson** seconded the motion, and it was passed unanimously (6-0).

5. CITIZEN COMMENTS

None

6. ADJOURNMENT

Carl Leybourne made a **motion** to adjourn the meeting at 7:16 p.m. **Nancy Stoudemire** seconded the motion, and it was passed unanimously (6-0).

Respectfully Submitted:



Sandra B. Smith, Town Clerk



Doug Nodine, Chair