



OAK RIDGE TOWN COUNCIL MEETING
SEPTEMBER 3, 2015 - 7:00 P.M.
OAK RIDGE TOWN HALL

MINUTES

Members Present

Spencer Sullivan, Mayor
Jim Kinneman, Mayor Pro Tem
George McClellan
Mike Stone

Staff Present

Michael Thomas, Town Attorney
Bill Bruce, Planning Director
Bruce Oakley, Town Manager
Sandra Smith, Town Clerk
Sam Anders, Finance Officer

Members Absent

Ray Combs

1. **CALL TO ORDER**

Mayor Spencer Sullivan called the meeting to order at 7:00 p.m.

A. **Invocation.**

The invocation was given by Dr. Dan Nobles of Christ Mission Church and Oak Ridge Military Academy.

B. **Pledge of Allegiance.**

2. **APPROVE AGENDA**

Mayor Pro Tem Jim Kinneman made a **motion** to approve the meeting agenda. Councilman George McClellan seconded the motion, and it was passed unanimously (4-0).

3. **APPROVE MINUTES OF THE JULY 9, 2015, CLOSED SESSION**

Councilman Kinneman made a **motion** to approve the meeting minutes. Councilman Mike Stone seconded the motion, and it was passed unanimously (4-0).

4. **RESOLUTIONS, PROCLAMATIONS, ANNOUNCEMENTS**

A. **Proclamation honoring Eliza Russom Dick.**

Mayor Sullivan announced that a proclamation honoring Eliza Russom Dick had been presented to her family at the celebration of her life. Sullivan said Dick, who died recently at age 105, was a longtime resident of Oak Ridge who deserved recognition.

B. **Proclamation honoring the Oak Ridge Lions Club.**

Mayor Sullivan asked all Oak Ridge Lions Club members in attendance to stand and read aloud a proclamation honoring the organization for being involved in the Adopt-A-Highway litter removal for 20 years and for all its service to the community. Sullivan presented the proclamation to Carolyn Brown, a charter member of the Lions Club.

5. **TOWN MANAGER'S REPORT**

Town Manager Bruce Oakley reported that the Town had received the most recent population estimate of 6,927 from the state demographer. He also reported that he had been copied on an email between Guilford County Sheriff's Office personnel in which all deputies were instructed to cite twin trailers using local roads without authorization.

6. **PUBLIC HEARING**

Rezoning Case #RZ-15-04. AG to CU-RPD. The property is located on the west side of Bridgehead Road, approximately 1900 feet south of Oak Ridge Road, in Oak Ridge Township. It is Guilford County Tax Parcels 0167806 and 0167835, is made up of approximately 29.3 acres, and is owned by Gregory H. and Mary B. Campbell, and Richard Parker Barrow. The property is located in the Greensboro (GW-III) Watershed and the Oak Ridge Extraterritorial Jurisdiction (ETJ).

Planning Director Bill Bruce said the applicant had requested an additional continuance. At the August 27 Planning & Zoning Board meeting, the Board had voted to recommend a 60-day continuance and is scheduled to hear the case on October 22.

Councilman Kinneman asked if the applicant had requested a 60-day continuance, and Bruce said the applicant had only asked that the case be continued for the second time. Oakley said the applicant had been agreeable to the 60 days.

Councilman McClellan made a **motion** to continue the case for 60 days. **Councilman Kinneman** seconded the motion, and it was passed unanimously (4-0).

7. **NEW BUSINESS**

Site Plan Case #SP-15-02. Knights Landing Amenity Site. Combs, Inc. requests approval for a swimming pool and poolhouse. The property is located in the Knights Landing Subdivision (under development) at the terminus of the future Hawkwood Court. It is Guilford County Tax Parcel 0166301 (part) and is zoned PD-R. Designer: Hugh Creed Associates.

Bruce said this was purely a technical review. While such reviews are typically handled by the Planning & Zoning Board, this one was forwarded to the Council for a decision because of a non-unanimous vote. Bruce said this was for the subdivision's pool and amenity center, which had been shown on the approved sketch plan and the Unified Development Plan. He said a detailed landscaping plan will be submitted at a later date, and if outdoor lighting is planned, a lighting plan will also be

required. Bruce said all the zoning requirements were consistent with the adopted Land Use Plan; he recommended approval, and the Planning & Zoning Board voted 6-1 to approve the site plan.

Councilman McClellan said he understood the one dissenting vote was from a Planning & Zoning Board member who was concerned about the stability of the grade, and Bruce said the person was concerned about the slope around the pool. McClellan and Mayor Sullivan asked questions about runoff, and Bruce said it would be directed into the nearby creek. Councilman Kinneman questioned the planting of only one tree in the parking lot, and Bruce said only one tree per 10 parking spaces is required in the ordinance and that the pool would only have 12 parking spaces. Bruce also answered the Council's questions about erosion control and the fence height around the pool, which he said was a building code requirement.

Councilman Kinneman made a **motion** to approve the site plan since it meets the technical requirements of the ordinance. **Councilman McClellan** seconded the motion, and it was passed unanimously (4-0).

8. CITIZEN COMMENTS

Heather Jade spoke about the day of prayer for first responders and police officers which had been called for the following day. Referring to the site plan review, Jade said she did not care about trees or fences, but about those who put their lives on the line. She then asked the Council to put on the Town website what the criteria is for a property to get a historic marker. She said she did not want a plaque erected on anyone's land if the former property owner had been a slave owner.

9. MONTHLY FINANCIAL UPDATE

Finance Officer Sam Anders presented the financial report, which is hereby incorporated by reference and made a part of the minutes. Anders also asked for approval of a budget amendment to increase dues and subscriptions by \$4,100. Anders said the increase was primarily to pay for renewal fees for computer software and cloud storage.

Councilman McClellan made a **motion** to approve the financial report. **Councilman Kinneman** seconded the motion, and it was passed unanimously (4-0).

Councilman Kinneman made a **motion** to approve the budget amendment to increase dues and subscriptions by \$4,100. **Councilman McClellan** seconded the motion, and it was passed unanimously (4-0).

10. COMMUNITY UPDATES

A. Fire Department

Chief Steve Simmons's reported the department received 252 hours of training in August and responded to 53 calls – 22 medical and 31 fire/service related. He asked residents to make sure fire department personnel can see their house numbers

during both daylight and nighttime hours and when approaching from both directions. He also announced that there will be no dinner at the fire station in conjunction with this year's Firemen's BBQ on October 10, but that only take-away pounds of barbecue would be sold.

B. Planning & Zoning Board

Chair Doug Nodine reported that the Board had voted to continue the rezoning case discussed earlier by the Town Council. He said the 60-day continuance was somewhat of a compromise between those who wanted to deny the case because the applicant had now asked that the case be continued twice. He said the site plan for the Knights Landing amenity center was also heard, with several residents from the adjoining Linville Oaks neighborhood attending.

C. Board of Adjustment

No meeting

D. Parks & Recreation Commission

Town Manager Oakley reported for Chairman Bill Edwards:

- Phase II construction is underway and scheduled to be completed by September 12.
- Locations for three memorial trees are being discussed.
- The final two Music in the Park events would be held on September 19 and October 3.
- A grand opening of the Cascades Preserve has been tentatively scheduled for October 17.

Mayor Sullivan asked when the first event would be held in the new amphitheater, and Oakley said it may not be until next spring to allow the grass ample time to take root.

E. Historic Preservation Commission

HPC chair Ann Schneider reported:

- A successful meeting with State Historic Preservation Office (SHPO) representatives was held, which included Secretary of Cultural Resources Susan Kluttz; SHPO representatives indicated Oak Ridge has a model historic district.
- An amended COA for landscaping at Holt Hall, on the campus of Oak Ridge Military Academy, was approved at the August HPC meeting. At the same meeting, the Commission had taken the unusual step of allowing an informal presubmission conference with representatives from CrossFit/CMT Commons.
- A special HPC meeting was held September 1, where an amended COA for the CrossFit/CMT Commons property was approved; the required changes will be completed within 30 days.
- The Town is still fighting HB 799, which would allow property owners in historic districts to opt out of their respective districts. The bill has been sent to the House Finance Committee, and Schneider encouraged those interested to contact her or Town Clerk Sandra Smith for email addresses of those Finance Committee members.

F. Finance Committee

No meeting

11. CITIZEN COMMENTS

Jerry Cooke spoke about men soliciting recently at the corner of Oak Ridge Road and N.C. 68, calling their actions a traffic and safety hazard. He said he reported the group to the sheriff's office, but asked if the Town could do anything to stop their dangerous and aggressive behavior. Mayor Sullivan said Town staff was looking into the issue to see if some kind of ordinance might be passed to prevent that type of behavior while still allowing local groups the opportunity to solicit for donations.

12. COUNCIL COMMENTS

- **Councilman McClellan** thanked Schneider, the HPC, and all Town committee members. Regarding the comments about first responders, he said September 11 is coming up soon; he said he hoped everyone would go out of their way to say thank you to first responders and law enforcement officers.
- **Councilman Kinneman** said the Council had supported first responders on many occasions in the past. He said the Lions Club annual golf tournament, the group's primary fundraiser, would be held October 17. He also reiterated that HPC does a good job and works diligently on the historic marker process, but said there are no hidden agendas or hidden processes involved. He urged all those present to donate blood if possible.
- **Councilman Stone** said he thought it would be to the Town's advantage to come up with a solicitation ordinance. Stone said he hoped everyone took time to pray for first responders every day and did not wait for a special day to do so. He thanked volunteers, staff and those who attend Council meetings.
- **Mayor Sullivan** said he agreed with the other Council comments, and he thanked HPC, staff and CrossFit for the effort to finally allow a successful COA application to be heard. He mentioned the Lowes Foods open house. He also said there is a lot of history in this community, including one house that was purportedly a stop on the Underground Railroad.

13. CLOSED SESSION

Although a closed session was on the agenda, Spencer said there was no business that needed to be discussed. No closed session was held.

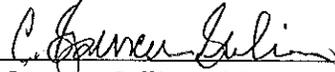
14. ADJOURNMENT

Councilman Kinneman made a **motion** to adjourn the meeting at 8:03 p.m. **Councilman McClellan** seconded the motion, and it was passed unanimously (4-0).

Respectfully Submitted:



Sandra B. Smith, CMC, Town Clerk



C. Spender Sullivan, Mayor