



**OAK RIDGE PLANNING & ZONING BOARD MEETING
AUGUST 24, 2017 – 7:00 P.M.
OAK RIDGE TOWN HALL**

MINUTES

Members Present

Ron Simpson, Chair
Bobbi Baker, Vice Chair
Nancy Stoudemire
Patti Paslaru
Larry Stafford
Tammy Gardner
Ed Treacy, Alternate (Sitting)
Tony Cooler, Alternate (Not sitting)

Staff Present

Bill Bruce, Planning Director
Sandra Smith, Town Clerk

Members Absent

Steve Wilson

1. CALL TO ORDER

The meeting was called to order by Chair Ron Simpson at 7:00 p.m.

2. APPROVE AGENDA

Bobbi Baker made a **motion** to approve the meeting agenda. **Ed Treacy** seconded the motion, and it was passed unanimously (7-0).

3. APPROVE MINUTES

Bobbi Baker made a **motion** to approve the minutes of the June 22, 2017 meeting. **Nancy Stoudemire** seconded the motion, and it was passed unanimously (7-0).

4. NEW BUSINESS

SUBDIVISION CASE # Sub-17-11: 2910 Oak Ridge Rd. The property is located at 2910 Oak Ridge Road, on the south side of Oak Ridge Road approximately 250 feet east of Misty Hollow Lane, on the east side of Misty Hollow Lane at its terminus, and at the terminus of Grey Fox Road, in Oak Ridge Township. The applicant seeks approval for a 55-lot subdivision, right-of-way dedication, and common area on a total of approximately 69.25 acres. The property is Guilford County Tax Parcels #0163027, 0163014, 0167495, 0163300, and 0163038, is zoned CU-RPD, Greensboro (GW-III) Watershed, Scenic Corridor Overlay (part). The applicant is Carriage Cove, LLC, and the designer is Evans Engineering, Inc.

Planning Director Bill Bruce read the property description into the record and presented the staff report, which is hereby incorporated by reference and made a part of the minutes. Bruce noted that Bob Dischinger of Evans Engineering was present and representing the applicant. Bruce said the Planning & Zoning Board had reviewed the sketch plan and rezoning request for the property back around January, and that the sketch plan locks in the locations of streets and other major elements of the development and becomes a part of the zoning district. He noted that development would be done in phases and that both entrances would be open during construction to disburse traffic between those entrances. As part of the zoning conditions, the applicant had agreed to keep and maintain the existing trail and easement, which would become a private trail for use by residents of the development. The second sheet of the site plan showed the rear half of the property, and most of it will be common area with existing trails and streams located on it. It also shows two additional lots on Grey Fox Road, but they will be combined and only one lot developed there. The central pasture, including the pond and existing home, will be visible with 6 to 7 acres remaining as open space as required on the sketch plan. Bruce said the request was consistent with RPD zoning with 50 percent open space, an overall density of less than one unit per acre, with lots as small as 15,000 square feet. He said staff recommend approval of the request.

Baker clarified that there would be a total of 55 lots, not 54 as shown on the site plan. She also noted that a small portion of the property is located in the Town of Summerfield, and asked if the Board needed to take any action on it. Bruce said the part of the property in Summerfield was not considered in any of the open space calculations. He said he had spoken with the Planning Director in Summerfield, and no action was needed. Baker asked if the Homeowners Association would be charged with upkeep of the trail, and Bruce said yes, as well as upkeep of the common area.

Treacy asked if there was any existing access or right of way on the property or if any had been removed. Bruce said none that he was aware of, but the Board might want to question the engineer about that.

Simpson said the number of lots being considered was somewhat overwhelming, and asked about the designated off-site septic areas, which he said seemed insignificant in proportion to the number of lots. Bruce said there were a number of space constraints when an individual well and septic system are considered for each lot; he said having a community well gives the developer more flexibility regarding where septic areas are placed on each lot. Simpson asked if the primary entrance to the development on the south side of the property would be established at the time construction of the development begins. Bruce said yes, because that entrance is included in Phase 1 of the development. He added that he thought it was important to establish that entrance so that the Carriage Cove neighborhood does not bear the brunt of the construction traffic.

Bob Dischinger of Evans Engineering said the subdivision plan being proposed was very similar to the illustrative plan that was shown to the Board during the rezoning process. He said the only real difference was the location of the community well; initially the developer had hoped to use the existing well location for the community well, but residents of Carriage Cove were concerned about the distance of that

location for the community well to their homes. He said the new location was in a common area at the bottom of a hill, which was not near any existing homes.

Treacy asked if there were any existing easements on the property and whether they had been maintained. Dischinger said he was not aware of any that had shown up during the title search.

Tammy Gardner asked how the community well would be accessed. Dischinger said there was a common area between lots 20 and 21, which would access the well as well as the remainder of the trail system. Gardner asked what would happen to the existing home on the property, particularly if the existing well there was going to be abandoned. Dischinger said they were unsure what would happen to the existing house, but that the community well would not be located there.

Stoudemire asked if lot 54, which is on Grey Fox Road, would also be on the community well. Dischinger said no, it would be serviced by an individual well. He said there would be a few individual wells in the subdivision because each community well can only serve a maximum of 49 homes. Stoudemire asked if the HOA would address that issue since it would be paying for upkeep of the well. Dischinger said the well and distribution system will be owned by a private company and not the HOA.

Baker asked if being connected to the community well would be option. Dischinger said he was not sure, but that would be determined as the planning process moves forward and the developer could better define which lots would best be served by individual wells. Patti Paslaru said individual wells would likely be located on the larger lots that could accommodate both an individual well and septic system.

Stoudemire noted that lot 54 seemed isolated from the rest of the development. Dischinger agreed, but noted that the cul-de-sac on Grey Fox Road had never been added to the state maintenance system. He said soils were not very good in that area and may only accommodate one additional house, but that would allow them to add that portion of the road to the state maintenance system. Stoudemire asked if a house was required there before the road could be added to the state maintenance system, and Dischinger said he did not think so. He said DOT had inspected the road and agreed to add it to the system because it met the criteria, even though there may technically never be enough houses there.

Simpson asked if the community well would be sold. Dischinger said yes because the owner is required to be a licensed utility operator. Simpson asked how that contract was awarded, and Dischinger said it was a decision of the developer. Simpson asked if the company owns the water lines to each house, and Dischinger said the company owns from the community well to the water meter; the lines from the meter to the house belong to the property owner. Simpson asked approximately what percentage of homes would have on-site septic. Dischinger said while they still had to go through the process of soil testing with the health department, perhaps a dozen of the lots would likely have two-bedroom homes on them; most lots would have three-bedroom homes, and probably three or four would have four-bedroom homes. Gardner asked if most homes would have on-site septic, at least to begin with; Dischinger said yes. He said lot 53 is the only lot at this time that will have

both a primary and repair area off-site. He said lot 31 has some suitable soils, but it will have a septic easement in the common area for a repair area.

Simpson asked what was the likelihood the special purpose lot would be used for the community well. Dischinger said if the well is taken over by Aqua NC, that is where it would want it located. He said there are different approaches by other water companies. Treacy asked if the access road also be deeded to Aqua NC if it owns the community well. Dischinger said no, there would just be an easement.

Stoudemire asked when trail maintenance would begin. Dischinger said he did not know, but typically the developer would take on those duties until an HOA is created and enough homeowners are paying dues. The trail maintenance would then be transferred to the HOA or its management company.

Simpson asked if the Carriage Cove subdivision would be allowed to access the trail. Dischinger said he thought that was still being discussed.

Tammy Gardner made a **motion** to recommend approval of Subdivision Plan #17-11. **Bobbi Baker** seconded the motion, and it was passed unanimously (7-0).

5. PUBLIC COMMENTS

Baker asked to go on record in wishing a sincere thank you to Bruce Oakley for his guidance to the Town and for all he has done for the Planning & Zoning Board. Simpson agreed, saying Oakley had been an invaluable resource to him, and he echoed Baker's recognition of his contributions to the Board and the Town.

6. ADJOURNMENT

Patti Paslaru made a **motion** to adjourn the meeting at 7:40 p.m. **Ed Treacy** seconded the motion, and it was passed unanimously (7-0).

Respectfully Submitted:

Sandra B. Smith, NCCMC, CMC
Town Clerk

Ronald D. Simpson
Chair