



**OAK RIDGE PLANNING & ZONING BOARD MEETING
MARCH 22, 2018 - 7:00 P.M.
OAK RIDGE TOWN HALL**

MINUTES

Members Present

- Ron Simpson, Chair
- Bobbi Baker, Vice Chair
- Nancy Stoudemire
- Patti Paslaru
- Steve Wilson
- Larry Stafford
- Tammy Gardner

Staff Present

- Sandra Smith, Town Clerk
- Bill Bruce, Town Manager
- Sean Taylor, Planning Director

Members Absent

- Ed Treacy, Alternate
- Tony Cooler, Alternate

1. CALL TO ORDER

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

2. APPROVE AGENDA

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

3. APPROVE MINUTES

Bobbi Baker made a **motion** to approve the minutes of the February 22, 2018 meeting. **Larry Stafford** seconded the motion, and it was passed unanimously (7-0).

4. PUBLIC HEARING

REZONING CASE # RZ-18-01: HB and AG to CU-TC-R. The property is located on the west side of NC Highway 68 N, approximately 800 feet south of the intersection with Fogleman Road, in Oak Ridge Township. It is Guilford County Tax Parcels #0162806, 0162815, and 0162821 (part), consists of approximately 29.45 acres, and is located in the Greensboro (GW-III) Watershed, and Scenic Corridor Overlay Zone. It is owned by Israel Family Limited Partnership and Larry J. and Kathy R. Mills.

Simpson said he understood the applicant would like to make a request.

Bob Dischinger, president of Evans Engineering, 4609 Dundas Drive, Greensboro, spoke for the applicant and requested a 30-day continuance. He said he had submitted a traffic study electronically to the Town earlier that week and wanted

the Board to have ample time to review it. Dischinger also said he was still working through some issues with an adjoining property owner.

Paslaru asked if paper copies of the traffic study could be provided since it was such a lengthy document to review. Dischinger said he could provide copies to the Board. He commented that about the first 23 pages was the executive summary. Simpson said the Board had received the document electronically, but said 111 pages was a difficult document to wade through. Steve Wilson asked when the copies would be available, and Dischinger said he could have them available by the following Monday or Tuesday.

Patti Paslaru made a **motion** to accept the request for continuance until the April 26 meeting. **Tammy Gardner** seconded the motion, and it was passed unanimously (7-0).

Bruce said the Council also had a public hearing for the case scheduled for its April 5 meeting, but he believed they would also be willing to continue the hearing.

5. PUBLIC COMMENTS

- Carl Leybourne, 8514 Rosedale Drive, said the Board could have voted to hold the public hearing despite the applicant's request, but interested citizens had received word that the public hearing would be continued and for that reason had not attended the meeting. He asked that the Town and the Board look at how that word had gotten out, saying it was important that citizens understand. He said he had no problem with the continuance.
- Bruce introduced Sean Taylor to the Board. Taylor will be assuming the position of Planning Director. Bruce said Taylor had recently worked for the Town of Summerfield and also in Abingdon, Va.
- Paslaru said she had asked previously that the Board have all the paperwork and documentation a minimum of seven days before a meeting, otherwise a case should not be heard. Bruce said the application and fee had been submitted by the deadline, which required that the item be placed on the agenda. Bruce explained that once an application is submitted, staff sometimes asks for supplemental documentation, and that sometimes negotiations go on, which also takes time. Staff then needs time to do technical reviews, which sometimes triggers the applicant submitting additional information, and that staff then has to write a staff report and recommendation for the Board. He said staff makes every effort to get packets out on the Friday prior to the meeting, but sometimes unavoidable delays occur.

6. ADJOURNMENT

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

Respectfully Submitted:

Sandra B. Smith, NCCMC, CMC
Town Clerk

Ronald D. Simpson
Chair