



**OAK RIDGE PLANNING & ZONING BOARD MEETING
AUGUST 28, 2014 - 7:00 P.M.
OAK RIDGE TOWN HALL**

MINUTES

Members Present

Doug Nodine, Chair
Ron Simpson, Vice Chair
Nancy Stoudemire
Carl Leybourne
Tammy Gardner
Larry Stafford
Patti Paslaru, Alternate
Brian Eichlin, Alternate

Staff Present

Sandra Smith, Town Clerk
Bill Bruce, Planning Director

Members Absent

Bobbi Baker

1. CALL TO ORDER

The meeting was called to order by Doug Nodine at 7:00 p.m. When the meeting began, two regular members were absent and both alternates were seated.

2. APPROVE AGENDA

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

3. APPROVE MINUTES OF THE JULY 24, 2014, MEETING

Larry Stafford made a motion to approve the meeting minutes. **Ron Simpson** seconded the motion, and it was passed unanimously (7-0).

4. NEW BUSINESS

A. Subdivision Case # Sub-14-01. Timothy M. & Catherine A. Stanley and Christopher G. & Kimberly S. Hicks. The property is located on the west side of Eversfield Road, approximately 2,000 feet north of N.C. 150, in Oak Ridge Township. It consists of Guilford County Tax Parcels 0167544 and 0167545. This subdivision consists of two building lots and one Special Purpose Lot for a total of 9.04 acres. Zoned AG. Surveyor: Joseph G. Stutts, PLLC.

Planning Director Bill Bruce presented the case from the staff report, which is hereby incorporated by reference and made a part of the minutes. Bruce said the plan meets the requirements of the Oak Ridge subdivision ordinance. Although a significant amount of clearing had been done on the property prior to submitting the plat, the rear one-third of the property was not cleared and it exceeds the required 20 percent tree preservation area. Bruce added that the issue regarding a stream on the property had been determined so that the note regarding that on the staff report was no longer an issue. Bruce said staff recommended approving the plan as submitted.

Tammy Gardner made a **motion** to approve the case. **Ron Simpson** seconded the motion, and it was passed unanimously (7-0).

Carl Leybourne arrived at the meeting and replaced alternate Brian Eichlin at 7:04 p.m.

B. Site Plan Case # SP-14-01. Building Expansion for Lowes Food Store. The property is located at 2205-B Oak Ridge Road in Oak Ridge Township and is Guilford County Tax Parcel 0166224. The applicant requests approval of a 4,957-square-foot building expansion and several minor site plan modifications. Zoned CU-SC, Historic District Overlay, and Scenic Corridor Overlay. Designer: CPT Engineering and Surveying, Inc.

Bruce presented the case from the staff report, which is hereby incorporated by reference and made a part of the minutes. He said the site plan was for an expansion of the Lowes Foods store. Most of the expansion would be done at the back of the store, but a small amount would also be done in the front with that area to serve as a cart corral. The expansion would result in a slight increase in the built-upon area, but that amount would be offset by the removal of some pavement that will be replaced with grass. The property is located in the Historic District and the Scenic Corridor overlays. Bruce showed the Board what had been presented to the Historic Preservation Commission, which had asked the applicant to revise the plan. The plan still meets all parking and landscaping requirements. Pending the issuance of a Certificate of Appropriateness by HPC, staff recommended approval of the site plan.

Paslaru asked what moving the Lowes Foods to Go pickup area would do to the fire lane. Chuck Truby of CPT Engineering and Surveying said the pickup area would move into the area that is currently used for sidewalk, so it would have no real effect. Bruce said he had shown the site plan to Fire Chief Steve Simmons, and he had no concerns.

Board members asked questions about whether the elevation drawings meet the Scenic Corridor guidelines (they do), if the sign meets the requirements of the sign ordinance (it does), whether removal of pavement was simply to

keep the built-upon area within compliance of the watershed rules (yes), and if the sidewalks meet the ordinance requirements (they do).

Stoudemire asked if the cart storage area would be enclosed so that it was not visible from the parking lot, and Truby said the area would be enclosed in a part of the building that has several windows, so carts might be seen somewhat through the windows but they would be stored inside. Stoudemire asked about a note on the plan about gas lines being abandoned; Truby explained that the space in question used to have its own gas lines and meter. Once the wall was knocked out between that space and Lowes Foods, the lines and meter would no longer be needed since the space would then be part of the Lowes Foods store.

Leybourne asked if Lowes was going to expand into existing shopping center space that was previously used by other tenants. Truby said yes, Lowes would occupy the space to the right of the current store, and there would also be expansion at the back of the store. Upon entering the store through the main doors, Lowes would look bigger on the inside to shoppers, Truby said.

Paslaru asked if the proposed expansion would require any changes to the water and the sewage treatment. Truby said his understanding was the sewage flow would remain about the same. Although an additional grease trap would be added to allow for some food preparation, Truby said the actual sewage flow would remain about the same since restrooms in the adjoining space would be removed.

Carl Leybourne made a **motion** to approve the site plan with the condition that a COA be received from the Historic Preservation Commission. **Patti Paslaru** seconded the motion, and it was passed unanimously (7-0).

C. Land Use Plan Update/Committee Member Recommendations

Bruce outlined the process for the Land Use Plan Update and explained the proposed make-up of the committee. The P&Z Board was asked to recommend three members, with one of them from the Extraterritorial Jurisdiction (ETJ) area, to be on the committee. Nodine said several P&Z Board members had volunteered to serve.

Carl Leybourne made a **motion** that the P&Z Board recommend the appointment of Ron Simpson, Nancy Stoudemire and Larry Stafford to the Land Use Plan Update steering committee. **Patti Paslaru** seconded the motion, and it was passed unanimously (7-0).

5. PUBLIC COMMENTS

None

6. ADJOURNMENT

Carl Leybourne made a **motion** to adjourn the meeting at 7:22 p.m. **Larry Stafford** seconded the motion, and it was passed unanimously (7-0).

Respectfully Submitted:



Sandra B. Smith, Town Clerk



Doug Nodine, Chair