



**OAK RIDGE PLANNING & ZONING BOARD MEETING
DECEMBER 15, 2016 - 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)
Steve Wilson, Alternate (Not sitting)

Staff Present

Bill Bruce, Planning Director
Sandra Smith, Town Clerk

Members Absent

Carl Leybourne

1. CALL TO ORDER

The meeting was called to order by Chair Ron Simpson at 6:59 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 OF THE NOVEMBER 17, 2016, MEETING

Patti Paslaru made a **motion** to approve the meeting minutes. **Tammy Gardner** seconded the motion, and it was passed unanimously (7-0).

4. NEW BUSINESS

Subdivision Case # Sub-16-16: Deepak Patel. The property is located on the east side of Williard Road at the intersection with Benbow-Merrill Road, in Oak Ridge Township. The applicant seeks approval for a 3-lot subdivision on a total of approximately 13.3 acres. The property is Guilford County Tax Parcel 0165360, and is zoned AG, Greensboro (GW-III) Watershed Overlay Zone. The owner/applicant is Deepak Patel, and the surveyor is Triad Land Surveying, P.C.

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. He noted the comments included in the staff report. Bruce said staff recommended conditional approval of the subdivision pending the Board's

determination of drainage treatment and the designation of a tree preservation area on the plat.

The Board asked Bruce questions and discussed drainageways, the floodplain, easements and dedications.

Depak Patel, the applicant, introduced himself and answered questions.

Ed Treacy made a **motion** to approve Subdivision Case # Sub-16-16, adopting all of staff's recommendations. **Patti Paslaru** seconded the motion, and it was passed unanimously (7-0).

5. PUBLIC COMMENTS

- George McClellan said the Board was doing a great job, and wished everyone Merry Christmas and Happy Hanukkah.
- Simpson said Stoudemire had volunteered to organize the group working on the Tree City USA designation. He said the application had been submitted, and thanked Stoudemire for her help.

6. ADJOURNMENT

Bobbi Baker made a **motion** to adjourn the meeting at 7:13 p.m. **Nancy Stoudemire** seconded the motion, and it was passed unanimously (7-0).

Respectfully Submitted:



Sandra B. Smith, NCCMC, CMC
Town Clerk



Ronald D. Simpson
Chair