



**OAK RIDGE PLANNING & ZONING BOARD MEETING
APRIL 25, 2019 - 7:00 P.M.
OAK RIDGE TOWN HALL**

MINUTES

Members Present

Ron Simpson, Chair
Bobbi Baker, Vice Chair
Nancy Stoudemire
Larry Stafford
Steve Wilson (Not sitting)

Staff Present

Sean Taylor, Planning Director
Sandra Smith, Town Clerk

Members Absent

Patti Paslaru
Tammy Gardner
Ed Treacy, Alternate
Jason Streck, Alternate

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 amended meeting agenda after removing the New Business item from the agenda. Nancy Stoudemire seconded the motion, and it was passed unanimously (4-0).

3. APPROVE MINUTES

Nancy Stoudemire made a motion to approve the minutes of the March 28, 2019 meeting. Bobbi Baker seconded the motion, and it was passed unanimously (4-0).

4. PUBLIC HEARING

Rezoning Case #RZ-19-01: PI (Public and Institutional) to CU-GB (Conditional Use-General Business). The property is located on the south side of Oak Ridge Road, approximately 350 feet east of the intersection with NC Highway 68, in Oak Ridge Township. It is comprised of Guilford County Tax Parcels #0166219, 0166213, and 0166212, consisting of approximately 1.93 acres. It is located in the Greensboro (GW-III) Watershed, Historic District Overlay Zone and Scenic Corridor Overlay Zone, and it is owned by Oak Ridge Foundation Inc.

Planning Director Sean Taylor 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. Taylor said because the surrounding properties are already developed, community outreach was not deemed necessary. He read the conditional uses, and he also pointed out the uses that are allowed under GB zoning that were being exempted. He said staff recommended approval of the rezoning. He also reported that because the property is located within the Historic District, the Historic Preservation Commission (HPC) had to make a recommendation on the rezoning. The HPC had unanimously recommended that the rezoning be approved.

Simpson said an extensive list of uses that would not be allowed were included in the packet. He asked specifically what was planned for the property. Taylor responded that office use, retail and restaurants would be allowed. He said Neighborhood Business (NB) and Limited Business (LB) zonings were a little too restrictive for what the applicants are planning. Simpson asked how much the buildings being rezoned could be changed. Taylor said that since the property is within the Historic District, it would undergo review by the Historic Preservation Commission before any changes were made. He said the development condition for a Historic Preservation Easement would prevent demolition of the historic buildings, and that any kind of addition would have to be sympathetic to the original structure.

Simpson opened the public hearing.

Proponents:

- Dr. Steve Wilson, 8525 Scoggins Road, spoke in support of the rezoning and as a representative of the applicant. He said the applicant, Oak Ridge Foundation, had no intention of changing the structure of any of the buildings or to demolish them. He said an aviation training business wanted to locate in the old Post Office building, and the rezoning would allow that. In response to a question in which Stoudemire asked if the flight simulation school she had heard about was for entertainment purposes for the public or for students at the school, and Wilson said both. He added that they had signed on an academic instructor who would teach students how to fly using the facility. Taylor, in response to questions, said the three tax parcels included in the rezoning had a total of six structures on them, three of which – the former Donnell & Holt Store, the 1938 infirmary and the Cook’s House – are listed on the National Register of Historic Places. He said the easement would be granted to Preservation Greensboro, and the larger purpose was that it would protect all the buildings on the National Register.

Opponents:

- None

The public hearing was ended.

After discussion, Bobbi Baker made a motion to approve the rezoning from PI to CU-GB based on the information included in the staff report. Nancy Stoudemire seconded the motion, and it was passed unanimously (4-0).

6. PUBLIC COMMENTS

- None

7. ADJOURNMENT

Larry Stafford made a motion to adjourn the meeting at 7:28 p.m. Bobbi Baker seconded the motion, and it was passed unanimously (4-0).

Respectfully Submitted:

Sandra B. Smith, NCCMC, CMC
Town Clerk

Ronald D. Simpson
Chair