



**OAK RIDGE PLANNING & ZONING BOARD MEETING
FEBRUARY 28, 2019 – 7:00 P.M.
OAK RIDGE TOWN HALL**

MINUTES

Members Present

Ron Simpson, Chair
Bobbi Baker, Vice Chair
Nancy Stoudemire
Steve Wilson
Larry Stafford
Ed Treacy, Alternate (Sitting)
Jason Streck, Alternate (Sitting)

Staff Present

Sean Taylor, Planning Director
Sandra Smith, Town Clerk

Members Absent

Patti Paslaru
Tammy Gardner

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 table approval of the minutes of the January 24, 2019 meeting to the next meeting. Ed Treacy seconded the motion, and it was passed unanimously (7-0).

Jason Streck made a motion to approve the meeting agenda as amended. Bobbi Baker seconded the motion, and it was passed unanimously (7-0).

3. APPROVE MINUTES

Approval had been tabled to the following meeting.

4. PUBLIC HEARING

TEXT AMENDMENT. Amendments were proposed to Chapter 30, Article II, Division 1, Section 30-35 of the Oak Ridge Code of Ordinances to make procedural clarifications in the Town's public notice procedure.

Simpson went over the procedure for the public hearing.

Planning Director Sean Taylor said the proposed amendment was in response to the Town Council, staff, members of the Planning & Zoning Board and the public saying citizens wanted to have more advance notice of public hearings. The proposed

change would amend the notice ordinance to add that those within 500 feet of a parcel for which there is a rezoning, variance, certificate of appropriateness for a major work, or watershed modification shall receive a notice by mail "no less than 21 days prior to the scheduled public hearing" of the proposed request. The text amendment would also add to (a)(5) that the proposed action would also be published on the Town's website "no less than 21 days prior to the scheduled public hearing." As a matter of housekeeping, it would also remove the text about approved waivers, since that is part of the subdivision plan approval process.

After questions from the Board, Simpson opened the public hearing.

Proponents:

- None

Opponents:

- None

With no need for rebuttal, Simpson closed the public hearing.

Ed Treacy made a motion to approve the text amendment as presented. Jason Streck seconded the motion, and it was passed unanimously (7-0).

5. NEW BUSINESS

SITE PLAN CASE # SP-19-01: The Summit Church Oak Ridge submitted a site plan for approval of a 31,543.5-square-foot church structure. The property is located on Highway 68 North, 908 feet south of Fogleman Road and addressed as 8039 R1 Fogleman Road. The property is Guilford County Tax Parcel 0162849, consisting of approximately 14.02 acres, and zoned AG (Agricultural), Greensboro (GW-III) Overlay, Scenic Corridor Overlay. It is owned by The Summit Church.

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. He recommended conditional approval based on submittal and approval of lighting, landscape, erosion and sediment control, and stormwater plans along with driveway entrance plans.

- Treacy confirmed the driveway location and that there would only be one entrance to the property. He asked if the driveway would line up with the Israel property, which was rezoned at the previous month's meeting. Taylor said yes, and that the engineers for both projects would have to work together to line up the driveways and have the locations approved by NCDOT. Treacy then asked about the sidewalk on the plan out to NC 68. Taylor said he had asked the engineers to show a sidewalk to NC 68 in front of this property in case a crosswalk was ever installed to allow pedestrians to cross the road there.
- Nancy Stoudemire asked if NCDOT was planning to install a traffic signal in front of the church, and Taylor said no.

- Bobbi Baker asked if the Planning & Zoning Board could include conditions in its approval, and Taylor said yes. Baker asked if the Board could request turn lanes be installed before construction begins, like the Israel property developer agreed to do. Taylor said the Board could make that request, but that kind of condition could not be required without the developer's consent.
- Andy Cook, pastor of The Summit Church, said the church had purchased the property over two years ago and had been working with Taylor and Town Manager Bill Bruce to meet the technical requirements and build something the Town could be proud of. He said he would let the engineer address the technical questions. In response to a question, Cook said there were just under 500 seats in the auditorium as well as offices and classrooms.
- Engineer Mike Gunnell, 3308 Sharlen Drive, Hamptonville, NC, said he had been in touch with both Bob Dischinger of Evans Engineering (engineer for the Israel property project) and Ernie Wilson of NCDOT regarding the driveway location. He also said he had met with the Town's engineer regarding the stormwater requirements.
- Baker said she noticed the address of the property is on Fogleman Road and asked whether that would be changed. Taylor said it would change to an address on NC 68. Baker expressed concerns about traffic and the location of the church driveway, particularly as it relates to the development across the street (Israel property project). She said she would like to see the road improvements done before construction begins on the church. She also asked about the large mature trees shown on the site plan. Gunnell said they would meet the Town's landscaping requirements.

Baker asked about water control devices and runoff. Taylor pointed out areas on the site plan where water control devices would be installed on the two south corners of the property. He said Gunnell had already been in touch with the Town's stormwater engineer so ensure that the plan conforms with the Development Ordinance and the Jordan Lake Rules.

Baker asked about the proposed well location. Gunnell said he thought the well had to be at least 100 feet from the septic system. Baker said hopefully it would not interfere with other wells in the area. Taylor said the Town did not have any requirements for a private well, but it would be required to meet the County ordinances. He said that typically churches use less water than residences because they are typically only occupied certain days/times per week.
- Streck also expressed concerns about installation of turn lanes on NC 68.
- Baker asked when work on this and the Israel property project would begin. Pastor Andy Cook said it would benefit both Paul Milam, developer of the Israel property project, and the church for road work to be done all at one time, and it seemed that the church project was further along than the Israel

project was. He said if things went well, the church hoped to be able to break ground in April.

- Board members then discussed the sidewalk from the front of the church to NC 68; several of them said they thought it would be dangerous for anyone to try to cross NC 68 there, and that a sidewalk on the east side of NC 68 was only shown on the Pedestrian down to Fogleman Road.
- Stoudemire asked about the number of parking places, saying that 124 were required according to the site plan, but 296 were planned. Gunnell said churches typically try to get as many parking places as possible, but there was a good chance the number of parking spaces shown would be decreased. Stoudemire asked if all parking lots would be paved and said less paved area would help with runoff. Gunnell said because gravel gets packed down by vehicles it is considered impervious, which creates runoff the same that pavement would. Simpson reiterated that the Town employs a stormwater engineer, and Taylor said that they would review the plan.
- Stoudemire asked how the placement of the parking lot meets the Scenic Corridor requirements. Taylor said there is only one row of angled parking in the front, and the remainder of the parking was on the sides and back of the building. He said landscaping was required and the details would be shown on the landscaping plan.
- Baker asked about the lighting plan. Taylor said Duke Energy has a list of approved lighting fixtures for Oak Ridge, and that lighting plans are given to Danny Yanusz, the Town's lighting consultant, to ensure that they meet the Development Ordinance. Baker also asked if there was room for a firetruck in case of an emergency. Sean said the Town has requirements for the amount of space between lanes of parking to allow for emergency vehicles, but he said that he also shares site plans with Chief Steve Simmons of the fire department.

Jason Streck made a motion to conditionally approve the site plan subject to it meeting all the technical requirements of the ordinance. Larry Stafford seconded the motion, and it was passed unanimously (7-0).

6. UPDATE FROM STAFF

Taylor said the final draft of the Streetscape Vision Plan is available on the Town website or at Town Hall. He said it is available for review and comment.

7. BOARD DISCUSSION

Discussion ensued about the Land Use Plan and the meaning of the Transition Zone.

8. ADJOURNMENT

Larry Stafford made a motion to adjourn the meeting at 8:18 p.m. Jason Streck seconded the motion, and it was passed unanimously (7-0).

Respectfully Submitted:

Sandra B. Smith, NCCMC, CMC
Town Clerk

Ronald D. Simpson
Chair