



**OAK RIDGE TOWN COUNCIL MEETING  
MARCH 2, 2017 - 7:00 P.M.  
OAK RIDGE TOWN HALL**

**MINUTES**

**Members Present**

Spencer Sullivan, Mayor  
George McClellan, Mayor Pro Tem  
Jim Kinneman  
Mike Stone  
Doug Nodine

**Staff Present**

Bruce Oakley, Town Manager  
Bill Bruce, Planning Director  
Michael Thomas, Town Attorney  
Sam Anders, Finance Officer  
Sandra Smith, Town Clerk

**1. CALL TO ORDER**

Mayor Spencer Sullivan called the meeting to order at 7:00 p.m.

**A. Invocation.**

Rev. Carol Foltz, minister of Moravia Moravian Church, offered the invocation.

**B. Pledge of Allegiance.**

**2. APPROVE AGENDA**

**Councilman Doug Nodine** made a **motion** to approve the meeting agenda. **Councilman Mike Stone** seconded the motion, and it was passed unanimously (5-0).

**3. APPROVE MINUTES**

**Mayor Pro Tem George McClellan** made a **motion** to approve the minutes from the February 2, 2017 meeting. **Councilman Stone** seconded the motion, and it was passed unanimously (5-0).

**4. RESOLUTIONS, PROCLAMATIONS, ANNOUNCEMENTS**

- None

**5. REPORT FROM GUILFORD COUNTY SHERIFF'S OFFICE**

- Sgt. Howell introduced Deputy Johnson, who will also be reporting to Council along with Corporal Southern. Howell said crime in Oak Ridge was down 10 percent from the same time last year. In the previous month, there had been two burglaries and one breaking

and entering of a motor vehicle, which was unlocked. She said there had been an arrest made in the lawn trailer thefts, and she reminded residents to keep their vehicle doors locked.

**6. REPORT FROM OAK RIDGE FIRE DEPARTMENT**

- Assistant Chief Sam Anders reported there had been 71 calls in the month of February, with 29 medical and 41 fire- or service-related. The department underwent 250 hours of training. As a safety tip, Anders advised residents to keep dryer vents clean, and to turn off clothes dryers when they leave the house or go to bed.

**7. TOWN MANAGER'S REPORT**

**A. E-cycle event.**

Oakley announced an E-cycle event to be held in Pleasant Garden on March 11.

**B. Update on NCDOT projects.**

Oakley said NCDOT is awaiting the results of updated traffic studies before moving forward on a design for the N.C. 68/N.C. 150 intersection. I-73 is scheduled to be opened around the first of April.

**8. PUBLIC HEARINGS**

**TEXT AMENDMENT.** Amendments are proposed to Chapter 30 and Chapter 35 of the Oak Ridge Code of Ordinances to ensure compliance with state statutes, to amend portions of the public street standards in the subdivision ordinance, to amend approval authority for minor subdivisions and site plans, and to update the Town's addressing ordinance. Proposed amendments include but are not exclusive of Article I- In General; Article II- Administration and Enforcement; Article IV- Boards and Commissions; Article VI- Permits and Procedures; Article VII- Zoning; Article VIII- Subdivisions; Article IX- Development Standards; Article X- Environmental Regulations; and Appendices.

Planning Director Bill Bruce explained the types of amendments being proposed and presented the staff report, which is hereby incorporated by reference and made a part of the minutes. He said staff recommended approval of the text amendment. He said the Planning & Zoning Board had reviewed the proposed changes at its February 23 meeting and voted 6-0 to recommend approval with the suggestion to change the maximum cul-de-sac length from the 1,200 feet recommended by staff to 1,000 feet. The Board also requested that staff report to the Board monthly on the minor subdivision and site plan approvals that were approved.

Ron Simpson, Planning & Zoning Board chair, reported that the Board was greatly relieved to hear that the Council had suggested the changes be made to the ordinance to streamline the process. Regarding the cul-de-sac length, Simpson said the Board was unsure about the rationale of changing the maximum length from 800 feet to 1,200 feet, so it simply chose the middle ground and suggested the maximum allowable length without a waiver be 1,000 feet. He said there was no formula for how the Board had arrived at that length. In response to a question from

Councilman Stone, Simpson said the Board had simply asked Bruce to give a description of the one- and two-lot subdivisions and site plans of less than 600 square feet that he had approved at staff level that the Board would no longer see.

Mayor Sullivan explained the process for the public hearing, and opened it.

*Proponents:*

- Patti Paslaru, a member of the Planning & Zoning Board, said the Board had recommended the maximum cul-de-sac length be 1,000 feet. She said the most recent waivers the Board had approved were around 1,000 to 1,040 feet, and that was why the Board had voted 6-0 on that length.

*Opponents:*

- None

Mayor Sullivan closed the public hearing.

Regarding the maximum cul-de-sac length, Councilman Kinneman said if the length were changed to 1,000 feet, as recommended by the Planning & Zoning Board, the last two waivers requested still would have come before the Council for a decision. He said if the intent was to dispense with having to approve so many waivers, the Council could approve 1,100 feet as the maximum length, although Kinneman said he suggested sticking with the 1,200 feet as recommended by the Planning Director.

Councilman Stone asked about the text amendment that referred to healthcare structures under Sec. 30-108(a). Bruce said that wording came directly from the state statute and refers to a 300-square-foot, manufactured unit that fits the criteria, and that the units would still have to meet setbacks and other Town requirements.

Mayor Sullivan said he understood the Board's argument for the 1,000-foot cul-de-sac length, but he tended to favor the 1,200-foot length. Kinneman said if the goal is to keep cul-de-sacs from being too long, the maximum length should remain at 800 feet, but if the intent is to reduce the number of waivers, he favored the 1,200-foot maximum length.

Councilman Stone said the Planning & Zoning Board was there for a purpose and it was trying to strike a balance, and that his vote would be to support the Board's recommendation.

**Councilman Kinneman** made a **motion** to adopt the text amendment as presented (with the 1,200-foot maximum cul-de-sac length). **Mayor Pro Tem McClellan** seconded the motion, and it was passed by a 4-1 vote (Councilman Stone voting against).

## 9. CITIZEN COMMENTS

- Ann Schneider, 8506 Rosedale Drive, thanked the Council members for their support of the Northwest High School We the People class as it prepares for the state competition, and said the class appreciated the opportunity to practice in front of the Council earlier that evening. Schneider also reported that the

Northwest Guilford Woman's Club's next meeting will be March 13 at 7 p.m. at town hall.

- John Haynes, president of Oak Ridge Military Academy, said the school's enrollment had topped out at 101 students this year, and he said he appreciated the Town's support. He said the school is raising money to help restore the porticos on Alumni Hall, and needs to raise about \$8,000 more to begin the \$24,000 project. He said any additional money raised will go to additional restoration projects related to the porticos, such as replacing a wood handicap ramp with a brick one and restoring columns on the west portico from the current Doric style back to the original Ionic style. He offered special thanks to Ann Schneider and the Historic Preservation Commission for the \$2,000 grant awarded for the project.
- Jennifer Holmes, 8503 Parkchester Place, asked the Council to look at the Town seal behind them. Referring to the phrase "In God's Country" on the seal, Holmes quoted from Deuteronomy 19:14 in the Bible, which says, "You shall not move your neighbor's boundary mark, which the ancestors have set, in your inheritance which you will inherit in the land that the Lord your God gives you to possess." Holmes said the Town had stolen her and her neighbor's inheritance and, with its deceptive trade practices, had allowed her neighbor's easement to disappear. Regarding the Knights Landing subdivision and its connection to Linville Oaks, she said the Council had plowed through a quiet, peaceful neighborhood of 43 homes, allowing a connection to 80 homes through her neighborhood, something she said was unnecessary and was against the PUD requirements. She said there is flooding and she continues to have the area around her driveway flood after 2½ years of asking the Town to do something about it. Holmes also said a cement truck had spilled cement in her neighborhood, and semis go through the neighborhood constantly because the Council would not afford them a stub road or a cul-de-sac just past her house. She said Council members should be ashamed, and specifically singled out Mayor Pro Tem McClellan. She said all the Council members can sit behind their private gates on their multiple acres, but they are servants, not kings.

## 10. MONTHLY FINANCIAL UPDATE

Finance Officer Sam Anders presented the financial report, which is hereby incorporated by reference and made a part of the minutes.

**Mayor Pro Tem McClellan** made a **motion** to accept the financial report. **Councilman Kinneman** seconded the motion, and it was passed unanimously (5-0).

## 11. COMMUNITY UPDATES

### A. Board of Adjustment.

No meeting

### B. Historic Preservation Commission.

Chair Ann Schneider reported:

- No regular meeting was held in February, but a special meeting was held on February 8 to begin planning for the Historic Oak Ridge celebration; public planning meetings for the event will be held the second Wednesday of each month. Historic district property owners will be invited to attend and participate.
- The deadline for this year's Historic Heritage Grant applications is March 27.
- HPC member Mac McAtee, who had served on the Commission since 2010, recently resigned. Schneider thanked him for his service and said he will be missed. Alternate Paul Woof will take McAtee's place.

**C. Parks & Recreation Commission.**

Town Clerk Sandra Smith reported:

- The Planning & Zoning Board recently approved the site plan for the new park parking lot on Linville Road. Once it is approved by the Historic Preservation Commission, it can be put out for bid and construction will begin.
- 2017 events will begin soon, kicking off with Music in the Park on April 8 and Canine Capers on April 29.

**D. Finance Committee.**

Committee member Patti Paslaru reported the next meeting is March 14. The public is welcome to attend.

**E. Planning & Zoning Board.**

Chairman Ron Simpson reported:

- The text amendment approved by the Town Council earlier in the meeting was discussed.
- The site plan for the parking lot at the park and two single-lot subdivisions were approved.

**F. Merchants of Oak Ridge.**

Board member Ann Schneider reported:

- A grand opening was held for L&T Small Engine Repair the previous week.
- Triad Eye Center will be opening at Oak Ridge Commons soon.
- The application deadline for the organization's \$2,000 college scholarship is April 9. Visit [merchantsofoakridge.com](http://merchantsofoakridge.com) for more info.
- The next meeting is March 9.

**12. CITIZEN COMMENTS**

**13. COUNCIL COMMENTS**

- Councilman Stone said his vote in opposition to the text amendment earlier in the meeting had not been based on the amendment itself, but was made in support of the

Planning & Zoning Board's recommendation. He said he agreed that the difference in the lengths of the cul-de-sac was splitting hairs. Regarding the comments by Jennifer Holmes, Stone asked staff to make sure the Town had done what it was supposed to do. He also asked Oakley to provide a weekly report on the water feasibility study, saying he was getting a lot of information from Stokesdale and that he shouldn't have to go north of the border to learn what was going on.

**14. ADJOURNMENT**

**Councilman Kinneman** made a **motion** to adjourn the meeting at 7:51 p.m. **Councilman Stone** seconded the motion, and it was passed unanimously (5-0).