



**OAK RIDGE PLANNING & ZONING BOARD MEETING  
SEPTEMBER 28, 2017 – 7:00 P.M.  
OAK RIDGE TOWN HALL**

**MINUTES**

**Members Present**

Ron Simpson, Chair  
Bobbi Baker, Vice Chair  
Nancy Stoudemire  
Patti Paslaru  
Steve Wilson  
Larry Stafford  
Tammy Gardner  
Ed Treacy, Alternate (Not sitting)

**Staff Present**

Bill Bruce, Planning Director  
Sandra Smith, Town Clerk

**Members Absent**

Tony Cooler, Alternate

**1. CALL TO ORDER**

The meeting was called to order by Chair Ron Simpson at 7:00 p.m.

**2. APPROVE AGENDA**

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

**3. APPROVE MINUTES**

Approval of the minutes of the August 24, 2017 minutes was tabled until the next meeting.

**4. NEW BUSINESS**

**Subdivision Case #Sub-17-13: Riverside at Oak Ridge Phases 3 and 4.** The property is located on the west side of Pepper Road, approximately 1,000 feet north of Cravenwood Drive, in Oak Ridge Township. The applicant is seeking approval for Phases 3 and 4, consisting of 47 lots, right-of-way dedication, and open space dedication on a total of approximately 122.66 acres. The property is Guilford County Tax Parcel 0166556, and is zoned CU-PD-R and AG. The applicant is BRC Riverside, LLC, and the designer is CPT Engineering and Surveying, Inc. The preliminary plat approval from 2015 has expired, and the applicant is seeking re-approval of the same plan.

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. Bruce noted that Chuck Truby of CPT Engineering was present to answer questions. Bruce said the development ordinance requires that a final plat be recorded within two years or it must be re-approved, which is what was required in this case. He said there had been no ordinance changes that would affect the plan, and that the plan was identical to what was approved in 2014. He said the unified development plan governs the development of the subdivision.

Bobbi Baker declared that she and her husband own two lots in the subdivision that directly abut Phase 4. She said she had no objection or concern about the plan, and she did not feel it would affect them financially one way or the other. Other Board members said they had no concerns about Baker sitting.

Patti Paslaru said she lived behind the development, but there were about 30 acres of floodplain between her property and the development. No concerns were noted.

Tammy Gardner clarified that the property description should say the east side of Pepper Road.

Larry Stafford asked if the property had two zonings. Bruce said yes, and that a portion of the property is in the floodplain and is zoned AG. He said that portion was on Linville Road and would not allow houses, but it could be used for septic, etc. Paslaru asked how many of the 122 acres are in the floodplain, and Bruce said 39.16 acres. Paslaru asked if the PD-R zoning was no longer allowed. Bruce said although that type of zoning is now being discouraged except within the town core, since the property was already zoned that way, it would not change. He said the property must still be developed under the PD-R regulations.

Simpson asked if it was legal to pipe through a floodplain, and Bruce said yes. Paslaru noted that the developer had already piped through the floodplain.

Chuck Truby of CPT Engineering and Surveying spoke on behalf of the applicant. He said the portion of the property that abuts Linville Road is being used for off-site septic. He said there will be no disturbance of the wetlands or stream. Paslaru asked if the piping had been approved by the health department, and Truby said yes.

Gardner asked if the HOA would own the floodplain portion of the property. Truby said the plan shows the floodplain as being dedicated to the Town if the Town decides to accept it. Paslaru asked if it would be dedicated to the Town even though it is being used as a septic field. Truby said the floodplain area was not being used for septic, and that it would be given to the Town if the Town wants to accept it. Paslaru asked for clarification on whether the large portion of land on Linville Road being used for septic was a part of the floodplain dedication. Bruce said that was it was not part of the floodplain dedication.

**Tammy Gardner** made a **motion** to approve Subdivision Plan #17-11. **Bobbi Baker** seconded the motion, and it was passed unanimously (7-0).

**5. PUBLIC COMMENTS**

Treacy encouraged Planning & Zoning Board members to vote for Paslaru, who was running for Town Council. Treacy said she would represent the citizens well and he understood she believes developers should stop taking over Oak Ridge.

Simpson asked Stoudemire to report on the activities of the Tree City subcommittee. Stoudemire said to celebrate the Town being declared a Tree City, the subcommittee would have a booth at Heritage Day and would raffle off trees, have guessing games for adults and children, and would have a local nursery give a demonstration on proper tree pruning.

**6. ADJOURNMENT**

**Bobbi Baker** made a **motion** to adjourn the meeting at 7:19 p.m. **Tammy Gardner** seconded the motion, and it was passed unanimously (7-0).

Respectfully Submitted:

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Sandra B. Smith, NCCMC, CMC  
Town Clerk

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Ronald D. Simpson  
Chair