



**OAK RIDGE PLANNING & ZONING BOARD MEETING  
DECEMBER 20, 2018 – 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)  
Jason Streck, Alternate (Not sitting)

**Staff Present**

Sean Taylor, Planning Director  
Sandra Smith, Town Clerk

**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 meeting agenda. Patti Paslaru seconded the motion, and it was passed unanimously (7-0).*

**3. APPROVE MINUTES**

*Steve Wilson made a motion to approve the minutes of the September 27, 2018 meeting. Larry Stafford seconded the motion, and it was passed unanimously (7-0).*

**4. PUBLIC HEARING**

**REZONING CASE # RZ-18-01: HB and AG to CU-TC-R.** The property is located on the west side of N.C. Highway 68 North, approximately 800 feet south of the intersection with Fogleman Road, in Oak Ridge Township. It is Guilford County Tax Parcels #0162806, 0162815, and 0162821 (part), consisting of approximately 29.45 acres, and is located in the Greensboro (GW-III) Watershed, and Scenic Corridor Overlay Zone. The property is owned by Israel Family Limited Partnership and Larry J. and Kathy R. Mills. *(Note: The applicant has submitted a request to continue this case.)*

Simpson said he understood the applicant had requested a continuance.

- Bob Dischinger of Evans Engineering, 4609 Dundas Drive, Greensboro, addressed the Board, saying that Mike Stone, president of the Old Mill Homeowners' Association, had contacted the developer, Paul Milam, and asked if he would consider a continuance. Dischinger said that Stone had said several members of the community would like to be present but were unable to attend the meeting. Milam checked with the owners of the property and notified Town Manager Bill Bruce on December 10 that he would request that consideration of the case be continued to the Planning & Zoning Board meeting on January 24, 2019.

*Patti Paslaru made a motion to table the item to the next meeting on January 24. Bobbi Baker seconded the motion, and it was passed unanimously (7-0).*

## 5. NEW BUSINESS

**SUBDIVISION CASE # SUB-18-19: Whitaker Farm:** The property is located on the south side of Oak Ridge Road, approximately 3,177 feet east of the intersection with N.C. Highway 68, in Oak Ridge Township, consisting of approximately 81.157 acres. This subdivision consists of 49 lots, with tree preservation and open space totaling approximately 15.76 acres. It is zoned TC-R, is located in the Greensboro (GW-III) Watershed, and is owned by VENN Oak Ridge (Matt Walraven), LLC.

Simpson reminded the Board that the rezoning for this property has been approved, and that this is the subdivision plan review.

Planning Director Sean Taylor read the property description and presented the staff report, which is hereby incorporated by reference and made a part of the minutes. He said that the applicant has provided a public trail easement, all the lots meet the minimum size requirements, and a sidewalk will be constructed according to the development ordinance. Taylor said staff recommends approval of the Master Sketch Plan as presented.

Baker asked if Guilford County Environmental Health had evaluated and determined whether any off-site septic areas will be in the tree conservation area. Taylor said that would be part of the County's technical review, but that developers generally hire a soil engineer to identify where the good soils for septic are located and base the size and location of lots on that.

Baker asked whether it had been determined whether deceleration lanes would be required on Oak Ridge Road. Taylor said that was up to NCDOT, but added that there was a narrow right of way through the area which could limit any road widening, especially in front of the historic houses in the area. Baker said she was bringing up the matter because of the narrowness of the Oak Ridge Road and the fact that the development will be relatively near a busy intersection. She then asked how long it would take for build-out of the development; Taylor said he would ask Matt Walraven, the developer, to answer that question.

Nancy Stoudemire asked if sidewalks would be constructed within the development as well as along Oak Ridge Road. Taylor said a sidewalk would be along Lamar Road and it would connect to the sidewalk currently in front of Oak Ridge United Methodist Church. He said there would be sidewalks in the development along all public streets, even cul-de-sacs, but they would only be on one side of the street.

Steve Wilson asked if there had been an issue with Oak Ridge United Methodist Church concerning the easement. Taylor said that Walraven had met with church leaders. He said Walraven could address that.

- Norris Clayton of Hugh Creed Associates, 1306 W. Wendover Avenue, Greensboro, said the development would have very low overall density. He said he had worked with Taylor to make sure the development meets the TC-R zoning requirements. In response to Board questions, he said there would be some off-site septic, but it would not interfere with the tree preservation area. Clayton said NCDOT would determine whether turn lanes would be required, but he did not think they would require them for 49 homes. He said there would be no new sidewalks on N.C. 150/Oak Ridge Road, just up to the road. He said they were working with the church regarding the entrance to the development beside their daycare playground area. He said if the Board approves the preliminary plan, they would then take it to the health department for its approval. Clayton said Matt Walraven was also present to answer any questions.

Simpson asked if the entrance to the development was still being negotiated with the church. Clayton said no, because the 60-foot easement had already been recorded. Taylor said with a 60-foot easement, the pavement would be 20 feet wide with a lot of green space on either side of it.

*Patti Paslaru made a motion to approve the site plan for SUB-19-18 for Whitaker Farms. Steve Wilson seconded the motion, and it was passed unanimously (7-0).*

## 5. PUBLIC COMMENTS

- Jason Streck, 8518 Rosedale Drive, who is an alternate on the Board, said he was a resident within 500 feet of the property for which the rezoning public hearing was continued. Streck said he had received notice for that night's meeting on December 13, and said he believed that was past the deadline. He said the notification letter was not postmarked and must have been hand delivered. He said he thought something needed to be done to ensure that notices are received, and he added that perhaps the Town should send out notices by certified mail.
- Ed Treacy, 8402 Parkchester Place, who is also a Board alternate, asked the Board to get legal clarification on the advertising date of 10-25 days prior to the meeting. He proposed that the Board consider recommending an ordinance that a rezoning application be submitted at least 30 days prior to the Planning & Zoning Board meeting, which would give staff 5 days in which to advertise and time for the Board to be notified and consider the case. He said his subdivision (Linville Oaks) had also been a victim of a notification sent out over a holiday weekend, and said homeowners would not normally pay attention to such an issue around Christmas.

Treacy said he thought developers knew that and used holidays to their advantage. Baker asked Treacy if he was talking only about advance notice to the Board only for rezonings or for subdivision plans too, and he said only rezonings.

- Jason Streck spoke again, this time about the size of the rezoning sign. Referring to the rezoning on the agenda for that meeting, Streck said the sign was too small and you could not see it from N.C 68. He said if the Town is trying to inform the public, that did not seem to be a very effective way to do it.
- Mike Stone, 8112 Hunting Cog Road, who is a former Planning & Zoning Board and Town Council member, said in his time on those Boards, the issues Streck and Treacy had spoken about had come up several times. He said he hoped that Board could make some changes happen. He thanked the developer for being reasonable to work with. He said if the developer had not agreed to a continuance, those opposed could not ask for a continuance until the public hearing had already begun. Stone said the developer could pull the case on the night of the Town Council meeting, but the citizens did not have that luxury. He said it would have been better to have known about the rezoning 30 days prior to the meeting, but to find out 13 days ahead was difficult for the neighbors.

In response to comments, Board members asked staff what the state statute allowed and whether changes could be made in the way the public is notified. After discussion, the Board agreed by consensus to have staff find out the answers to those questions and have some action items to discuss at the January meeting.

## 6. ADJOURNMENT

*Patti Paslaru made a motion to adjourn the meeting at 7:46 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

Ronald D. Simpson  
Chair

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