



**OAK RIDGE TOWN COUNCIL SPECIAL MEETING
FEBRUARY 8, 2021 – 2:00 P.M.
(Meeting held electronically via Zoom)**

This meeting was conducted remotely under N. C. Gen. Stat. § 166A-19.24 by use of simultaneous communication using the Zoom online platform and in which Town Council members participated by simultaneous communication. Town Council members were joined and participated in the entire meeting, unless otherwise noted.

MINUTES

Members Present

Ann Schneider, Mayor
Jim Kinneman, Mayor Pro Tem
George McClellan
Doug Nodine
Martha Pittman

Staff Present

Bill Bruce, Town Manager
Sandra Smith, Town Clerk
Sean Taylor, Planning Director

1. CALL TO ORDER

Mayor Ann Schneider called the meeting to order at 2 p.m. Schneider asked Town Clerk Sandra Smith to conduct a roll call for Council members and staff.

Mayor Schneider said that the public had been invited to join the meeting on Zoom, and instructions for joining had been publicized widely. All materials were posted on the Town's website. She said the Council was complying with all statutory requirements as well as with the Governor's Executive Orders during the COVID-19 outbreak. Schneider stated that Council members would identify themselves when speaking, and all votes would be taken by roll call.

2. APPROVE AGENDA

Mayor Pro Tem Jim Kinneman motioned to approve the meeting agenda, and Councilwoman Martha Pittman seconded. Via roll-call vote, the motion was passed unanimously (5-0).

3. OLD BUSINESS

REZONING CASE # RZ-21-01: AG (Agricultural) to CZ-RPD (Conditional Zoning-Rural Preservation District). The properties are located on the south side of Bunch Road, approximately 1,460 feet east of Oak Ridge Road, and adjacent to Oak Ridge Lake subdivision, Canter Cove subdivision and Allred Family Trust subdivision, all being in Oak Ridge Township. They are comprised of Guilford County Tax Parcels 163077 (approximately 45.46 acres) owned by Bonnie Mills Trust, 162726 (approximately 12.5 acres) owned by Albert and Tonia Mills, 162660 (approximately 28.87 acres) owned by Lisa Faye Honeycutt Joyce, and portions of 163062 (approximately 9.1 acres) owned by Lisa

Honeycutt Joyce, and 163115 (approximately 1.75 acres) owned by Albert Bradley Mills. The properties are in the Greensboro (GW-III) Watershed, Scenic Corridor Overlay Zone.

A public hearing was held at the Town Council's February 4, 2021 meeting. As required by statute, a 24-hour period in which public comments could be submitted was required before a vote. All public comments were received by email, were forwarded to all Council members, and are hereby incorporated by reference and made a part of the minutes.

Mayor Schneider stated that the required public hearing had been held at the Town Council on February 4, followed by a 24-hour period in which public comments were accepted. Having met the statutory requirements and the Executive Order, she said Council could now consider a motion. She noted that the format of the motion was required to be in the lengthy format provided by legal counsel.

Mayor Pro Tem Jim Kinneman made a motion that the proposed zoning amendment be approved based on the following:

1. *The proposed zoning amendment is consistent with the adopted comprehensive plan of the Town of Oak Ridge. The Planning Board has provided the Council with its written statement that the proposed zoning amendment is consistent with the comprehensive plan, and the Council concurs and adopts the Planning Board's finding of consistency by reference. In addition, the Council further finds that the proposed zoning amendment is consistent with the comprehensive plan because the RPD zoning provides for additional features that minimize visual impact on neighboring properties and preserves open space. Preserving open space reduces sediment runoff during construction and provides buffering of runoff after construction from yard activities.*

AND

2. *The proposed zoning amendment is reasonable. The Council considers the proposed zoning amendment to be reasonable because the report of the Town staff finding the proposed zoning amendment to be reasonable is adopted by reference. The Council further finds that RPD zoning reduces impact while providing benefits to neighboring properties such as open spaces, trails and increased opportunities to walk, bike, and exercise.*

AND

3. *The proposed zoning amendment is in the public interest. The Council considers the proposed zoning amendment to be in the public interest because the report of the Town staff finding the proposed zoning amendment to be in the public interest is adopted by reference. The Council further finds that the proposed zoning amendment is in the public interest because connectivity between neighborhoods ensures access in cases of emergency and promotes walkability between neighborhoods, addition of trails is desirable in promoting Oak Ridge as a walkable community, and increased activity helps build a sense of community – all items that help preserve property values.*

Councilman George McClellan seconded the motion.

Mayor Pro Tem Kinneman said that the road connection was important. He said he had received emails from neighbors that talked about reducing connectivity, but he thought any reduction in connectivity would actually exacerbate the traffic problems they were trying to address. He said the RPD zoning was a good thing because it concentrates housing in the middle of the property, so it minimizes the impact on neighboring properties.

Mayor Schneider said that she had made many of the same points as Kinneman in response to emails received from neighbors. She said developers are required to make road connections as shown in the Thoroughfare/Collector Street Plan. While exceptions are occasionally be made due to topography, to be fair and consistent the Council cannot simply eliminate the connections. She said in her experience, road connections had not led to any significant problems with property values or traffic.

Councilman McClellan agreed with Schneider. He said his votes are based on whether a plan meets the goals of the Land Use Plan and requirements of the development ordinance, and in this case it does.

Via roll-call vote, the motion was passed unanimously (5-0).

4. ADJOURNMENT

Councilman George McClellan made a motion to adjourn the meeting at 2:09 p.m., and Mayor Pro Tem Jim Kinneman seconded. Via roll-call vote, the motion was passed unanimously (5-0).

