



**OAK RIDGE PLANNING & ZONING BOARD MEETING
MAY 27, 2021 - 7:00 P.M.
OAK RIDGE TOWN HALL**

MINUTES

Board Members Present

Nancy Stoudemire, Chair
Jason Streck, Vice Chair
Ron Simpson
Larry Stafford
Patti Paslaru
Patrick Fiorentino
Rick Schlaginhaufen, Alternate (Sitting)

Staff Present

Sandra Smith, Town Clerk
Sean Taylor, Planning Director

Board Members Absent

Tammy Gardner
Maureena Shepherd, Alternate

1. CALL TO ORDER

The meeting was called to order by Chair Nancy Stoudemire at 7:00 p.m.

2. APPROVE AGENDA

Patti Paslaru moved to approve the agenda, and Ron Simpson seconded the motion. The motion was passed unanimously (7-0).

3. APPROVE MINUTES

Jason Streck moved to approve the minutes of the April 22, 2021 meeting, and Patti Paslaru seconded. The motion was passed unanimously (7-0).

4. PUBLIC HEARING

Street Closing. Consideration of a request to close and remove from dedication a portion of Linville Ridge Drive.

Planning Director Sean Taylor presented the staff report, which is hereby incorporated by reference and made a part of the minutes.

Stoudemire stated the rules and opened the public hearing.

Proponents:

None

Opponents:

None

Stoudemire closed the public hearing.

Board comments/questions:

Paslaru asked if the street would now be private, and Taylor replied that NCDOT had not taken over maintenance yet, but that if the road closing was approved the property owners would probably apply for DOT to take over public maintenance of the road.

Simpson said that this request seemed like the applicants would like to remove a cul-de-sac out of the front yard, and Taylor replied yes.

Simpson asked if there was any chance that the applicants could come back and ask to put in another lot, and Taylor said he did not think so after the expense that the applicants were spending on this project.

Patrick Fiorentino said that he did not see a plan for this project and wondered if there would still be a cul-de-sac to use to turn around, and Taylor replied yes.

Taylor told the Board that this project was actually in violation of the Development Ordinance because work had begun before gaining full approval.

Streck said that it was hard to think of a reason why the Board would not approve this request.

Jason Streck made a motion to approve the request to close a portion of Linville Ridge Drive remove it from public dedication, and Larry Stafford seconded the motion. The motion was passed unanimously (7-0).

5. NEW BUSINESS

- A. SP-21-01:** Twilight Outparcel LLC (Philip Cooke, representative) requested approval of a site plan for a 2,478-square-foot retail/restaurant structure. The property is located at 1684 NC 68 North, 600 feet south of the intersection of Oak Ridge Road and NC 68. It is Guilford County Tax Parcel 0166232, consists of approximately 1.02 acres, and it is zoned CZ-LB (Conditional Zoning-Limited Business), Greensboro (GW-III) Overlay, Scenic Corridor Overlay. It is owned by Twilight Outparcel LLC.

Planning Director Taylor said that Board members had the application before them to approve a site plan for a possible new Starbucks at 1684 NC 68 North. Taylor said that the applicant had requested to have this application continued to next month due to unforeseen circumstances that prevented them from being present at the

meeting. Taylor said that if Board members had comments about the site plan, he could pass them onto the applicant.

Patti Paslaru made a motion to approve the continuance of SP-20-01, and Ron Simpson seconded the motion.

Stoudemire said that the Board did not have to continue the case but had the option to vote on it now.

The motion was passed unanimously (7-0).

Taylor asked Board members if they had any comments regarding the site plan.

Simpson said that it appeared that the entrance to Quiet Place would somehow be incorporated into the access to the proposed Starbucks property, and Taylor replied that it would not. Taylor said that the main entrance to the proposed Starbucks property would be the same as what is used to access the gas station. He said that Quiet Place Drive and the road that residents can take to the Village Store would be totally blocked off. Taylor said that there would only be one entrance in and out of the proposed Starbucks property.

Stoudemire asked why those access points would be blocked instead of making it more convenient for residents from Quiet Place, and Taylor replied that he thought it was due to the concerns of the people who live in Quiet Place who wanted a buffer.

Stoudemire said that she was not in favor of having a second entrance and exit onto NC 68.

Rick Schlaginhaufen asked how traffic would access the property and wondered if traffic would use the driveway behind CVS in order to get out. He said that he understood that NCDOT would eventually block people from going across NC 68 from the proposed site.

Simpson said that he was concerned about traffic backing up onto NC 68. He asked if eventually traffic would not be able to shoot straight across from the gas station entrance to McDonald's and if NCDOT still had plans to reconfigure NC 68. Taylor said that was still the plan and work was scheduled to begin in two years.

Simpson asked if there would be a traffic circle placed there, and Taylor replied no.

Taylor said that Board members would have elevations to consider at before the next meeting.

Simpson asked if the Historic Preservation Commission had seen this proposal, and Taylor replied that this property was not in the Historic District, however it is in the Scenic Corridor.

Stoudemire said that she had not looked at the Starbucks site plan yet, but asked if the parking lot would be behind the building. Taylor replied that one row of parking would be in the front of the building, which is allowed.

Streck said that business like McDonalds, Bojangles, etc. also had parking along NC 68.

Fiorentino said that anyone who had traveled south on NC 68 during rush hour knew what a nightmare traffic could be there. He said that he had hard time imaging how the traffic would work at the proposed Starbucks site. Fiorentino said that he did not have traffic solutions, just comments.

Streck asked if CVS would have a requirement to maintain access from the Shell gas station parking lot, and Taylor replied that there were probably access easements.

- B. Introduction of text amendment.** Amendments proposed to Chapter 30 (Land Development) of the Oak Ridge Code of Ordinances for compliance with NCGS Chapter 160D. (A public hearing will be held on this matter at the Planning & Zoning Board meeting on June 24, 2021, with the final decision to be made after a public hearing at the Town Council meeting on August 5, 2021.)

Planning Director Taylor said that after many months of work, he was ready to introduce the Chapter 160D updates to the Town's Ordinances in order to be aligned with North Carolina General Statues. Taylor displayed the Chapter 160D updates to Board members in a PowerPoint presentation, which is hereby incorporated by reference and made a part of the minutes.

Town Clerk Sandra Smith said that she would be glad to print out copies for Board members who wanted them, but said she would prefer to send them electronically since they were 424 pages in length.

Simpson asked if there were any procedural changes regarding how the Planning & Zoning Board conducts its meetings or public hearings, and Taylor replied no. Taylor said that many of the changes were on the administrative end.

Stoudemire said that Board members did not need to act on this tonight but that a public hearing would be held regarding the changes at the July meeting.

Streck asked if the electronic copy of the changes could be sent out sooner rather than later to give Board members time to review all the changes, and Taylor said yes.

Simpson asked how the changes would be shared with the public, and Taylor replied that the document would be shared on the Town's website and that copies would be available at Town Hall.

6. PUBLIC COMMENTS

Simpson said that he never heard a final disposition on the tree ordinances that were being heard in the NC Legislature. He said that he did hear that the bill overriding municipality's zoning authority had not been approved, and Taylor replied that he had not heard anything but had just received an email today.

Simpson said that he thought the more egregious proposed legislation to open any parcel to multi-family zoning did not pass in the NC Senate. He said that Councilwoman Martha Pittman said that the tree ordinances did pass the NC House but would go to the NC Senate.

Paslaru asked if the animal ordinances could be placed on the agenda for the next meeting, and Simpson said that he recalled discussing this topic, but that the Town did not have a comprehensive animal ordinance.

Taylor said that the animal ordinance had been discussed at staff meeting. He said that residents had also been complaining about loud trucks. Taylor suggested working together to do a comprehensive update to the nuisance ordinance at one time.

Paslaru said that she had heard from other residents that the animal ordinance was important to address as soon as possible. Taylor said that he was researching the topic, and Paslaru said that the research had been going on since last year.

Simpson asked if there was a poultry issue, and Paslaru replied that there were issues such as odors and noise from roosters.

Simpson asked about the conference call with Hill Studio regarding the small-town feel. He asked about happened with that project, and Taylor replied that the first citizen focus group meeting was held that and that another one was scheduled. Taylor said that an in-person Open House would take place in July to obtain an even wider audience.

Stoudemire asked if there was anything that the Board could do to help facilitate strengthening the animal ordinance, and Taylor said that he welcomed any information being emailed to him. He said that he already had the Town of Jamestown's information.

Streck asked if the animal ordinance would apply to neighborhoods who do not have HOA rules, and Taylor replied yes.

7. ADJOURNMENT

Patti Paslaru moved to adjourn the meeting at 7:54 p.m., and Jason Streck seconded the motion. The motion was passed unanimously (7-0).

