



**OAK RIDGE PLANNING & ZONING BOARD MEETING  
JULY 22, 2021 - 7:00 P.M.  
OAK RIDGE TOWN HALL**

**MINUTES**

**Board Members Present**

Nancy Stoudemire, Chair  
Jason Streck, Vice Chair  
Ron Simpson  
Patrick Fiorentino  
Larry Stafford  
Megan Dyson, Alternate (Sitting)

**Staff Present**

Sandra Smith, Town Clerk  
Sean Taylor, Planning Director

**Board Members Absent**

Patti Paslaru  
Tammy Gardner  
Maureena Shepherd, Alternate  
Rick Schlaginhaufen, Alternate

**1. CALL TO ORDER**

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

**2. APPROVE AGENDA**

*Jason Streck moved to approve the agenda, and Larry Stafford seconded. The motion was passed unanimously (6-0).*

**3. APPROVE MINUTES**

*Megan Dyson motioned to approve the minutes of the June 24, 2021 meeting, and Ron Simpson seconded. The motion was passed unanimously (6-0).*

**4. OLD BUSINESS**

**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 is zoned CZ-LB (Conditional Zoning-Limited Business), Greensboro (GW-III) Overlay, Scenic Corridor Overlay. It is owned by Twilight Outparcel LLC.

Stoudemire announced that this was not a public hearing, but a technical review. For those Board members not at the previous meeting, Stoudemire said those in attendance had a lot of questions regarding how the building would fit in the Scenic Corridor and across the street from the Historic District. She said the Board

conditionally approved the plan and now just needed to make sure the materials fit with the ordinance.

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

Applicant Philip Cooke, 7502 Forest Creek Ridge Court, Summerfield, NC, introduced himself and Eric Bradley of Bradley & Ball Architects, 3803 Windy Oaks Court, Greensboro, NC. Cooke said for the past month, they had been trying to work with Starbucks on the plan. He said the revised rendering showed a different color brick, which they tried to match with The Village, located behind the Quality Mart. He said the red color also plays off Oak Ridge Military Academy and Oak Ridge Commons. He said the bronze color was used at the Small Shops, located just across NC 68. He said gooseneck lighting was now shown on the plan as requested, to which they had gotten Starbucks to agree. He said he did not have a sample of the color, but that it would match the awning.

Patrick Fiorentino thanked Cooke for the addition of the gooseneck lighting fixtures. He asked if the signage would be backlit, and Cooke said that was not allowed.

Simpson asked how people would access the site and whether the entrance to Quiet Place would be affected. Taylor directed the Board to the site plan and said traffic would enter through the second entrance. He added there would be one way in and out of the site. Cooke said there were multiple ways to access the site, and that no changes would be made at Quiet Place. He said those residents said they were not concerned about any additional traffic that could be created.

Simpson said the plan noted that NCDOT had to approve a driveway permit. Cooke said it was not really a new driveway entering the site, but an existing one.

Taylor noted that the Town has no control over traffic. He said basically there was a use by right associated with the zoning, so traffic is inherently taken into account by the ordinance.

Streck said he thought the Board was only to address materials, since everything else had been approved at the previous Planning & Zoning Board meeting. Cooke agreed.

Stoudemire said she thought Board members all agreed that traffic will be a mess until NCDOT completes the improvements at the nearby NC 68/NC 150 intersection.

Simpson asked if there was a plan for a median to be installed to prevent traffic from crossing NC 68 to go directly to Tractor Supply. Taylor said yes, and added that he would show the intersection improvement plan to Board members who were interested after the meeting.

Stoudemire asked Board members if they thought the materials were satisfactory and if they fit in with the Scenic Corridor ordinance to make the building similar to others in the vicinity.

Streck asked if the bronze sample submitted would be the color of the awning and if it met the criteria. He said if the ordinance is interpreted literally, it means metal is not allowed except on the roof. Taylor said that was true, but he thought that needed to be explained. For example, he said the trim around windows in commercial structures nearby was all metal, and that metal was going to be used more on commercial structures. Streck asked Taylor of the ordinance actually applied more to the large faces of the building, and Taylor said yes.

Streck said he had also had concerns about traffic flow, but that issue had been settled. He said the look of the building was very modern, which he hated, but that it seemed to fit the ordinance. For those concerned about the look of the building, Streck said he did not know how the Board could deny the request. He said developers and contractors cannot read minds regarding something that is not spelled out in the ordinance. He said he hated the look of the building, which he thought was very modern, but that would not stop him from shopping there.

Simpson said he appreciated the fact that the applicants had changed the color of the brick.

Taylor said that due to the way the statute was written, it is difficult to address the appearance of a building other than if it is located in a Historic District. He said if a building meets the technical requirements of the ordinance, then it should be approved.

*Megan Dyson motioned to approve the plan, and Jason Streck seconded. The motion was passed unanimously (6-0).*

## 5. NEW BUSINESS

**SUB-21-03: Honeycutt Reserve:** The property is 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. It consists of Guilford County Parcels # 163077, 162726, 162660, and portions of # 163062 and 163115. It is located in the Greensboro (GW-III) Watershed, Scenic Corridor Overlay Zone, and is owned by Lisa F. Honeycutt, Bonnie P. Mills and Tonia Mills.

Planning Director Taylor 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. He said his comments were included in the staff report, and he recommended conditional approval contingent upon planning staff, Environmental Health, Soil and Erosion Control, and stormwater engineers' approval of all subdivision technical requirements as set forth in the Town's Code of Ordinances.

Stoudemire reminded the Board that this was not a public hearing.

Fiorentino said he had one concern, that the lots were only ½-acre in size and he was concerned large houses would be constructed on what he considered small lots. Taylor said statute prevented the Town from mandating the size of a house, but it

did have controls over the setbacks. In this case, setbacks were 25 feet from the front property line, 20 feet from the rear, and 10 feet from each side. In contrast, RS-40 zoning dictated setbacks of 40 feet from the front property line, 15 feet from the side, and 30 feet from the rear. Fiorentino said he was also concerned about the additional traffic that would be created.

Streck said the size of the lots was not typical for Oak Ridge, but said it was very typical for other places.

Taylor pointed out that Knights Landing has smaller lots with 3,000- to 4,000-square foot houses. He said the first phase of development is built out and contractors are asking the developer to proceed with phase 2. He said if this property had been zoned RS-40, the entire acreage could be developed, but this zoning with smaller lots allows for a lot more open space.

Stoudemire pointed out that smaller houses could be built on the lots. Taylor said affordable housing could not be done in Oak Ridge under about \$300,000 because of land prices. He noted the townhouses beside Zack Road. He said the least expensive was \$290,000-\$350,000, depending on options, and they were built out in less than a year. He added that what the Town was trying to avoid was something similar to the houses in the Thatcher Woods subdivision on Alcorn Road. But he added that the first phase of development there was done in less than 6 months.

Fiorentino asked if there was any liability to the Town for the open space dedications in the subdivision. Taylor said the open space was required to be dedicated because it is in the flood zone. He said such dedications are common, but they are generally not accepted by the Town, so there is no liability until that occurs.

Discussion continued. Taylor noted that the trail easement was shown as private on the plat, but he had spoken to the developers, who said the trail easement would be public.

Stoudemire said she was concerned about schools, and asked if the Town Council is putting any pressure on the County or State in that regard. Town Clerk Sandra Smith remarked that the school system has a demographer, who watches the population estimates and new housing starts. She said they are aware of the number of people moving into the area.

*Jason Streck made a motion to conditionally approve SUB-21-03 as presented, and Larry Stafford seconded. The motion was passed unanimously (6-0).*

**6. PUBLIC COMMENTS**

- None

**7. ADJOURNMENT**

*Larry Stafford moved to adjourn the meeting at 7:57 p.m., and Ron Stafford seconded. The motion was passed unanimously (6-0).*

