



**OAK RIDGE PLANNING & ZONING BOARD MEETING
MARCH 24, 2022 - 7:00 P.M.
OAK RIDGE TOWN HALL**

MINUTES

Board Members Present

Jason Streck, Chair
Nancy Stoudemire, Vice Chair
Patrick Fiorentino
Tammy Gardner
Patti Paslaru

Staff Present

Sandra Smith, Town Clerk
Sean Taylor, Planning Director

Board Members Absent

Ron Simpson
Larry Stafford
Maureena Shepherd, Alternate
Rick Schlaginhaufen, Alternate
Megan Dyson, Alternate

1. CALL TO ORDER

The meeting was called to order by Chair Jason Streck at 7:01 p.m.

2. APPROVE AGENDA

Patti Paslaru moved to approve the agenda, and Nancy Stoudemire seconded. The motion was passed unanimously (5-0).

3. APPROVE MINUTES

Nancy Stoudemire motioned to approve the minutes of the February 24, 2022 meeting, and Pat Fiorentino seconded. The motion was passed unanimously (5-0).

4. NEW BUSINESS

Site Plan Case # SP-22-02: 2201 Oak Ridge Road. The property is located at 2201 Oak Ridge Road, Guilford County Tax Parcel #165097, consisting of approximately 1.55 acres, zoned CZ-LO (Conditional Zoning-Limited Office), Historic District Overlay, Scenic Corridor Overlay, Greensboro Watershed (GW-III). The applicant seeks approval to install commercial signage, ADA accessible ramp, parking area, and landscaping, and removal of a total of 11 trees. Owned by Glen and Ruth Kerley (Bill Greco, Land Solutions – representative).

Planning Director Sean Taylor read the property description into the record and presented the staff report. He said that the property had recently been rezoned to Conditional Zoning-Limited Office due to a change in use going from residential to office. Taylor said that the property must now come into compliance with ordinances. He said that he recommended approval of the site plan.

Streck said that this was not a public hearing.

Fiorentino asked what kind of business would be located at this site, and Taylor responded that it would be a professional office providing counseling services.

Gardner said that she had heard that it was going to be a 2-story building, and representative Bill Greco, Land Solutions, replied no.

Paslaru said that the drawings made it look like the roof line had changed, but the side elevations did not. She asked if the roof line would be changing, and Taylor replied no. He said that the only change to the structure was the addition of the ADA ramp.

Paslaru asked if the ADA ramp would need to be approved by the Historic Preservation Commission, and Taylor replied that the Commission had approved it at their March 16, 2022 meeting.

Stoudemire asked about the trees that were currently flagged on the property, and Taylor replied that the flagged trees had been placed there by the surveyors. He said that the trees that were going to be removed were marked on the site plan in red.

Stoudemire said that in the scenic corridor parking is allowed to the side and to the rear. She asked if there was not enough space on side for parking spaces, and Taylor replied that septic areas were located on the side and to the north that totally blocked any parking spaces from being placed there.

Paslaru asked if there would be handicapped parking in the front of the building, and Taylor replied that there would be handicapped parking plus two regular parking spaces.

Tammy Gardner made a motion to approve Site Plan #SP-22-02 for property located at 2201 Oak Ridge Road and Patti Paslaru seconded, and the motion was passed unanimously (5-0).

5. PUBLIC COMMENTS

None

6. ADJOURNMENT

Patti Paslaru moved to adjourn the meeting at 7:08 p.m. Pat Fiorentino seconded, and the motion was passed unanimously (5-0).

