



**OAK RIDGE PLANNING & ZONING BOARD MEETING  
JANUARY 26, 2023 - 7:00 P.M.  
OAK RIDGE TOWN HALL**

**MINUTES**

**Board Members Present**

Jason Streck, Chair  
Nancy Stoudemire, Vice Chair  
Patrick Fiorentino  
Patti Paslaru  
Ron Simpson  
Larry Stafford

**Staff Present**

Sean Taylor, Planning Director  
Sandra Smith, Asst. Mgr./Town Clerk

**Board Members Absent**

Megan Dyson, Alternate  
Tammy Gardner  
Rick Schlaginhaufen, Alternate  
Craig Rosenfeld, Alternate

**1. CALL TO ORDER**

The meeting was called to order by Chair Jason Streck at 7:00 p.m.

**2. APPROVE AGENDA**

*Nancy Stoudemire moved to approve the agenda, and Ron Simpson seconded. The motion was passed unanimously (6-0).*

**3. APPROVE MINUTES**

*Patrick Fiorentino motioned to approve the minutes of the December 15, 2022, regular meeting, and Patti Paslaru seconded. The motion was passed unanimously (6-0).*

**4. ELECTION OF CHAIR AND VICE CHAIR**

*Chair*

Paslaru nominated Streck for chair. With no other nominations, the vote was unanimous (6-0).

*Vice Chair*

Fiorentino nominated Paslaru and Simpson nominated Stoudemire for vice chair. With no other nominations, the vote for Stoudemire was 4 to 2. With a majority of the vote, Stoudemire was elected vice chair.

**5. PUBLIC HEARINGS**

**SUBDIVISION CASE # SUB-23-01: Presbyterian:** The property is located on the west side of Peeples Rd., approximately 688 feet south of the intersection with Alcorn Rd. in Oak Ridge Township, consisting of approximately 23.58 acres. This proposed subdivision consists of four lots, zoned AG (Agricultural). It is located in the Greensboro (GW-III) Watershed and is owned by Oak Ridge Presbyterian Church (Bill Greco, Representative).

Town Planner Sean 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 record. He said that as a minor subdivision, all lots meet the minimum dimensional requirements of the adopted AG zoning. Not shown on the preliminary site plan is a 20-foot trail easement that will be provided along the Reedy Fork Creek along the rear boundary of the property. The final plat will present this 20-foot trail easement. The preliminary plat meets the requirements of a minor subdivision within the Town of Oak Ridge's Code of Ordinance, and staff recommends approval of the subdivision case.

*Board comments:*

Stoudemire mentioned that she is a member of the Oak Ridge Presbyterian Church and asked if she should recuse herself from participation in this discussion. Streck said that if she is uncomfortable with proceeding in the discussion, that she would not have to participate. Simpson saw no reason for her recusal as there is no financial conflict involved, which was reiterated by staff. Stoudemire elected not to participate.

Paslaru inquired about the direction of the trail. Taylor answered that the trail is a designated corridor to the Piedmont Greenway.

Simpson asked where the 20-foot easement will be located. Taylor responded that it would run along the entire rear boundary of the property by the Reedy Fork Creek. The easement is not required, but the property owners are volunteering to do it.

Fiorentino asked about the intended use of the property. Taylor pointed out that as it is in the flood zone, it cannot be built on and will be used as grazing land.

Fiorentino continued with inquiring about the motivation behind the request to subdivide the property. Taylor explained that subdividing the property will maximize the value of the property. If it were to be sold as is with the single, older home on it, it would be worth less than if it were to be divided into lots. He further explained that there are already four interested parties pursuing the lots.

Fiorentino mistook that the church occupied Lot #3. Taylor clarified that there is no church on the property, but instead a residence whose owner deeded the estate to the Oak Ridge Presbyterian Church upon her passing. The Church in turn has no use for the land and is choosing instead to sell it.

*Patti Paslaru made a motion to approve Subdivision Case #SUB-23-01 for subdivision into four lots as presented as it is consistent with the requirements of a minor subdivision within the Town of Oak Ridge's Code of Ordinance. Patrick Fiorentino seconded. The motion was passed unanimously (6-0).*

**6. PUBLIC COMMENTS**

Loretta Gallagher, 8353 W. Harrell Rd., posed a question regarding the Board's public discussion and decision-making parameters on topics involving property issues. She expressed specific concerns regarding the canine agility training facility located in her area. The Board and staff provided clarification on Board members' duties and on public recourse for action, and suggested she contact Council members with her concerns.

**7. ADJOURNMENT**

*Patti Paslaru moved to adjourn the meeting at 7:34 p.m., and Patrick Fiorentino seconded. The motion was passed unanimously (6-0).*

Respectfully Submitted:

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Sandra B. Smith, NCCMC, CMC  
Asst. Town Manager/Town Clerk

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Jason Streck  
Chair