



**OAK RIDGE PLANNING & ZONING BOARD MEETING
SPECIAL CALLED MEETING
DECEMBER 2, 2025 - 7:00 P.M.
OAK RIDGE TOWN HALL**

MINUTES

Board Members Present

Jason Streck, Chair
Ron Simpson
Clay Flynt, ETJ Representative
Christy Leimone, (Alternate, sitting)
Brad Rentz, (Alternate, sitting)
Angie Byrd, (Alternate, sitting)

Staff Present

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

Board Members Absent

Patti Paslaru, Vice Chair
Patrick Fiorentino

1. CALL TO ORDER

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

2. APPROVE AGENDA

Ron Simpson made a motion to approve the agenda, and Clay Flynt seconded. The motion passed unanimously (6-0).

3. APPROVE MINUTES

Ron Simpson made a motion to approve the regular meeting minutes from October 23, 2025, and Angie Byrd seconded. The motion passed unanimously (6-0).

4. PUBLIC HEARING

REZONING CASE #RZ-25-04: AG TO RS-40. The property is located at 7856 Alcorn Road on the north side of Alcorn Road, approximately ¼ mile east of the intersection of Alcorn Road and NC 68 N, being in Oak Ridge Township. It is Guilford County Tax Parcel 162804 (approximately 25.4 acres), is located in the Jordan Lake Watershed, and is owned by Dianne C. Yates.

Planning Director Sean Taylor presented the staff report for RZ-25-04, which is hereby incorporated by reference and made a part of the minutes. He indicated that the applicant, Purguson Lane LLC, would be represented by developer Brian Disney.

Taylor stated staff's recommendation to approve the zoning application, citing its consistency with Oak Ridge's Future Land Use Plan.

Chair Jason Streck opened the public hearing and explained that individuals in support of and in opposition to the request had a total of 20 minutes each during which to speak and five minutes each thereafter to offer their rebuttals.

Streck opened the public hearing.

Proponents:

Craig Fleming, 4196 Mendenhall Oaks Parkway in High Point, represented Purguson Lane LLC, which he noted was a partnership between himself with Brian and Mark Disney. He explained that two similarly sized subdivisions, Beaver Creek and Crutchfield Farms, located east of the parcel were zoned RS-40, had comparable lot sizes and densities, and were served by individual wells and septic systems. He confirmed that no other jurisdictional wetlands existed on the property outside of the flood plain. He added that NCDOT would not require a Traffic Impact Study, but that all roadway development would be subjected to its review. He added that the northern property line of the parcel crossed Beaver Creek in several areas and was protected by stream buffers. He stated that construction would not occur in close proximity to the creek. Fleming stated that rezoning the parcel to RS-40 would be in character with the area and an appropriate use of the land.

Opponents:

Caden Pyne, 1334 NC 68 North, stated that he was not against the rezoning, but raised concerns about the proposed development's impact on roads, schools, water sources, natural habitats of wildlife, and the rural heritage of the Town. He cautioned that an influx of new homes and residents could overburden the area's roads and schools. He asked whether there was any protection against runoff and chemical contaminants in the water during construction, and registered concern for the level of stress placed on the aquifer by the increased demand for water sources. Pyne called attention to the potential encroachment on natural habitats that could force wildlife to adapt to being in closer proximity with people. He questioned whether the increased density brought on by the proposed development would undermine the rural character of the area. Pyne questioned whether short-term tax gains could lead to long-term financial liabilities for the Town.

Kris Spence, 7847 Alcorn Road, cited limited visibility along the roadway by Bison Drive across from his property as having contributed to multiple accidents that damaged the fence on the south side of his property. He pointed out that heavy traffic from the nearby high school and the frequently disregarded 45 mph speed limit had led to significant traffic issues in the area. He disclosed that he had previously offered to purchase the property in order to preserve it, but the offer was not pursued. He commented that he was not opposed to the rezoning request but had concern for the resulting impacts on traffic.

Rebuttals in favor:

Craig Fleming, 4196 Mendenhall Oaks Parkway in High Point, noted that the proposed development would adhere strictly to the Town's well-established

ordinances governing buffers and standards for development. He concurred with the traffic concerns that had been raised and stated that all roadway development would be subject to review and oversight by NCDOT, which would be responsible for mitigating any impacts. He emphasized that the initial step in the rezoning process was to first determine whether the proposed development constituted appropriate use of the land.

Rebuttals in opposition:

Caden Pyne, 1334 NC 68 North, expressed concerns beyond property buffers which included water safety, protecting the established ecosystem, and adequacy of existing water source levels.

Streck closed the public hearing.

Board Discussion:

Angie Byrd asked if the proposed development would be similar in size to Beaver Creek. Taylor explained that the number of developable lots on the 25-acre property would be limited by soil perkability, floodplain areas to be dedicated to the Town, and the ordinance requirement to preserve 20 percent of trees above a specified caliper. Based on these constraints, he estimated the development would include a minimum of 17 lots.

Brad Rentz inquired about the types of roads to be constructed, and Taylor indicated that road construction would be determined by NCDOT.

Ron Simpson asked if the lake shown on the aerial photograph would bisect the property line. Referring to a Guilford County Geographical Information System map, Taylor explained that the area of Simpson's concern was an evergreen stand, that the dark blue line on the map represented the stream with a 50-foot stream buffer alongside it, and that the areas in pink were flood zones. Simpson asked if more than one entrance into the development was anticipated, and Fleming noted that only one entrance was planned with the addition of a single driveway potentially serving one lot on Alcorn Road. He pointed out that all roadways in the development would be subject to NCDOT driveway permit requirements.

Streck commented that impacts, such as those on schools, are typically addressed after development occurs and density increases. He noted that rezoning requests are subject to oversight at multiple levels to ensure compliance with local, county, and state regulations, and that the Planning & Zoning Board's role is to recommend action based on compliance considerations. He emphasized that final decisions rest with the Town Council and encouraged public participation at Council meetings.

Simpson added that the Board was tasked with balancing property owners' rights with preserving the rural character of the area and must apply its standards consistently to all applications.

Ron Simpson made a motion to recommend the approval of Rezoning RZ-25-04 based on the request's consistency with the adopted Land Use Plan and based on the request being

reasonable and in the public's interest. Brad Rentz seconded the motion, and the motion passed unanimously (6-0).

Streck announced that the public hearing for the rezoning request would be held at the next Town Council meeting on Thursday of the same week.

5. PUBLIC COMMENTS

None

6. ADJOURNMENT

Angie Byrd made a motion to adjourn the meeting at 7:36 p.m., and Clay Flynt seconded. The motion passed unanimously (6-0).

Respectfully Submitted:

Sandra B. Smith, MMC, NCCMC
Assistant Town Manager / Town Clerk

Jason Streck
Chair