



**OAK RIDGE PLANNING & ZONING BOARD MEETING
APRIL 25, 2024 - 7:00 P.M.
OAK RIDGE TOWN HALL**

MINUTES

Board Members Present

Jason Streck, Chair
Patrick Fiorentino
Patti Paslaru
Megan Dyson, Alternate (Sitting)

Staff Present

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

Board Members Absent

Nancy Stoudemire, Vice Chair
Ron Simpson
Tara Tillman, 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

Patti Paslaru moved to approve the agenda, and Megan Dyson seconded. The motion was passed unanimously (4-0).

3. APPROVE MINUTES

Patrick Fiorentino moved to approve the minutes of the January 25, 2024, regular meeting, and Patti Paslaru seconded. The motion was passed unanimously (4-0).

4. NEW BUSINESS

- A. SUBDIVISION CASE # SUB-24-01: Manderley.** The property is located on the north side of Oak Ridge Rd., approximately 1,400 feet south of the intersection with E. Harrell Rd. and Oak Ridge Rd. in Oak Ridge Township. The proposed subdivision consists of 26 lots on approximately 51.61 acres that is zoned CZ-RS-40. It is owned by KRC Development L.L.C.

Planning Director Sean Taylor read the property description into the records, and presented the staff report, which is hereby incorporated by reference and made a

part of the record. He recommended conditional approval of the case pending staff approval of the technical requirements in the Town's subdivision ordinance including a stormwater review, a NC DOT review, and Guilford County Erosion Control and Environmental Health reviews.

Fiorentino asked if the development would be serviced through a common septic area. Taylor responded that the development would not have a common septic area and that lots which do not percolate would be serviced individually by an off-site septic system.

Megan Dyson asked if the development would be serviced by a community well. Taylor responded that lots would have individual wells as the subdivision did not meet the lot requirement of thirty or more lots to necessitate a community well.

Paslaru pointed out that turnarounds were designed into the site plan in place of cul-de-sacs. She commented that individuals tend to use turnarounds for parking and setting up basketball goals which encumber accessibility into the area. Drawing on her experience as a member of emergency services, she expressed concern with the limited maneuverability for fire and rescue vehicles in a turnaround. She asked developer Bill Greco if he had considered using cul-de-sacs instead of turnarounds. Greco explained that recent changes to international fire codes, which are adopted as standard practice in the United States, require 96-feet of paved clearance from edge to edge in a terminal roadway in a development for emergency vehicle maneuverability. He pointed out that the turnarounds in the plan met the technical requirements set forth by NC DOT and exceeded the minimum requirement by ten additional feet. He added that turnarounds could be designed as a T-shape, Y-shape or as a cul-de-sac if they met the 96-foot span requirement. Paslaru injected that the choice of the T-turnaround would maximize the number of lots placed around it and Greco noted that the number of lots around the T-turnaround was the same as if they were placed around a cul-de-sac. He added that the T-turnaround would become a permanent standard for turnarounds due to its appearance, cost, and function. He pointed out that play structures were prohibited on streets.

Taylor pointed out that cul-de-sacs were the only allowed street design in the Town's ordinances and asked if the recent changes in the fire code would now prohibit this design. Greco confirmed that the current ordinance allowed for a design which would not meet the updated fire code. He advised that the ordinance allow for optional designs for street turnarounds with the required 96-foot edge to edge span.

Dyson asked how to minimize risks in T-turnarounds regarding driveways which offer separate entrances and exits into the turnaround. Greco stated that each lot would have a driveway located within a firehose length from the street to allow sufficient access from the firetruck's water storage tank to the home. Dyson asked how the turnaround could accommodate more than one fire truck if the emergency required multiple emergency responders. Greco suggested that the fire trucks would need to stack their entrances into the area of concern.

Fiorentino asked how large the cul-de-ac would have been constructed if the new fire code requirement was not in place, and Greco replied that the former standard required a 70-foot span. Fiorentino asked for verification of the new fire code requirement. Taylor indicated that he was unaware of the new requirement and commented that the Town's ordinances were currently being reviewed and updated to present standards. Fiorentino asked if the number of lots would be reduced if cul-de-sacs were constructed, and Greco responded that the development plan would have to be reconfigured to allow for cul-de-sac placements.

Streck asked if the trial easement on the plan would connect to a destination. Taylor answered that the trails would not presently connect to a destination but that the trails adhered to the Town's pedestrian plan.

Fiorentino asked if Greco would reconfigure the plan to include cul-de-sacs. Greco stated that he would not alter the development plan as the plan being proposed met the requirements of the Town's development ordinances.

Patti Paslaru made a motion to conditionally approve Subdivision Case # SUB-24-01 based on the conditions set forth in the Staff Report. Jason Streck seconded the motion, and the motion passed (3-1) with Patrick Fiorentino voting against.

B. SUBDIVISION CASE # SUB-24-02: Southern Pines. The property is located on the south side of Forsyth Rd., approximately 1,400 feet east of the intersection with Forsyth Rd. and Oak Ridge Rd. in Oak Ridge Township. The proposed subdivision consists of 14 lots on approximately 19.31 acres that is zoned RS-40 and owned by Duggins Family Trust.

Planning Director Sean Taylor read the property description into the records, and presented the staff report, which is hereby incorporated by reference and made a part of the record. He noted that all the lots in the subdivision met the minimum technical requirements of the Town of Oak Ridge Code of Ordinances. Taylor pointed out that the subdivision was in the extraterritorial jurisdiction of the Town and that the owners would be applying to the Town for voluntary annexation of the subdivision. He recommended conditional approval of the case pending staff approval of the technical requirements in the Town's subdivision ordinance including a stormwater review, a NC DOT review, and Guilford County Erosion Control and Environmental Health reviews.

Fiorentino asked about the size of the homes being planned for the subdivision, and Greco responded that the homes would not be larger than 3,600 square feet with a 60-foot by 60-foot footprint. Fiorentino asked if the sizes were the same for the Manderley subdivision, and Greco responded that the homes in the Manderley subdivision would be larger with a 70-foot by 70-foot footprint and would be set at a higher price point.

Taylor stated that most properties in the extraterritorial jurisdiction maintained an address in Kernersville despite its location in the Northwest school district of Guilford County. He pointed out that having the Kernersville address would impact

the lot's selling value by \$100,000 or less. He added that the subdivision would retain its address in Kernersville even after being annexed into Oak Ridge. Paslaru asked if a petition could be made to change the address from Kernersville to Oak Ridge once the subdivision is annexed into Oak Ridge. Taylor replied that the Kernersville address was a United States Postal Service district designation.

Dyson asked for more information on Lot #1 on the subdivision plan. Greco noted that the placement of the house in Lot #1 was planned for the south end of the lot and that low maintenance landscaping was intended around the house. He stated that the lot's configuration was not normal, citing that the side yard ran north to south, and Taylor stated that the front of the lot measured 40-feet, the rear measured 30-feet, and both sides measured 15-feet. Greco added that this configuration translated to a tight backyard area.

Patti Paslaru made a motion to conditionally approve Subdivision Case # SUB-24-02 based on the conditions set forth in the Staff Report. Patrick Fiorentino seconded the motion, and the motion passed unanimously (4-0).

5. PUBLIC COMMENTS

No public comments.

6. ADJOURNMENT

Megan Dyson moved to adjourn the meeting at 7:31 p.m., and Patti Paslaru seconded. The motion was passed unanimously (4-0).

Respectfully Submitted:

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

Jason Streck
Chair