



**OAK RIDGE PLANNING & ZONING BOARD MEETING  
JUNE 26, 2025 - 7:00 P.M.  
OAK RIDGE TOWN HALL**

**MINUTES**

**Board Members Present**

Jason Streck, Chair  
Patti Paslaru, Vice Chair  
Ron Simpson  
Patrick Fiorentino  
Clay Flynt, ETJ Representative  
Angie Byrd, Alternate (Alternate, sitting)  
Christy Lemoine, Alternate (Alternate, not sitting)  
Brad Rentz (Alternate, not sitting)

**Staff Present**

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

**Board Members Absent**

Craig Rosenfeld

**1. CALL TO ORDER**

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

**2. APPROVE AGENDA**

*Vice Chair Patti Paslaru made a motion to approve the agenda, and Ron Simpson seconded. The motion was passed unanimously (6-0).*

**3. APPROVE MINUTES**

*Ron Simpson made a motion to approve the minutes of the May 22, 2025, regular meeting, and Patrick Fiorentino seconded. The motion was passed unanimously (6-0).*

**4. PUBLIC HEARINGS**

- A. CASE #RZ-25-01:** Request to rezone 5207 Williard Road from AG (Agricultural) to RS-40 (Residential). The property is located on the west side of Williard Road, approximately 353 feet north of the intersection of Williard Road and Stafford Mill Road, being in Oak Ridge Township. It is Guilford County Tax Parcel 237771 (approximately 6.35 acres). The property is located in the WCA Watershed and is owned by J and B Flynt Family Trust.

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

He summarized that the rezoning request met the objectives of the Oak Ridge's Land Use Plan (LUP) as well as the Town's Comprehensive Pedestrian Transportation Plan and future development plans. He concluded with the staff recommendation to approve RZ-25-01.

ETJ Representative Clay Flynt noted that he is not related to the applicant and therefore bore no conflict of interest in reviewing the case.

Patrick Fiorentino asked if the plan showed the exact locations of the proposed houses on the subdivision plan or if the sizes of the houses had been determined. Taylor responded that the plan depicted the proposed location of houses in the future subdivision on RS-40 lots.

Patti Paslaru assumed that a maximum of four homes would be developed on the 6.35-acre property. Taylor affirmed her assumption and added that a large portion of the property was in a floodplain. Angie Byrd asked if the homes would be constructed by the same developer currently building homes on the corner of Williard and Stafford Mill roads. Taylor said yes, adding that the developer owned those lots as well as the ones being presently discussed.

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 if they wish to offer rebuttals.

*Proponents*

Bill Greco of Land Solutions, P.O. Box 347 in Oak Ridge, spoke on behalf of the developer. He stressed that existing roads would be used to access the development and no new roads would be constructed. He added his belief that no more than four lots would be developed due to the constrictions of the floodplain. Finally, he emphasized that the same developer owned these lots as those on the adjacent property. Greco pointed out that the request met all the conditions of the Town's Land Use Plan and ordinances.

*Opponents*

None

With no need for rebuttals, Streck closed the public hearing.

*Board Discussion*

Board members agreed that the request appeared straightforward and void of the added complexity of any interior streets.

*Patti Paslaru made a motion to recommend approval of the rezoning request of 5207 Williard Road from AG to RS-40 based on it being consistent and reasonable with the Town's Land Use Plan. Angie Byrd seconded the motion, and it passed unanimously (6-0).*

- B. CASE #RZ-25-02:** Request to rezone 1850 NC 68 North from AG (Agricultural) to RS-40 (Residential). The property is located on the east side of NC 68 North, approximately one-half mile south of the intersection of East Harrel Road and NC 68

North, being in Oak Ridge Township, Guilford County Tax Parcel 163231 (approximately 29.62 acres). It is located in the Jordan Lake Watershed and is owned by 1850 NC Hwy 68 LLC.

Taylor read the property description and presented the staff report for RZ-25-02 which is hereby incorporated by reference and made a part of the minutes. Taylor added that the 29.62-acre lot was majorly forested, did not include any floodplains, was mostly stream free, and that tree conservation areas would be determined during the subdivision process if the rezoning was approved. He pointed out that the street fronting the property was classified as a major throughfare and that any new streets in the development would be considered local collector streets. He noted that sidewalks were not required, although a sidewalk extending north to Case Ridge Drive had been proposed in the development plans. He stated that a Traffic Impact Analysis was not required for this development. Taylor summarized that the proposed rezoning request was consistent with the recommendations of the Oak Ridge Future Land Use Plan, and he recommended approval of the request.

Paslaru pointed out that West Harrel Road, located further north of the property, had been closed by the Town due to its susceptibility to traffic accidents. She expressed concern that the entrance into the development was also from NC 68. Taylor indicated that local ordinances and state statutes prohibited denial of an entrance to the development, in this case from NC 68 North, and that no other alternative entrance had been identified.

Fiorentino asked to clarify that the request was currently a rezoning request, and that there were no plans yet to build on the property. Taylor clarified that the Board would perform a detailed review of the technical requirements for the subdivision once that plan was submitted.

Ron Simpson asked if only one entrance into the development was expected. Taylor responded that the road frontage of the property would accommodate only one entrance off NC 68 North.

Clay Flynt asked if the parcel contained floodplain. Taylor explained that the Federal Emergency Management Agency (FEMA) maps determine floodplains, which identify areas at high risk of flooding.

Streck opened the public hearing.

*Proponents*

Bill Greco of Land Solutions, P.O. Box 347, Oak Ridge, spoke in favor of the rezoning and assured the Board that much consideration regarding the type of zoning was studied given the proximity of the property to the transition zone outside the Town Core. He determined that a simple RS-40 zoning district was suitable. He noted that the amount of land and number of housing units proposed were not enough to justify a second entrance into the development. He stated that the proposed entrance would line up directly with the existing entrance of the River Oaks subdivision on the opposite side of NC 68. He said he thought NC 68 at this location was wide enough to include a left turn lane from the south. He stressed that NCDOT

would determine the requirements of the entrance and that the subdivision plan would incorporate these requirements. Greco added that the property had no wetlands nor floodplains. He said that the proposed lot sizes would be similar to those in the River Oaks subdivision across the road and would back up to the homes on Kelly Ford Road to the south. He said the rezoning was straightforward and small and that it met the Town's LUP and ordinances.

*Opponents*

None

*Discussion*

Paslaru expressed confusion over the conflict in opinion between Taylor and Greco regarding whether a traffic study would be required. Taylor clarified that a traffic study for property in the Scenic Corridor Overlay could be required pending a review of the technical requirements during the subdivision process. He pointed out that because NC 68 North had already been widened to accommodate a left turn lane into River Oaks and because it was already considered a major thoroughfare, NCDOT would likely require a right deceleration lane. Paslaru reiterated that West Harrell Road was closed to reduce traffic accidents on NC 68 and that adding another development entrance off the same thoroughfare would impact road safety in that area.

Fiorentino asked if the proposed development would share a property line with the adjoining neighborhood to the south, or if an easement would provide a buffer between the two property lines. Greco replied that the two developments would share a property line on the north side of Kelly Ford Road. He pointed out that a 30-foot setback from this property line would prohibit construction in that area, adding that he would use that setback area as a tree preservation area.

*Patrick Fiorentino made a motion to recommend approval of RZ-25-02 based on its compatibility with the Land Use Plan and that it was reasonable and in the public interest. Ron Simpson seconded the motion, and the motion passed unanimously (6-0).*

**5. NEW BUSINESS**

**Discussion of Proposed Amendments to Oak Ridge Code of Ordinances Chapter 30, Article 8 Subdivisions**

Taylor explained that the proposed text amendment would establish a predetermined distance for required connection to a public water source and require construction of the infrastructure for connection in a new development. He stated that the proposed amendment would likely come before the Board for its review the following month. He stressed that the amendment would apply to new developments located close to the water line only and that the discussion was simply an introduction to the proposal made by the Town's Water Committee.

Simpson asked how the matrix for determining the distance for connection was developed, and Taylor noted that the context for determining the threshold for connection was adopted from the neighboring Town of Stokesdale.

Clay Flynt asked about the Water Committee. Taylor explained that members of the Water Advisory Committee had knowledge of water systems and were appointed by Council, and that the committee also contained Council members who serve in an ex officio capacity.

**6. PUBLIC COMMENTS**

None

**7. ADJOURNMENT**

*Vice Chair Patti Paslaru made a motion to adjourn the meeting at 7:28 p.m., and Patrick Fiorentino seconded. The motion passed unanimously (6-0).*

Respectfully Submitted:

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

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Jason Streck  
Chair