



**OAK RIDGE PLANNING & ZONING BOARD MEETING
JULY 24, 2025 - 7:00 P.M.
OAK RIDGE TOWN HALL**

MINUTES

Board Members Present

Patrick Fiorentino
Clay Flynt, ETJ Representative
Brad Rentz (Alternate, sitting)
Angie Byrd, Alternate (Alternate, sitting)
Christy Leimone, Alternate (Alternate, sitting)

Staff Present

Sean Taylor, Planning Director
Ashley Royal, Deputy Town Clerk

Board Members Absent

Jason Streck, Chair
Patti Paslaru, Vice Chair
Ron Simpson
Craig Rosenfeld

1. CALL TO ORDER

The meeting was called to order by Deputy Town Clerk Ashley Royal at 7:00 p.m. Royal stated that in the absence of both the chair and vice chair, a single motion was necessary to designate a Board member to chair the meeting.

Clay Flynt made a motion that Patrick Fiorentino chair the meeting. The motion passed unanimously (5-0).

2. APPROVE AGENDA

Clay Flynt made a motion to approve the agenda, and Angie Byrd seconded. The motion was passed unanimously (5-0).

3. APPROVE MINUTES

Royal indicated that the minutes of the July 24 regular meeting were not available and could be approved at the next meeting.

4. PUBLIC HEARINGS

A. CASE #RZ-25-03: Request to rezone 8417 Linville Rd. from AG (Agricultural) to RS-40 (Residential). The property is located on the west side of Linville Road approximately 635 feet northwest of the intersection of Linville Road and Scoggins Road, being in Oak Ridge Township. It is Guilford County Tax Parcel 166242

(approximately 15.5 acres), is located in the Jordan Lakes Watershed, and is owned by Green Horse LLC.

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. On behalf of the applicant who was absent due to illness, Taylor pointed out that the 15-acre parcel would be subdivided into six lots with one 6-acre tract containing the existing house and pond. He summarized that the rezoning request met the objectives of the Oak Ridge's Future Land Use Plan and that staff recommended the approval of RZ-25-03.

Acting Chair Patrick Fiorentino 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 to offer their rebuttals.

Proponents

None

Opponents

Angela Martin, 8424 Linville Road, asked to review the proposed property layout to determine how many driveways would access Linville Road and whether the existing house and barns would be preserved. She expressed her view that the proposed subdivision would alter the historical character of the area.

Fiorentino closed the public hearing.

Board Discussion

Taylor explained that if the rezoning request were approved, the site's proposed layout would be evaluated at the ensuing phase of the subdivision plan review. He confirmed that driveways of five lots would connect to Linville Road and that the existing house would remain on the property. He further explained that because the property was located within the Historic District, all proposed new structures as well as structures designated for removal would be subject to design approval through the Certificate of Appropriateness (COA) application process. Taylor noted that while the COA process could not prevent demolition of existing structures, it could impose a 1-year delay on the demolition. He noted that the applicant had stated that he currently had no interest in removing any existing structures on the property. He added that the proposed lots would range from 2 to 3 acres each and were designated for single-family dwellings.

Clay Flynt asked if any structure removal would fall under review. Taylor confirmed that all structures in the Historic District were subject to review and adherence to established Design Guidelines.

Angie Byrd asked about who would develop the property. Taylor responded that the owner would sell each lot to individual custom home builders. Byrd inquired about the location of the sixth lot, which would be accessed from Scoggins Road. Taylor noted that an existing easement on the rear of the parcel would be used to access

that lot. He verified Byrd's further inquiries concerning the total number of lots and the preservation status of the existing farmhouse.

Fiorentino asked whether the entire property would be used for the six proposed lots. Taylor responded affirmatively. Fiorentino followed up by asking whether the six proposed lots could be further subdivided, specifically the larger lot at the back of the pond. Taylor explained that the current ordinance would prevent any further subdivision of that lot. He also verified Fiorentino's assertion that no additional internal roads were planned within the subdivision that would access Linville Road.

Fiorentino inquired about the extent of the sidewalk across from the proposed development. Taylor responded that it extended along the new housing on Linville Road and continued toward the park. Fiorentino asked if any sidewalks existed on the same side of Linville Road as the proposed development. Taylor noted that a sidewalk ran from Oak Ridge Road to the Fire Department. He added that further review of sidewalks would occur during the technical review of the subdivision plan. Fiorentino raised a concern about having a sidewalk on only one side of a busy road. Taylor explained that the applicant preferred to preserve the line of mature trees along Linville Road rather than to install a sidewalk. He noted that the Board could review the applicant's request to waive the sidewalk requirement during the subdivision review process.

Clay Flynt made a motion to recommend approval of Rezoning Case RZ-25-03 to Town Council based on the request's consistency with the adopted Land Use Plan and based on the request being reasonable and in the public interest. Christy Leimone seconded the motion, and it passed unanimously (5-0).

B. TEXT AMENDMENT. Amendment to Sec. 30-863(b) of the Code of Ordinances regarding the distances for required water and sewer connections

Taylor, speaking on behalf of the Water Advisory Committee Chair and the applicant seeking event centers as a permitted use, requested that discussion of both text amendments be continued to the Board's next meeting on August 28, 2025.

C. TEXT AMENDMENT. Amendments to

- 1) Section 30-331 (Permitted Uses) of the Town of Oak Ridge Code of Ordinances to allow Event Centers as a use by right in the GO-M (General Office-Medium Intensity) district, GB (General Business) district, SC (Shopping Center) district, PI (Public and Institutional) district, and as a Special Use Permit in the AG (Agricultural) and RS-40 (Residential) districts
- 2) Section 30-957 (General Requirements) of the Town of Oak Ridge Code of Ordinances to amend *Off Street Parking Requirements* to include Event Center
- 3) Section 30-9 (Definitions) of the Town of Oak Ridge Code of Ordinances to define Event Center
- 4) Chapter 30, Article IX Division 5. Development Standards for Individual Uses to add Event Center and applicable standards

Brad Rentz made a motion to continue the two text amendment cases until August 28, 2025 at 7:00 p.m., and Angie Byrd seconded. The motion passed unanimously (5-0).

5. PUBLIC COMMENTS

Taylor indicated that he would show the Board the preliminary plat for RZ-25-03 following adjournment.

6. ADJOURNMENT

Angie Byrd made a motion to adjourn the meeting at 7:18 p.m., and Clay Flynt seconded. The motion passed unanimously (5-0).

Respectfully Submitted:

Ashley Royal, CMC
Deputy Town Clerk

Patrick Fiorentino
Interim Chair