



**OAK RIDGE PLANNING & ZONING BOARD MEETING
AUGUST 28, 2025 – 7:00 P.M.
OAK RIDGE TOWN HALL**

AGENDA

- 1. CALL TO ORDER**
- 2. APPROVE AGENDA**
- 3. APPROVE MINUTES OF JUNE 26, 2025 AND JULY 24, 2025 MEETINGS**
- 4. PUBLIC HEARINGS**
 - A. TEXT AMENDMENT.** Amendment to Sec. 30-863(b) of the Code of Ordinances regarding the distances for required water and sewer connections.
 - B. TEXT AMENDMENTS.** Amendments to
 - 1) Section 30-331 (Permitted Uses) of the Town of Oak Ridge Code of Ordinances to allow Event Center 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 (S) 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.
- 5. NEW BUSINESS**
 - A. Subdivision Case # SUB-25-03: River Ridge Farm:** 8417 Linville Rd. is located on the west side of Linville Rd. approximately 635 feet northwest of the intersection of Linville Rd. and Scoggins Rd., being in Oak Ridge Township. It is Guilford County Tax Parcel 166242 (approximately 15.5 acres). This proposed subdivision consists of 6 lots, zoned RS-40. The property is owned by Green Horse LLC.
 - B. Subdivision Case # SUB-25-04 River Oaks East:** 1850 NC Highway 68N. is located on the east side of NC Highway 68N approximately ½ mile south of the intersection of E. Harrel Rd and NC Highway 68N, being in Oak Ridge Township. Guilford County Tax Parcel 163231 (approximately 29.6 acres). This proposed subdivision consists of 24 lots, zoned RS-40. The property is owned by 1850 NC Hwy 68 LLC.
- 6. PUBLIC COMMENTS**
- 7. ADJOURNMENT**