



**OAK RIDGE PLANNING & ZONING BOARD MEETING
JANUARY 22, 2015 – 7:00 P.M.
OAK RIDGE TOWN HALL**

MINUTES

Members Present

Doug Nodine, Chair
Ron Simpson, Vice Chair
Carl Leybourne
Bobbi Baker
Tammy Gardner
Larry Stafford
Patti Paslaru, Alternate (Sitting)

Staff Present

Sandra Smith, Town Clerk
Bill Bruce, Planning Director

Members Absent

Nancy Stoudemire
Brian Eichlin, Alternate
Steve Wilson, Alternate

1. CALL TO ORDER

The meeting was called to order by Doug Nodine at 7:00 p.m.

2. APPROVE AGENDA

Bobbi Baker made a **motion** to approve the meeting agenda. **Patti Paslaru** seconded the motion, and it was passed unanimously (7-0).

3. APPROVE MINUTES OF THE NOVEMBER 20, 2014, MEETING

Ron Simpson made a motion to approve the meeting minutes. **Bobbi Baker** seconded the motion, and it was passed unanimously (7-0).

4. PUBLIC HEARING

REZONING CASE # RZ-14-03: HI to CU-HB. The property is located at 2900 Oak Ridge Road, in Oak Ridge Township. It is Guilford County Tax Parcel 0163026, consists of approximately 2.25 acres, and is owned by Truliant Federal Credit Union. The property is located in the Scenic Corridor Overlay Zone and the Greensboro (WS-III) Watershed Overlay Zone.

Planning Director Bill Bruce read the property description into the record. He directed Board members to a letter in their information packet, which is hereby incorporated by reference and made a part of the minutes. The letter was from the attorney representing the property owner and requested that the Board allow the applicant to withdraw the rezoning request so that an

alternate rezoning application could be filed. Bruce said that typically such a request could be handled at staff level; in this case the meeting had already been advertised and the property posted, so it would require a vote of the Board to allow the withdrawal.

Adam Duke, an attorney with the firm of Bell, Davis & Pitt and representing Truliant Federal Credit Union, addressed the Board. Duke said his client had submitted an application to change the zoning from HI to CU-HB. Since then, he had learned that the requested rezoning would not accommodate what a potential buyer wanted to do with the property. He said he had submitted the letter requesting the withdrawal, along with an alternate application which would request changing the zoning to CU-LI. Duke said he was happy to answer questions, but requested the case be withdrawn so the new case could be heard the following month.

Nodine asked if anyone wanted to object to the request to withdraw the application; there was no opposition voiced.

Patti Paslaru made a **motion** to allow the rezoning application to be withdrawn. **Carl Leybourne** seconded the motion, and it was passed unanimously (7-0).

5. NEW BUSINESS

SUBDIVISION CASE # Sub-15-01: Constance Curtis. The property is located on the west side of Eversfield Road, approximately 150 feet north of Oak Ridge Road, in Bruce Township, and is Guilford County Tax Parcel 0167524. This subdivision consists of two lots for a total of approximately 2.32 acres. It is zoned RS-30, Scenic Corridor Overlay. Surveyor: Joseph G. Stutts, PLLC.

Bruce read the property description into the record and presented the staff report, which is hereby incorporated by reference and made a part of the minutes. He said the proposed lot 2 is a flag lot and that it meets the requirements of the ordinance. The ordinance also says a shared driveway is permitted and encouraged to serve a flag lot and adjoining lot, so the proposed access easement for lot 2 was appropriate. Bruce said the applicant has proposed a tree preservation area of 13 percent; although that is less than the required 20 percent, it is the only wooded area on either lot and essentially all the trees would be saved. Bruce said staff recommended approval as the preliminary plat meets all requirement of the development ordinance.

Baker noted that the driveway for another adjoining also uses the existing driveway on lot 1, that neighbor's well would be located on lot 2, and the neighboring property owner has a shed that encroaches on lot 2. She asked what the implications might be down the road considering those factors. Bruce said when considering existing nonconforming situations, generally it

is OK to approve a subdivision providing the subdivision does not cause further complications. He said there is also plenty of road frontage to allow another driveway to be created in case the property owners were unable to reach an agreement on the driveway. Baker also asked about the neighbor's well, and Bruce said he assumed the health department would want some kind of well easement agreement but he was not aware of any requirement that the well be moved.

Baker also asked about the septic area indicated on the site plan. Bruce said it was for the proposed house to be built on lot 2. Joseph Stutts, the surveyor, said the area shown on the site plan included both the septic field and the repair area. Stutts added that the neighbor's well had been drilled several years ago without the permission of Ms. Curtis, the property owner, and that the neighbor had assumed at the time that the well was on their property.

Leybourne asked how far a driveway needed to be located from a well. Stutts said he did not believe there was any distance requirement, but that a well must be 10 feet from the property line.

Carl Leybourne made a **motion** to approve the subdivision. **Ron Simpson** seconded the motion, and it was passed unanimously (7-0).

6. OLD BUSINESS

Land Use Plan Update. Bruce said the committee continues to meet and discuss different development scenarios. At the January meeting, Paul Milam, the developer of Henson Farm and Henson Forest, gave a brief talk about the type of future development his company is focusing on, including housing for those age 55 and older and finding ways to accommodate smaller lots. Bruce said there had been many good questions about what types of development might be feasible in the future. The group also talked about transportation and road connectivity. At the next meeting, Bruce said the committee would talk about soils, septic requirements, drinking water supplies, the Jordan Lake Watershed Rules, etc. Once the committee drafts an update to the Land Use Plan, there will be another open house in which they will ask for input from citizens.

7. PUBLIC COMMENTS

Councilman George McClellan told the Board to "stay tuned" about water and said things are happening in that regard. He thanked Board members for their service, and said new subdivisions mean new jobs will be created.

8. ADJOURNMENT

Carl Leybourne made a **motion** to adjourn the meeting at 7:17 p.m. **Tammy Gardner** seconded the motion, and it was passed unanimously (7-0).

Respectfully Submitted:


Sandra B. Smith, CMC, Town Clerk


Doug Nodine, Chair