



**OAK RIDGE PLANNING & ZONING BOARD MEETING
NOVEMBER 20, 2014 - 7:00 P.M.
OAK RIDGE TOWN HALL**

MINUTES

Members Present

Doug Nodine, Chair
Ron Simpson, Vice Chair
Nancy Stoudemire
Carl Leybourne
Bobbi Baker
Larry Stafford

Staff Present

Sandra Smith, Town Clerk
Bill Bruce, Planning Director

Members Absent

Tammy Gardner
Brian Eichlin, Alternate
Patti Paslaru, Alternate
Steve Wilson, Alternate

1. CALL TO ORDER

The meeting was called to order by Doug Nodine at 7:01 p.m.

2. APPROVE AGENDA

Carl Leybourne made a **motion** to approve the meeting agenda. **Bobbi Baker** seconded the motion, and it was passed unanimously (6-0).

3. APPROVE MINUTES OF THE OCTOBER 23, 2014, MEETING

Ron Simpson made a motion to approve the meeting minutes. **Carl Leybourne** seconded the motion, and it was passed unanimously (6-0).

4. NEW BUSINESS

A. Site Plan Case # SP-14-02. Oak Ridge Town Park, Phase 2. The Town of Oak Ridge requests approval for an amphitheater, restroom building, and connecting walkways at the Oak Ridge Town Park. The property is located on the west side of Lisa Drive, approximately 1,900 feet north of Linville Road, in Oak Ridge Township. It is Guilford County Tax Parcel 0165115, and is zoned CU-PI, Historic District Overlay. Designer: Stewart Engineering.

Planning Director Bill Bruce presented the case and staff comments, which are hereby incorporated by reference and made a part of the minutes. Bruce said the design of the project has been ongoing for the last several months, and a Certificate of Appropriateness was granted by the Historic Preservation Commission at the meeting on November 12. He said there was very little to comment on from a zoning perspective. The property is already developed, the proposed structures are well within setbacks, and the built-upon area is very low. He said an alternate design for the pathways in the project has been proposed, but the location of the amphitheater and restroom are fixed. Because the pathways are not really a zoning issue, if they do change, the revised site plan would not need to be presented before the Board again.

Nancy Stoudemire commented on the grading/drainage plan, and said it looked like some trees would be cut down. Parks & Recreation Director Terry Lannon said only two trees significant would need to be removed, and that one of them is already dead. Lannon said there was no plan to remove any of the trees on the hill near the amphitheater.

Baker asked if the new restroom building would require additional septic. Lannon said they were working with Guilford County to determine that. He added that a water meter had been installed on the existing restrooms last January to track water use and the county would calculate to see if the new restroom could be tied to the existing system.

Baker said she understood the Parks & Recreation Commission hoped the project would be completed by April 2015, and asked if it was still on schedule. Lannon said the timetable was fairly aggressive, but that the Commission wanted to have the project completed in time for RidgeFest if possible. He said construction delays might prevent that from occurring.

Baker asked about the design of the men's room and why it only had one toilet. Lannon said the Parks & Recreation Commission thought if the restroom could not accommodate a large event at the amphitheater, then the Town could have portable toilets brought in. Because the new restroom would also be serving visitors to the dog park, and because that area can get muddy, Lannon said he thought it was important to have a mop sink. He said the service room for the mop sink might take up some of the restroom space.

Baker then asked about the lighting, sound equipment and electrical service at the amphitheater, and said she assumed there would be no more sound and lighting than there would be at a football game. Lannon agreed and said the area was shaped like a bowl, which would keep much of the sound from escaping. He said they try to always abide by the county noise ordinance, and

that he liked to think that the park was a good neighbor to the surrounding properties.

Baker said she saw that the cost for the project was about \$219,000, and said that seemed skeletal. Lannon said it was; originally the project was going to cost nearly \$500,000, but since the Town was not awarded a matching grant, the Commission had removed several items to scale back the size of the project. He said the price of \$219,000 was what the engineering firm had estimated, and they planned to do their best to stick within that budget. He added that the cost of oil had gone down, which would help with the cost of the asphalt needed.

Nancy Stoudemire made a **motion** to approve the site plan. **Bobbi Baker** seconded the motion, and it was passed unanimously (6-0).

B. Land Use Plan Update

Simpson reported that the committee had held an open house on November 5 and about 50 people had attended. Surveys asking residents what they like about the Town and how they want it to develop in the future were distributed, and responses are coming in.

Bruce added that about 90 survey responses had been collected so far. The next meeting of the committee will be December 3, and they will be going over the results of the survey, discussing the open house, and then holding a general discussion of land use.

5. PUBLIC COMMENTS

None

6. ADJOURNMENT

Larry Stafford made a **motion** to adjourn the meeting at 7:16 p.m. **Ron Simpson** seconded the motion, and it was passed unanimously (6-0).

Respectfully Submitted:



Sandra B. Smith, Town Clerk



Doug Nodine, Chair