



**OAK RIDGE PLANNING & ZONING BOARD MEETING
MARCH 26, 2015 – 7:00 P.M.
OAK RIDGE TOWN HALL**

MINUTES

Members Present

Doug Nodine, Chair
Nancy Stoudemire
Carl Leybourne
Bobbi Baker
Tammy Gardner
Larry Stafford

Staff Present

Sandra Smith, Town Clerk
Bill Bruce, Planning Director

Members Absent

Ron Simpson, Vice Chair
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. SWEARING IN OF BOARD MEMBERS

Town Clerk Sandra Smith swore in all Board members present and had them sign an oath of office as a housekeeping matter to ensure all requirements were met.

3. APPROVE AGENDA

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

4. APPROVE MINUTES OF THE JANUARY 22, 2015, MEETING

Bobbi Baker made a motion to approve the meeting minutes. **Tammy Gardner** seconded the motion, and it was passed unanimously (6-0).

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 Lake Time

Enterprises, LLC. The property is located in the Scenic Corridor Overlay Zone and the Greensboro (WS-III) Watershed Overlay Zone.

Planning Director Bill Bruce explained that the case had been on the Board's agenda for several months, but some of the applications for rezoning the property (including one from the Town) were unusual because typically the applicant is who submits the request. Bruce said staff had worked with the previous owner of the property, Truliant Federal Credit Union, on a rezoning application. At one point, Truliant representatives had requested approval to withdraw that application in order to accommodate the desires of a potential buyer of the property, who has subsequently purchased it. The new owner proposed the same zoning request and conditions as Truliant had in its most recent application, and the Town had allowed them to sign off on the same application. Bruce said the Town is confident that this is the zoning district that best fits the needs of both the Town and the applicant.

Bruce presented the staff report, which is hereby incorporated by reference and made a part of the minutes.

Nodine explained the procedure and opened the public hearing.

Proponents:

Bruce and Joan Howe, the owners of the property, explained their plan to open a small manufacturing facility for their company, which manufactures scuba equipment tools. Bruce Howe said the company does not have drop-in business, but instead relies on Internet sales and ships its products all over the world, so there would be little traffic impact. Howe said he and his wife have full intentions of cleaning up the property and having an attractive business. He added that they would likely have two or three employees at the most. There are two buildings on the property, and they intend to occupy the one on the left side of the property and fix up the other building, which will likely be used for storage and perhaps one day, for shipping and receiving.

Nodine explained that the Board's charge is more to see if the zoning request is appropriate for the site and not so much with the details of the Howes' specific business.

Opponents:

None

With no need for rebuttal, Nodine closed the public hearing.

Board questions/discussion:

Carl Leybourne noted the long list of conditions in the application and asked Bruce what was left. Bruce said primarily wholesaling, warehousing, and light manufacturing with some retail, adding that it was typically those uses

associated with manufacturing, such as perhaps wholesaling for an auto center but with some retail sales allowed. He said they had tried to exclude all outdoor and noise components in the conditions, such as a building contractor's yard or a landscape nursery, due to the close proximity of residential properties. He said if a business on the property had any outdoor storage, it would have to be screened from view.

Larry Stafford clarified that the Board should be considering only the appropriateness of the zoning, not what type of business will be located there. Bruce said yes, saying that the zoning would go with the property, not the owner. If purchased by another owner, he would have to follow the same zoning requirements.

Baker noted that the property would have to be in compliance with landscaping and tree preservation standards, but asked about environmental concerns. She specifically mentioned a large, rusted container on the property for used oil. Bruce said as part of the discussions with the previous and current owners, it was specified that certain things would have to be done before a Certificate of Occupancy (CO) would be issued. Primarily that includes clean up of the significant amount of solid waste on the property, and that the county had been involved with the solid waste enforcement. He said the Town wanted to make sure those concerns were dealt with before a CO is issued.

Leybourne asked if that was an element of the rezoning requirements. Bruce explained that a CO is a convenient tool to ensure compliance. He said when the property was vacant (prior to it being taken over by Truliant), solid waste enforcement was a way of attempting to get the property cleaned up.

Stoudemire asked if there would be forklifts, heavy equipment or the like outside on the property. Howe said he would have a forklift, but it would not be left outside.

Nodine asked about the tree preservation, and Bruce said the property owner would be required to have a certain size buffer per the development ordinance. He said the Howes would be required to prepare a revised site plan for approval.

Carl Leybourne made a **motion** to recommend approval of the rezoning application as submitted. **Bobbi Baker** seconded the motion, and it was passed unanimously (6-0).

5. OLD BUSINESS

Land Use Plan Update. Stafford, a member of the committee, said the group was still considering and discussing various topics and possible changes to the plan.

Leybourne asked how often the committee meets, and Bruce said once a month. Bruce added that at the last meeting, the committee split into small groups and were discussing various topics and trying to reach consensus on them. That process would continue at the next meeting, and then the entire group will reconvene and discuss their findings, which he would try to boil down into some broad basic viewpoints.

6. PUBLIC COMMENTS

None

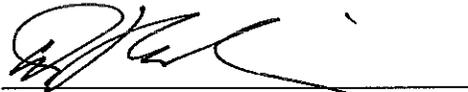
7. ADJOURNMENT

Carl Leybourne made a **motion** to adjourn the meeting at 7:25 p.m. **Tammy Gardner** seconded the motion, and it was passed unanimously (6-0).

Respectfully Submitted:



Sandra B. Smith, CMC, Town Clerk



Doug Nodine, Chair