



**OAK RIDGE PLANNING & ZONING BOARD MEETING  
APRIL 23, 2015 - 7:00 P.M.  
OAK RIDGE TOWN HALL**

**MINUTES**

**Members Present**

Doug Nodine, Chair  
Ron Simpson, Vice Chair  
Nancy Stoudemire  
Bobbi Baker  
Tammy Gardner  
Larry Stafford  
Brian Eichlin, Alternate (Sitting)  
Patti Paslaru, Alternate (Not sitting)

**Staff Present**

Sandra Smith, Town Clerk  
Bill Bruce, Planning Director

**Members Absent**

Carl Leybourne  
Steve Wilson, Alternate

**1. CALL TO ORDER**

The meeting was called to order by Doug Nodine at 6:58 p.m.

**2. APPROVE AGENDA**

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

**3. APPROVE MINUTES OF THE MARCH 26, 2015, MEETING**

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

**4. SUBDIVISION CASE # SUB-15-05: J.C. Roberts and Bernice A. Roberts.** The property is located on the south side of Scoggins Road, approximately 750 feet east of Pintail Court, in Oak Ridge Township, being Guilford County Tax Parcels 0165638 and 0165634. This subdivision consists of three lots for a total of approximately 8.75 acres, and the property is zoned AG. Surveyor: Land Solutions.

Planning Director Bill Bruce said he had no comments in addition to the staff report, which is hereby incorporated by reference and made a part of the minutes. He said an aerial photo included in the report shows how the two lots are configured now. The owner would like to move the property lines

around in order to get three lots. Bruce said the building shown on the aerial photo on Lot 5 has been removed.

Chris Rohrer of Land Solutions said the owner of the properties is tired of taking care of them, and that others have expressed interest in purchasing some of the property from him.

Brian Eichlin asked if the standards of the tree ordinance would be met, and Bruce said the tree preservation area marked on the subdivision plan showed pretty nearly all the trees on the property. He said that area would be supplemented with four new trees planted per lot. Bruce said he thought that met the spirit and intent of the ordinance.

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

## 5. OLD BUSINESS

**Land Use Plan Update.** Simpson, a member of the committee, said the group was beginning to bring some specific thoughts together about how to possibly revise the current plan. He said there had been discussion about different development concepts that might be worth considering, whether the commercial core was sufficient, etc. He said no decisions had been made, but the committee is beginning to narrow its focus.

Nodine asked if there was a reason the Board was looking at simple plans such as the one heard at the meeting. Bruce said it was currently a requirement in the ordinance, and the original thought was that the Town wanted some input when Guilford County was handling planning and zoning duties. He said he was not sure that was necessary now, and that after the Land Use Plan Update is completed, the ordinance will be updated to reflect those changes and may give staff the authority to approve minor changes, such as the subdivision approved that night. Bruce said input from the Board and Town Council would be sought before any such changes are made.

## 6. PUBLIC COMMENTS

None

## 7. ADJOURNMENT

**Tammy Gardner** made a **motion** to adjourn the meeting at 7:05 p.m. **Brian Eichlin** seconded the motion, and it was passed unanimously (7-0).

Respectfully Submitted:



Sandra B. Smith, CMC, Town Clerk



Doug Nodine, Chair