



**OAK RIDGE PLANNING & ZONING BOARD MEETING
SEPTEMBER 25, 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
Tammy Gardner
Larry Stafford
Patti Paslaru, Alternate (Not sitting)

Staff Present

Sandra Smith, Town Clerk
Bill Bruce, Planning Director

Members Absent

Brian Eichlin, Alternate

1. CALL TO ORDER

The meeting was called to order by Doug Nodine at 7:00 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 (7-0).

3. APPROVE MINUTES OF THE AUGUST 28, 2014, MEETING

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

4. NEW BUSINESS

- A. Rezoning Case # RZ-14-01:** AG to RS-40. The property is located on the east side of Linville Road, approximately 1,000 feet north of Scoggins Road, in Oak Ridge Township, Historic District Overlay Zone. It is Guilford County Tax Parcel 0166248, and consists of approximately 8 acres. The owner is Marion Elizabeth McDougal.

Planning Director Bill Bruce presented the case from the staff report, which is hereby incorporated by reference and made a part of the minutes. Bruce said the request was to rezone the property from AG to RS-40, and the applicant is Kevan Combs, who wants to develop the property as a residential subdivision. The Future Land Use Plan recommends the property be used as low-density residential, and staff found the request to be consistent with the plan. Because the property is located within the Historic District, the development ordinance requires a comment from the Historic Preservation Commission. The rezoning was discussed at HPC's September 10 meeting, and the Commission agreed by consensus that the request was consistent with the Historic District Guidelines. The applicant met with several surrounding neighbors of the property about his plan by contacting one of the neighbors, who spread word of the meeting to others. The meeting was held at Town Hall and was attended by 10-15 residents. Bruce said staff recommended approving the plan as submitted.

Simpson disclosed that he was also a member of HPC, but that he abstained from discussion of the project at HPC's September 10 meeting to avoid the appearance of being able to comment on the same project twice.

Nodine opened the public hearing, saying each side would be given up to 20 minutes for statements and up to 10 minutes each for rebuttal.

Proponents:

Chris Rohrer of Land Solutions spoke on behalf of the applicant. Rohrer said the proposed rezoning is compatible with the Land Use Plan, and that he and Combs had met with neighbors before submitting the request to the Town. He said from that meeting, he and Combs gathered the impression that none of the neighbors were really in opposition to the rezoning. Rohrer reiterated that HPC's comments were favorable, and that the subdivision plan and individual house plans also must be approved by HPC. The property is within walking distance of the park, and Rohrer said a sidewalk will be required on this property. Rohrer said he and Combs felt this was a simple, straightforward request, and because it is a small project, their intent was to offer less expensive homes than are being built in a typical Oak Ridge subdivision as well as ones that will blend in with the surrounding houses. He said any Historic District and Town Core requirements would be met, that he believed the rezoning is appropriate for the property, and he asked for the Board's support.

Opponents:

None

Because no one spoke in opposition to the plan, there was no need for rebuttal, and the public hearing was closed.

Board questions/discussion:

Larry Stafford asked if a subdivision plan would be submitted, because the Board had no idea how close to each other the houses would be. He was told that a subdivision plan will be submitted later as part of the process.

Stoudemire referred to the staff report, which said a maximum of eight houses would add an additional 70-80 trips per day to Linville Road. When that is considered, along with the additional subdivisions approved this year, Stoudemire asked if that would trigger any additional changes to Linville Road. Bruce said that Knights Landing was approved for a maximum of 80 houses, which would add about an additional 800 trips per day, but some of that traffic would be disbursed onto Haw River Road because of the location of that property. Although Linville Road may seem busy, Bruce said it is underutilized in terms of the number of trips per day that it can handle.

Stoudemire asked for a ballpark figure on the price and square footage of the houses to be built on the property. Rohrer said that was difficult to determine at this time, and because there were so many issues to take into consideration, he would prefer not to commit to a specific size or price range.

Simpson asked if the Board would learn later about the number of driveways and their layout, and Nodine said yes. He said he would prefer not to see eight new driveways coming out onto Linville Road.

Baker asked if there would be an area between this property and the park where there would be no sidewalk. Bruce said no, because the property in between had the cell phone tower on it, which had triggered the requirement for the owner of that property to put in a sidewalk. Baker said the cell tower currently has some camouflage from Linville Road because of the trees. She said approval of this request would likely cause some trees to be lost, and asked how that would impact the view of the cell tower from Linville Road once houses were built. Bruce said the development ordinance dictates that 20 percent of trees be preserved, and said the Board could have some discretion in determining where tree preservation was most appropriate.

Tammy Gardner made a **motion** to approve the rezoning request. **Carl Leybourne** seconded the motion, and it was passed unanimously (7-0).

B. Consider appointment of Steve Wilson as P&Z Board alternate

Ron Simpson made a **motion** to recommend appointment of Wilson as an alternate to the Planning & Zoning Board. **Bobbi Baker** seconded the motion, and it was passed unanimously (7-0).

5. PUBLIC COMMENTS

Leybourne recognized his daughter, Maggie, who was attending the meeting in order to fulfill a civics homework assignment.

6. ADJOURNMENT

Nancy Stoudemire made a **motion** to adjourn the meeting at 7:18 p.m. **Bobbi Baker** seconded the motion, and it was passed unanimously (7-0).

Respectfully Submitted:



Sandra B. Smith, Town Clerk



Doug Nodine, Chair