



**OAK RIDGE PLANNING & ZONING BOARD MEETING  
SPECIAL CALLED MEETING  
OCTOBER 25, 2022 - 7:00 P.M.  
OAK RIDGE TOWN HALL**

**MINUTES**

**Board Members Present**

Jason Streck, Chair  
Nancy Stoudemire, Vice Chair  
Patrick Fiorentino  
Patti Paslaru  
Larry Stafford

**Staff Present**

Sandra Smith, Town Clerk  
Sean Taylor, Planning Director

**Board Members Absent**

Megan Dyson, Alternate  
Tammy Gardner  
Rick Schlaginhaufen, Alternate  
Ron Simpson

**1. CALL TO ORDER**

The meeting was called to order by Chair Jason Streck at 7:00 p.m.

**2. APPROVE AGENDA**

*Patti Paslaru moved to approve the agenda, and Larry Stafford seconded. The motion was passed unanimously (5-0).*

**3. APPROVE MINUTES**

*Patrick Fiorentino motioned to approve the minutes of the July 28, 2022, regular meeting, and Nancy Stoudemire seconded. The motion was passed unanimously (5-0).*

**4. NEW BUSINESS**

- A. SITE PLAN CASE #SP-22-04:** The Oak Ridge Fire and Rescue Company Inc. (Chief Ken Gibson, Representative) requests approval of a site plan for a Fire Training facility. The property is located on the southwest corner of Linville Rd. and Scoggins Rd. Being Guilford County Tax Parcel 165642, consisting of approximately 6.2 acres, Zoned RS-30 (Fire Station) and AG (Rear Portion of lot and proposed location of Training Facility.) Owned by Oak Ridge Fire and Rescue Company Inc.

Town Planner Sean Taylor read the property description into the record, and presented the staff report which is hereby incorporated by reference and made a

part of the record. Taylor said that the property was not within the scenic corridor overlay and was outside of the Historic District so none of the design standards were needed. Taylor said that the site plan met the technical requirements and that staff recommended approval of the site plan.

Streck requested that the staff report's hearing date be amended to October 25, 2022.

Fiorentino asked if the tower would be three stories tall and how tall the facility would be, and Taylor responded that it would be made out of three tall shipping containers, and that each container would probably be eight feet tall.

Fiorentino said that the current fire station was one story tall and asked if the new tower would be taller than the station, and Paslaru responded that it would be a little taller than the two-story building that was located near the location of the new training tower.

Fiorentino asked if they would have fires in the tower, and Taylor responded yes.

Taylor said that they would use used old pallets to create a fire environment within the training facility.

Fiorentino asked if the shipping containers would be secured in such a way that they would not blow over, and Taylor responded that the company installing them specialized in building with shipping containers and were designed for training purposes.

Paslaru said that she was not clear to her if there would be a fence around the training facility because she was concerned about safety, but Taylor confirmed that there would be fencing.

Stoudemire asked if the Board would approve the proposed fencing, and Taylor responded no since the property was not in the scenic corridor or the Historic District.

Stafford said that the proposed fencing could not be over eight feet tall, and Taylor said that seven feet would be the maximum height for a fence.

Stoudemire said she wondered if Town Council had reviewed this project and if the color of the building would be an issue, and Taylor responded that the color would be more muted than what was shown in the packet.

Taylor said that this tower was chosen after looking at the Summerfield training tower. He said that tower was made of concrete and masonry that can crack and in a real fire could explode.

Stoudemire asked if they were going to build two structures, and Taylor responded no. He said that they may build a garage in the future, but for right now were going to build just the training tower.

*Patti Paslaru made a motion to approve Site Plan #SP-22-04 for the Oak Ridge Fire and Rescue Company, Inc., and Patrick Fiorentino seconded. The motion was passed unanimously (5-0).*

**B. Introduction of Planning & Zoning Board Powers and Duties**

Taylor said that as a part of being a Tree City town meant that specific rules needed to be followed. He said that the town's current ordinance did not meet the standard for the Tree City committee to be an independent, stand-alone board that oversaw all public trees. Taylor said that a new ordinance would be written to reflect the new independent board, and that Town Council would review it at their December meeting. Taylor said that as a result of the new ordinance that the Planning & Zoning Board would no longer serve as the Tree Board. He said that he was introducing this information to the Board tonight and that a public hearing would take place at their November meeting regarding the new ordinance.

Stoudemire said that new members would be needed for the new Tree City committee.

**5. PUBLIC COMMENTS**

None

**6. ADJOURNMENT**

*Nancy Stoudemire moved to adjourn the meeting at 7:11 p.m., and Patti Paslaru seconded. The motion was passed unanimously (5-0).*

Respectfully Submitted:

---

Sandra B. Smith, NCCMC, CMC  
Town Clerk

---

Jason Streck  
Chair