



**OAK RIDGE PLANNING & ZONING BOARD MEETING
NOVEMBER 17, 2022 - 7:00 P.M.
OAK RIDGE TOWN HALL**

MINUTES

Board Members Present

Jason Streck, Chair
Patrick Fiorentino
Patti Paslaru
Larry Stafford
Megan Dyson, Alternate (Sitting)
Craig Rosenfeld, Alternate (Non-voting member)

Staff Present

Sean Taylor, Planning Director

Board Members Absent

Nancy Stoudemire, Vice Chair
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 Patrick Fiorentino seconded. The motion was passed unanimously (5-0).

3. APPROVE MINUTES

Patti Paslaru motioned to approve the minutes of the October 25, 2022, regular meeting, and Larry Stafford seconded. The motion was passed unanimously (5-0).

4. PUBLIC HEARINGS

A. CASE # RZ-22-02: RS-30 (Residential, minimum 30,000-square-foot lots) to PI (Public and Institutional). The property is at 8300 Linville Road and is located on the northeastern corner of the intersection of Linville Road and Lisa Drive in Oak Ridge Township. It is Guilford County Tax Parcel #165094 (approx. 1.23 acres), owned by the Town of Oak Ridge. The property is in the Oak Ridge Scenic Corridor Overlay and Oak Ridge Historic District Overlay Zones.

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.

Streck opened the public hearing.

Proponents:

None

Opponents:

None

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

Board comments:

Fiorentino asked if a parking lot would be added, and Taylor responded that it would be included in the site plan.

Fiorentino asked if additional parking would be accessed from Lisa Drive or Linville Road, and Taylor responded that preferably it would be from Lisa Drive.

Taylor said that handicap accessible parking and a ramp from the Linville Road side of the house would be included in the site plan.

Fiorentino asked if the property owners who lived less than 500 feet of the property when notified of the rezoning had any objections, and Taylor responded no.

Paslaru asked if the parking lot would be pervious or impervious, and Taylor that is would probably be a pervious surface.

Paslaru suggested that traffic go off of Lisa Drive instead of Linville Road due to the increased traffic on Linville Road.

Rosenfeld asked if cars would have to go around trees if parking was accessed off of Lisa Drive, and Taylor responded that a lot of the trees had already been cleared out.

Dyson asked how this zoning case was advertised, and Taylor responded that public hearings are required to be advertised in the paper with the largest circulation which in this case was the *News & Record*.

Dyson asked if it would be possible to have an entrance and an exit on Lisa Drive, and Taylor responded that was one concept that the working committee would be considering.

Streck commented that the site plan would be reviewed by the Planning and Zoning Board.

Patti Paslaru made a motion to approve Case #RZ-22-02 for rezoning to Town Council because it is consistent with the adopted comprehensive land use plan, is reasonable and is in the public interest, and Patrick Fiorentino seconded. The motion was passed unanimously (5-0).

B. TEXT AMENDMENT. Amendment to Chapter 30 of the Town of Oak Ridge Code of Ordinances to amend a portion of Article IV Boards and Commissions, Division 2, Planning and Zoning Board, Section 30-168 *Powers and Duties* ordinance.

Taylor said that the only change to Section 130-168 was to eliminate #9.

Streck said that the need to remove the Tree Board from Planning & Zoning's responsibilities was because it would now be an independent, stand-alone board.

Streck opened the public hearing.

Proponents:

None

Opponents:

None

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

Patti Paslaru made a motion to approve the proposed text amendment, and Patrick Fiorentino seconded. The motion was passed unanimously (5-0).

5. PUBLIC COMMENTS

None

6. ADJOURNMENT

Patrick Fiorentino moved to adjourn the meeting at 7:17 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