



**OAK RIDGE PLANNING & ZONING BOARD MEETING
NOVEMBER 21, 2019 – 7:00 P.M.
OAK RIDGE TOWN HALL**

MINUTES

Board Members Present

Ron Simpson, Chair
Nancy Stoudemire, Vice Chair
Patti Paslaru
Steve Wilson
Larry Stafford
Tammy Gardner

Staff Present

Sean Taylor, Planning Director

Board Members Absent

Jason Streck
Maureena Shepherd, Alternate

1. CALL TO ORDER

The meeting was called to order by Chair Ron Simpson at 7:00 p.m.

2. APPROVE AGENDA

Simpson moved to amend the agenda to add approval of the August 22, 2019 minutes. Patti Paslaru seconded the motion, and it was approved unanimously (6-0).

3. APPROVE MINUTES

Patti Paslaru moved to approve the minutes of the August 22, 2019 meeting. Steve Wilson seconded the motion, and it was passed unanimously (6-0).

Nancy Stoudemire made a motion to approve the minutes of the October 24, 2019 meeting. Larry Stafford seconded the motion, and it was passed unanimously (6-0).

4. NEW BUSINESS

A. Reorganization of Statutes on Planning and Development Regulation: Chapter 160D

Planning Director Sean Taylor gave an overview of the changes that would be required to the Development Ordinance by the State Legislature. The major portion of the changes will become effective January 1, 2021. He said the School of

Government had a section on its website explaining the requirements, and a book on the matter will also be published.

B. Updating the Zoning Ordinance to align with the Land Use and Strategic Plans concerning the Village Feel

Taylor said summer intern Brad Rentz had studied the Town's Development Ordinance and the number of zoning districts and permitted uses allowed. Rentz's research found that Oak Ridge had more zoning districts and permitted uses than many cities/towns that were of similar size and sometimes those much larger. One reason for that was because the Town had simply adopted Guilford County's Development Ordinance when it incorporated. The Town's Development Ordinance was not particularly user friendly, he said. The Strategic Plan said the Town should have a "village feel" in the Town Core, but it was unclear exactly how to accomplish that. Taylor said the Board would make recommendations to Council on that subject and begin amending the ordinance when more information was available.

Discussion ensued about whether the Land Use Plan would fit the requirement of having a Comprehensive Plan, or if the Town would have to create a Comprehensive Plan. Taylor said he would have to investigate that.

5. PUBLIC COMMENTS

- Nancy Stoudemire reported that the Tree City USA committee, which is a subcommittee of the Planning & Zoning Board, had completed its annual project and had established a registry of Treasure Trees. About 49 trees were nominated, and 26 were designated as Treasure Trees and added to a registry. She said that should be sufficient to continue the Town's Tree City USA designation for the year. She invited other Board members to join the committee.

6. ADJOURNMENT

Patti Paslaru made a motion to adjourn the meeting at 7:34 p.m. Steve Wilson seconded the motion, and it was passed unanimously (6-0).

Respectfully Submitted:

Sandra B. Smith, NCCMC, CMC
Town Clerk

Ronald D. Simpson
Chair