



**OAK RIDGE PLANNING & ZONING BOARD MEETING
DECEMBER 15, 2022 - 7:00 P.M.
OAK RIDGE TOWN HALL**

MINUTES

Board Members Present

Jason Streck, Chair
Nancy Stoudemire, Vice Chair
Patrick Fiorentino
Craig Rosenfeld, Alternate (Sitting)
Ron Simpson
Larry Stafford (arrived late)

Staff Present

Sean Taylor, Planning Director
Sandra Smith, Town Clerk

Board Members Absent

Megan Dyson, Alternate
Tammy Gardner
Patti Paslaru
Rick Schlaginhaufen, Alternate

1. CALL TO ORDER

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

2. APPROVE AGENDA

Nancy Stoudemire moved to approve the agenda, and Ron Simpson seconded. The motion was passed unanimously (5-0).

3. APPROVE MINUTES

Patrick Fiorentino motioned to approve the amended minutes of the November 17, 2022, regular meeting, and Nancy Stoudemire seconded. The motion was passed unanimously (5-0).

4. PUBLIC HEARINGS

CASE # RZ-22-03: CU-TC-R (Conditional Use - Town Core - Residential) to CZ-AG (Conditional Zoning - Agricultural). The property is located on the west side of NC Highway 68 N, approximately 800 feet south of the intersection with Fogleman Road, in Oak Ridge Township. Being Guilford County Tax Parcels #0162806, 0162815 consisting of approximately 26.7 acres. Located in the Greensboro (GW-III) Watershed and Scenic Corridor Overlay Zone. Owned by CL8ON Holdings Inc.

Larry Stafford arrived at the meeting at 7:05 p.m.

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. He said that the request met the Land Use Plan and that staff recommended approval of the rezoning request.

Streck opened the public hearing.

Proponents:

None

Opponents:

None

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

Board comments:

Fiorentino said that he understood that this property would have single residence built on it and asked how the property would be accessed, and Taylor replied that the current access would be used.

Simpson said that he had several questions about the development conditions. He asked if the development conditions came out of the Town's ordinances or were they specific to this application and if so, what was the basis, and Taylor replied that the development conditions were specific to this application and were being done to protect neighbors by including the original tree buffers.

Simpson asked about the 100-foot wildflower buffer, and Taylor replied that condition was being offered by the applicant.

Stoudemire said that she liked the idea of the wildflower buffer and asked what agricultural grass was, and Taylor said that while working with the applicant his suggestion of agricultural grass was based on what the Town used along Highway 150 at Heritage Farm Park.

Stoudemire asked if the agriculture grass would need to be maintained, and Taylor replied that it would not require mowing and would be wild and natural, but the maintenance decision would be up to the property owner.

Streck said that he assumed that the current development conditions were being offered by the applicant because they were suggested by the Planning & Zoning Board for the previous rezoning and wondered if they were being offered now to encourage people not to be upset about not losing the buffers, and Taylor replied that he had shared concerns from the previous rezoning issues with the current applicant.

Will Clayton, the applicant, 5742 Inman Road in Greensboro, said that he would like to speak about the buffers being offered as development conditions. He said that he

would like to keep an agricultural buffer and said that he would not be building along the road or the property lines. Clayton said that he and his wife both went to Northwest High School and that Oak Ridge had been their home for 11 years. He said that they planned on building their personal house to live in and had no additional plans.

Fiorentino asked Clayton if he planned on having agricultural activities on the property, and Clayton replied no.

Patrick Fiorentino made a motion to approve Case #RZ-22-03 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 Ron Simpson seconded. The motion was passed unanimously (6-0).

5. PUBLIC COMMENTS

Carl Leybourne, 8514 Rosedale Dr. and a former Planning & Zoning Board member, attended the meeting and said that it was good to see everyone.

6. ADJOURNMENT

Ron Simpson moved to adjourn the meeting at 7:15 p.m., and Patrick Fiorentino seconded. The motion was passed unanimously (6-0).

Respectfully Submitted:

Sandra B. Smith, NCCMC, CMC
Town Clerk

Jason Streck
Chair