



**OAK RIDGE PLANNING & ZONING BOARD MEETING
MAY 26, 2016 – 7:00 P.M.
OAK RIDGE TOWN HALL**

MINUTES

Members Present

Ron Simpson, Chair
Bobbi Baker, Vice Chair
Carl Leybourne
Nancy Stoudemire
Patti Paslaru
Tammy Gardner
Ed Treacy, Alternate (Sitting)
Steve Wilson, Alternate (Not sitting)

Staff Present

Bill Bruce, Planning Director
Sandra Smith, Town Clerk

Members Absent

Larry Stafford
Brian Eichlin, Alternate

1. CALL TO ORDER

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

2. APPROVE AGENDA

Carl Leybourne made a **motion** to approve the agenda. **Bobbi Baker** seconded the motion, and it was passed unanimously (7-0).

3. APPROVE MINUTES OF THE APRIL 28, 2016, MEETING

Bobbi Baker made a **motion** to approve the meeting minutes. **Patti Paslaru** seconded the motion, and it was passed unanimously (7-0).

4. PUBLIC HEARING

Site Plan Case # SP-16-02: Bojangles' Restaurant. The property is located at 8000 Linville Road, on the northwest corner of Linville Road and N.C. Highway 68, in Oak Ridge Township. It is Guilford County Tax Parcel 0165814, is comprised of approximately 1.37 acres, and is zoned CU-HB, Scenic Corridor Overlay, Greensboro (GW-III) Watershed Overlay. The applicant seeks approval for a 3,800-square-foot restaurant with drive-thru. The property is owned by Fighting Tarheels II, LLC, and the designer is Commercial Site Design.

Planning Director Bill Bruce read the property description into the record and introduced Garrett Otten of Commercial Site Design. Bruce presented the staff report, which is hereby incorporated by reference and made a part of the minutes. He said the property is outside the Historic District but zoning conditions require that it adhere to the Design Guidelines. The Historic Preservation Commission approved the design on March 9, but said the red lettering on the signage was incompatible with the district; as a result, the letters will be black. Bruce said the site plan meets the technical requirements of the development ordinance, and staff recommends approval.

Board members asked questions about various aspects of the site plan, including ones about the driveway permit and what types of changes might be required as a result of that, the AquaSwirl stormwater device, lighting of the site, traffic flow within and around the site, pedestrian traffic within the site, and tree removal and landscaping.

Bobbi Baker made a **motion** to approve site plan as presented with the following conditions:

- Approval of driveway by N.C. DOT,
- A request for additional consideration of signage and traffic flow as it relates to safety, and further study of traffic flow, pedestrian traffic, and access onto and out of the property.

Nancy Stoudemire seconded the motion, and it was passed unanimously (7-0).

5. NEW BUSINESS

Discussion of Tree City USA.

Councilman Jim Kinneman said he had been trying to work to get the Town to be a Tree City for years. He said having the park almost completes the requirements, which include celebrating Arbor Day, having a Tree Board, having a tree ordinance, and spending \$2 per resident on trees/tree care. He tasked the Board with coming up with a tree program, which would encourage people to plant and care for trees. He gave examples of some programs, which included education, tree giveaways, and matching funds for residents who plant trees. He said any program requiring money from the Town would need to be pitched to the Town Council.

Paslaru said she served on the Finance Committee. It had been stated at those meetings that no additional resources would be needed; Paslaru said now she was hearing something different.

Discussion ensued. Leybourne said there were ordinances that defined what the Board was expected to do, and most members joined the Board because they had an interest or technical knowledge about what the Board does. He asked what were the requirements of being the Tree Board,

and how would the Planning & Zoning Board be accountable. He said Kinneman was saying the Board had obligations that until now were unknown to its members. He said he was not interested in participating in marketing any such program, working on financing it, pitching ideas to the Town Council, etc. He said he was troubled that the Board was suddenly saddled with things that the members had no interest in or aptitude for, and that troubled him.

Gardner said the Town already has a pretty stringent tree ordinance, and there are a lot of trees here. She said she did not understand what the benefit of these new requirements would be to the Town.

Treacy asked if the Board was able to vote on whether it would be the Town's Tree Board, and said he had no interest in participating.

Simpson said he had the sense that the Council was giving the Board this task. Stoudemire said she thought the tree ordinance could use some tweaking, and because the Board serves at the pleasure of the Town Council, it was obligated to follow the Council's direction.

Kinneman said the Town comes close to meeting the requirements already, and that there would be no real additional commitment of time for Board members. He said any program the Board came up with would be voluntary, and that it could do as much or as little as it wanted. He said he had presented programs offered by some towns because he was enthusiastic about the possibilities. Paslaru said it seemed like the idea was growing, and she did not think the Board had people willing to participate. Leybourne said he was very uncomfortable being involved because of the ambiguousness regarding accountability. He added that Kinneman was assuming that everyone likes trees.

More discussion ensued. The suggestion of creating a subcommittee made up of interested people was made. Treacy asked if the Board could make a recommendation back to Town Council that it not be tasked with being the Tree Board. Simpson said he would volunteer to work with Bruce on the matter, but said the Board's obligation to the public and the taxpayers is to fairly apply the ordinance, and he did not know if this would be a conflict in any way. He said he would like to ask the town attorney. Baker said the Board had until December to turn in the Tree City application, so there was additional time for discussion to get a better understanding of the Tree Board requirements.

6. PUBLIC COMMENTS

None

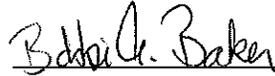
7. ADJOURNMENT

Carl Leybourne made a **motion** to adjourn the meeting at 8:42 p.m. **Tammy Gardner** seconded the motion, and it was passed unanimously (7-0).

Respectfully Submitted:



Sandra B. Smith, NCCMC CMC
Town Clerk



Bobbi Baker
Vice Chair