



**OAK RIDGE PLANNING & ZONING BOARD MEETING  
JUNE 22, 2017 - 7:00 P.M.  
OAK RIDGE TOWN HALL**

**MINUTES**

**Members Present**

Ron Simpson, Chair  
Bobbi Baker, Vice Chair  
Nancy Stoudemire  
Steve Wilson  
Larry Stafford  
Tony Cooler, Alternate (Sitting)

**Staff Present**

Bill Bruce, Planning Director  
Sandra Smith, Town Clerk

**Members Absent**

Patti Paslaru  
Tammy Gardner  
Ed Treacy, Alternate

**1. CALL TO ORDER**

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

**2. APPROVE AGENDA**

**Bobbi Baker** made a **motion** to approve the meeting agenda. **Nancy Stoudemire** seconded the motion, and it was passed unanimously (6-0).

**3. APPROVE MINUTES**

**Steve Wilson** made a **motion** to approve the minutes of the March 23, April 27, and May 25, 2017 meetings. **Bobbi Baker** seconded the motion, and it was passed unanimously (6-0).

**4. NEW BUSINESS**

**SUBDIVISION CASE # Sub-17-09: Village Woods.** The property is located at the terminus of Quiet Place in Oak Ridge Township. The applicant seeks approval for an 18-lot subdivision of townhomes and common area on a total of approximately 22.3 acres. The property is Guilford County Tax Parcel 0162897, and is zoned CU-TC-R, Greensboro (GW-III) Watershed, Scenic Corridor Overlay. The applicant is PJ Village Woods LLC, the builder is D. Stone Builders Inc., and the surveyor is CPT Engineering and Surveying, Inc.

Planning Director Bill Bruce read the property description into the record and presented the staff report, which is hereby incorporated by reference and made a part of the minutes. Bruce noted that the recent text amendment, which was approved by the Town Council, allowed for 15-foot building separations in developments such as this and also revised the definition of a town house. He said the plan meets those requirements, which was the intent

of the applicant's request for text amendment approval. Bruce also said the subdivision plan meets the requirements of the ordinance, and he recommended approval.

Baker asked if the width of the private road was wide enough to accommodate a firetruck, and Bruce said yes. Baker asked if there was any need for another entry into the development, and Bruce said he did not think so and that it meets the requirements of the ordinance as submitted.

Chuck Truby of CPT Engineering, 4400 Tynning Street, High Point, said this was the exact plan approved in 2007 except the buildings were configured differently. He noted that the fire department says there must be a location for a firetruck to turn around. He pointed out that there were a couple of parking spaces across from building 19 where that could be accommodated. Truby said he did not think that was a requirement when the plan was first approved in 2007, but he would resubmit the plan and that it would meet all fire department regulations. Simpson said he thought the plan could be approved conditionally.

Baker noted that the existing building has one-car garages in each unit and asked if that would be the same for the new buildings. Truby said they would have two-car garages.

**Bobbi Baker** made a **motion** to approve Subdivision Plan #17-09 for Village Woods with the condition that there be a firetruck turnaround in the vicinity of unit 19 added to the plan. **Nancy Stoudemire** seconded the motion, and it was passed unanimously (6-0).

## 5. PUBLIC COMMENTS

The Board briefly discussed the possibility of putting together some kind of summary for the Town Council in the future.

## 6. ADJOURNMENT

**Steve Wilson** made a **motion** to adjourn the meeting at 7:22 p.m. **Bobbi Baker** seconded the motion, and it was passed unanimously (6-0).