



**OAK RIDGE PLANNING & ZONING BOARD MEETING
JUNE 25, 2020
7:00 P.M.**

This meeting was conducted remotely under N. C. Gen. Stat. § 166A-19.24 by use of simultaneous communication using the Zoom online platform and in which Planning & Zoning Board members participated by simultaneous communication. Planning & Zoning Board members were joined and participated in the entire meeting, unless otherwise noted.

MINUTES

Board Members Present

Ron Simpson, Chair
Nancy Stoudemire, Vice Chair
Steve Wilson
Jason Streck
Larry Stafford
Patrick Fiorentino, Alternate (Sitting)
Rick Schlaginhaufen, Alternate (Sitting)

Staff Present

Sean Taylor, Planning Director
Sandra Smith, Town Clerk
Bill Bruce, Town Manager

Board Members Absent

Patti Paslaru
Tammy Gardner
Maureena Shepherd, Alternate

1. CALL TO ORDER

The meeting was called to order by Chair Ron Simpson at 7:04 p.m.

2. APPROVE AGENDA

Jason Streck moved to approve the agenda, and Nancy Stoudemire seconded the motion. Via roll-call vote, the motion was passed unanimously (7-0).

3. APPROVE MINUTES

Approval of the May 28, 2020 meeting minutes was tabled until the next meeting.

4. OLD BUSINESS

SITE PLAN SP-20-01: The Town of Oak Ridge submitted a site plan for approval of a 10-space parking facility. The property is located on Linville Road, 460 feet southeast of Linville Ridge Drive, and addressed as 8509 Linville Road. It is Guilford County Tax Parcel 230230, consists of approximately 28.36 acres, and is zoned RS-40(Residential), Greensboro (GW-III) Overlay. It is owned by Town of Oak Ridge.

The case had been tabled at the previous meeting pending additional information requested from staff.

Town Manager Bill Bruce referred the Board to the revised staff report, which is hereby incorporated by reference and made a part of the minutes.

In response to questions at the last meeting, Bruce said the distance of the proposed parking lot from the bridge was about 500 feet south. He said the parking lot would be very close to the property line and was about as far away from the bridge as possible. Bruce said the trail is roughly 90 percent constructed, and it follows the south side of the Haw River from Pepper Road to Linville Road. The trail does not cross the river, nor does it impact the wetlands or the beaver pond area. Bruce said once a proposed sidepath along Pepper Road is completed, hikers will be able to walk from the Cascades Preserve along Haw River Road and down Pepper Road, then along the river to the parking lot on Linville Road, with a goal of one day being able to connect to the town park.

Bruce said they had met with the most immediate neighbor and had redesigned the location of the parking lot to be closer to the road to take her concerns into consideration. He added that they are likely to plant a landscape screen of fast-growing evergreens to screen the parking lot from her home. He noted that there are no other residences anywhere close to the proposed parking lot.

Bruce said the engineer sited the driveway at the best location for sight distance. He added the NCDOT has the final say on what safety improvements will be required on the road and that they have very specific standards for signage.

Bruce said he had spoken with the fire department regarding the number of accidents at the bridge; he said Assistant Chief Sam Anders said there had been one accident since the new bridge had been put in roughly 2-3 years previously, although it was very tragic and resulted in a fatality. Bruce said Anders said prior to the new bridge being installed, there was about one or two accidents per year, and that the new bridge had made the curve easier to navigate.

Regarding questions about traffic counts, Bruce said as of the most recent figures from 2017, Linville Road at Town Hall had 4,800 trips per day and there were 3,100 trips per day at Haw River Road.

Bruce said for a site plan review, the Board is to look at the requirements of the ordinance and reiterated that the plan meets the ordinance requirements.

- Steve Wilson asked the cost of the parking lot. Bruce said roughly \$25,000-\$30,000. He pointed out that the Town is looking at a gravel lot, although the plan showed it being paved, and he added that a Recreational Trails Grant had been awarded in the amount of \$38,000 to cover that and other trail costs.
- Jason Streck asked about sight distances, and Bruce said he did not have that specific information. He said it was 500 feet to the bridge from the parking lot, so the sight distance to the left was greater than that. He said it was likely about the same amount to the right.

- Larry Stafford asked if the neighbors concerns had been satisfied, and Bruce said they had talked with and met on sight with the closest neighbor several times. Bruce said they felt that neighbor was the only one that would be impacted in any way by the proposed parking lot. He said she had requested some kind of screen be installed, and it was their intention to install a vegetative buffer.

Nancy Stoudemire moved to approve the site plan, and Jason Streck seconded the motion. Via roll-call vote, the motion was passed unanimously (7-0).

5. PUBLIC COMMENTS

- Mike Stone, 8112 Hunting Cog Road, Oak Ridge, told the Board they were doing a great job and said he appreciated it.

6. ADJOURNMENT

Jason Streck moved to adjourn the meeting at 7:31 p.m., and Steve Wilson seconded the motion. Via roll-call vote, the motion was passed unanimously (7-0).

Respectfully Submitted:

Sandra B. Smith, NCCMC, CMC
Town Clerk

Ronald D. Simpson
Chair