



**OAK RIDGE PLANNING & ZONING BOARD MEETING  
JUNE 28, 2018 – 7:00 P.M.  
OAK RIDGE TOWN HALL**

**MINUTES**

**Members Present**

Ron Simpson, Chair  
Bobbi Baker, Vice Chair  
Nancy Stoudemire  
Steve Wilson  
Larry Stafford  
Tammy Gardner  
Jason Streck, Alternate (Sitting)

**Staff Present**

Sandra Smith, Town Clerk  
Sean Taylor, Planning Director

**Members Absent**

Patti Paslaru  
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. Steve Wilson seconded the motion, and it was passed unanimously (7-0).*

**3. APPROVE MINUTES**

*Jason Streck made a motion to approve the minutes of the May 24, 2018 meeting. Bobbi Baker seconded the motion, and it was passed unanimously (7-0).*

**4. NEW BUSINESS**

**Subdivision Case # SUB-18-11: Labella Subdivision.** The property is located on the south side of Forsyth Road, approximately 3,437 feet south of the intersection with Oak Ridge Road, in Deep River Township. It is Guilford County Tax Parcel #0168305, consisting of approximately 27.06 acres, and is located in the Greensboro (GW-III) Watershed. This subdivision consists of 19 lots, and tree preservation of approximately 5.42 acres. It is zoned RS-40, and is owned by VANCO Properties LLC.

Planning Director Sean Taylor read the property description and presented the staff report, which is hereby incorporated by reference and made a part of the minutes.

*After brief discussion, Nancy Stoudemire made a motion to recommend approval of subdivision case #SUB-18-11. Tammy Gardner seconded the motion, and it was passed unanimously (7-0).*

**5. DISCUSSION OF TREE BOARD MEETING**

Stoudemire gave a report on the activities of the Tree Board subcommittee. She said the group meets every other month and volunteers are welcome.

**6. PUBLIC COMMENTS**

- Frank Carroll, 1389 Forsyth Road, said the Board had held a public hearing during the rezoning of the Labella subdivision property, and asked why public comments are not taken during the subdivision phase of approval as they had been at the previous month's meeting.

Taylor explained that state statutes do not require public hearings be held for subdivisions, and allowing them in the future would require an amendment to the Town ordinance. Simpson asked who would make that determination, and Taylor said it would be up to Town Council. Simpson said historically, subdivision cases are technical reviews in which the Board checks to see if the subdivision complies with the ordinance requirements. Baker brought up Mike Stone's suggestion that there be more community involvement in planning developments. Taylor explained that according to North Carolina General Statutes, there are limits on what can be done once a property is rezoned, and that generally only a technical review can be done. He said that at the previous Planning & Zoning Board meeting, comments had been taken from the public because their concern with the road connection was not a rezoning argument, but instead was a technical issue. Carroll commented that only Planning & Zoning Board member Larry Stafford had attended the developer's open house; Taylor explained that there cannot be a quorum of Board members at the open houses, and that the purpose of those meetings is so the developer can show the plan to nearby residents and allow them to ask questions in a less formal setting.

**6. ADJOURNMENT**

*Tammy Gardner made a motion to adjourn the meeting at 7:24 p.m. Bobbi Baker seconded the motion, and it was passed unanimously (7-0).*

Respectfully Submitted:

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Sandra B. Smith, NCCMC, CMC  
Town Clerk

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Bobbi Baker  
Vice Chair