



**OAK RIDGE PLANNING & ZONING BOARD MEETING
JULY 25, 2019 – 7:00 P.M.
OAK RIDGE TOWN HALL**

MINUTES

Members Present

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

Staff Present

Sean Taylor, Planning Director
Sandra Smith, Town Clerk

Members Absent

Nancy Stoudemire
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

Patti Paslaru made a motion to approve the minutes of the May 23, 2019 meeting. Bobbi Baker seconded the motion, and it was passed unanimously (7-0).

4. PUBLIC HEARINGS

A. REZONING CASE # RZ-19-02: AG (Agricultural) to RS-40 (Residential- Minimum 40,000 sq. ft. lots). The property is located on the south side of Oak Ridge Road, approximately 400 feet west of the intersection with East Harrell Road, in Oak Ridge Township. It is Guilford County Tax Parcels #0163029 and 0163041, consisting of approximately 52.596 acres, and is located in the Greensboro (GW-III) Watershed, Scenic Corridor Overlay Zone. It is owned by Spencer Sullivan, Linda Sullivan, Ruth Edwards, Ruby Dance and Susan Thomas.

Planning Director 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 minutes.

Simpson opened the public hearing.

Proponents:

- Chris Rohrer of Land Solutions, 200 S. Regional Road, Greensboro, said he had been working with Combs Inc. on the project. He said they had sent out letters and invited citizens in the area to an open house, which six people attended. He said the neighbors did not appear to have any concerns. He said the tract was designated as residential on the Future Land Use Plan. Rohrer estimated there would be 25-28 lots on the 50-acre tract. He said the proposed rezoning meets the requirements of the Land Use Plan and is reasonable, and he asked for the Board's support.

Opponents:

- None

Simpson closed the public hearing.

Steve Wilson said the traffic count was from 2017 and asked if that was the most recent one done. Rohrer said yes. Wilson asked if turn lanes would be installed, and Rohrer said that would be an NCDOT decision. Wilson asked what the increase in traffic would be, and Rohrer said generally that type of development is estimated to generate 10 trips per day.

Jason Streck asked about the topography, the creek on the property and road connectivity. Rohrer said the steep topography of the property would make possible road connections difficult, adding that the houses and the road would be located about as far away from the stream as possible. Taylor said there was no opportunity for stub roads on the south side because that property had already been developed. He said a stub road to any other properties would not be feasible, so staff would request a waiver for any connection.

Simpson said he knew that in general, Council members were in favor of road connections whenever possible. Taylor said in a lot of older subdivisions there are stub roads that go toward ravines, something that does not make sense.

Patti Paslaru moved to recommend approval of the rezoning request because it is consistent with the Land Use Plan and is reasonable. Tammy Gardner seconded the motion, and it was passed unanimously (7-0).

- B. REZONING CASE # RZ-19-03: AG (Agricultural) to RS-40 (Residential- Minimum 40,000 sq. ft. lots).** The properties are located on the south side of Oak Ridge Road, approximately 830 feet west of the intersection with Pepper Road and between Bridgehead Road and Union Grove Road, in Oak Ridge Township. They are Guilford County Tax Parcels #0165763, 0165745, 0165755 and 0165761 consisting of approximately 25.36 acres, and located in the Greensboro (GW-III) Watershed and Scenic Corridor Overlay Zone. They are owned by Jeffrey Swisher and Paula Richards.

Planning Director 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 minutes. He said the request is consistent with the Land Use Plan and staff recommends approval.

Paslaru said there had recently been another subdivision approved on Bridgehead Road and that existing residents had expressed concerns at that rezoning about traffic. She asked about the number of houses proposed for this development. Taylor said there could be as many as 25 houses in the proposed subdivision, but some of the driveways would exit onto Union Grove Road. He said the initial plan shows one small cul-de-sac that is about 1/8-mile long. Tammy Gardner said she thought there were about 17 houses in the previously approved subdivision that Paslaru had asked about.

Simpson verified that there was no plan for an interior road to be built on the property exiting onto NC 150, and Taylor said there was not. He said most of the driveways would be directly on Bridgehead or Union Grove Road.

Simpson opened the public hearing.

Proponents:

- Chris Rohrer of Land Solutions, 200 S. Regional Road, Greensboro, said he had been working with the property owners and a developer on the project. He said the property was partially in the extraterritorial jurisdiction (ETJ) and partially within the Town, and that they would be working to annex the entire property into the Town. He said letters had been sent out to citizens in the area, inviting them to an open house. Only one person attended the open house and no real concerns were voiced. Rohrer said the proposed rezoning meets the requirements of the Land Use Plan and is reasonable, and he said he would appreciate the Board's support.
- Jeffrey P. Swisher, 2210 Van Wert Street, Greensboro, said the property had been in his family for about 150 years and was passed down to his sister and him. He said he had attended Union Grove Baptist Church as he was growing up. Swisher said he was barely old enough to remember when the family property was a viable, working farm. He said he and his sister had recently leased the property to a farmer and they had netted around \$1,000 per year, which he understood was a fair price. He said the lease and the rental of a house on the property had helped them pay the property taxes. He said they believed the proposed subdivision would provide quality homes with relatively low density,,which he thought would be much like those at The Reserve subdivision nearby, which he said seemed like the best option.

Opponents:

- William Boland, 4200 Bridgehead Road, said the residents of the road had already dealt with the construction at The Reserve subdivision. He said he lives at the far end of Bridgehead Road, and that drivers seem to forget that he and his family are back there. He said he would like to see the property remain a farm, but he understood property taxes and progress. Boland expressed concern

with traffic on the curvy, narrow road and wanted new residents to remember that Boland and others live at the end of the road.

Rebuttal – proponents:

- Chris Rohrer said not having to build a road into the property might provide an opportunity for more moderately priced housing in Oak Ridge. He said they looked at putting a new road into the property, but that was not going to yield a workable property.

Opponents – opponents:

- William Boland spoke about the number of houses being constructed on the road and asked if that would mean others at the end would not be able to subdivide their property.

Simpson closed the public hearing.

Paslaru asked about the maximum number of houses allowed on a street. Taylor said the ordinance says a maximum of 49 houses per entrance is allowed, but that only applied to subdivisions, not an entire road. Paslaru asked Rohrer to consider the fact that Bridgehead Road was a small road but it now had a great deal of traffic.

Simpson asked Taylor if NCDOT would require any improvements to Bridgehead Road as a result of increased traffic. Taylor said the Town's ordinances do not address that; he said if traffic was going to increase significantly, NCDOT would likely require the developer to address the issue.

Wilson asked Rohrer if there was a reason the developer could not create an interior road in the subdivision that directly connected to NC 150. Rohrer said in order to do that, a property would generally need to be 500- to 600-feet wide to allow a road, right of way and lots on either side that are 250-feet deep. He said putting in an interior road would also create three streets connecting to NC 150 – Union Grove, Bridgehead, and a new entrance to the subdivision in between them. Taylor said he doubted NCDOT would approve that many connections to NC 150 in such a short distance.

Baker asked Rohrer what price homes might be in the subdivision. Rohrer said he hoped not having to build a road into the subdivision might provide an opportunity for less expensive housing in Oak Ridge. He added that the home prices would likely be similar to those in The Reserve subdivision.

Baker asked Swisher what would happen to the current tenant in the existing house. Swisher said the house was almost 100 years old, and while he did not know for certain, he said the developers would likely demolish it.

Baker said she did not think the rezoning request was in conflict with the Land Use Plan, but said she understood the issues with traffic being experienced by the original Bridgehead Road residents. She said she felt a little better knowing traffic was going to be dispersed between Union Grove and Bridgehead roads.

Jason Streck moved to recommend approval of the rezoning request because it is consistent with the Land Use Plan and is reasonable. Bobbi Baker seconded the motion, and it was passed by a 6-1 vote (Wilson voting against).

Simpson reminded attendees that the Board is only an advisory body to the Town Council, and that a public hearing would also be held at the next Town Council meeting.

5. NEW BUSINESS

- A. SUBDIVISION CASE # SUB-19-06: Oak Ridge Landing.** The property is located on the south side of Oak Ridge Road, approximately 3,177 feet east of the intersection with Highway 68, in Oak Ridge Township. It consists of approximately 81.157 acres. This subdivision consists of 49 lots, tree preservation and open space for a total of approximately 15.428 acres. It is zoned TC-R, is located in the Greensboro (GW-III) Watershed, and is owned by Larry Callahan and Jack Pegg.

Planning Director 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 minutes. He explained that after a technical review by planning staff, the preliminary plat would be brought back before the Board. In response to questions by the Board, Taylor said he was just asking for approval of the master sketch plan for the development at this time.

After additional discussion, Simpson said he thought the Board had no objection to the concept of the development, but felt what had been submitted lacked details. Taylor said the preliminary plat would be on the agenda for the August meeting.

- Developer Barry Siegel, 2732 Pleasant Ridge Road, Summerfield, provided more information and explained the differences between the previously approved subdivision for the property and what was now submitted.

The Board agreed by consensus to vote on the plan in August.

B. Election of vice chair.

Since Vice Chair Bobbi Baker was resigning at the end of the meeting, a new vice chair needed to be elected. The Board agreed by consensus to table the election until the next meeting.

6. STAFF UPDATE

A. Introduction of ordinance.

Town Manager Bill Bruce explained that, in the interest of keeping the Board informed of upcoming issues, changes would be made to the development ordinance regarding the proposed municipal water system. He gave the Board a copy of the

changes that he said he expected to be on the Board's agenda in August. Bruce invited members to contact staff with questions.

B. Report on permitted use table.

Brad Rentz, who was serving an internship with the Town, presented a report that looked at the permitted use tables in order to maintain a "village feel" in Oak Ridge.

7. PUBLIC COMMENTS

- Councilman George McClellan, 2806 Oak Ridge Road, said the Board was doing great work and he was proud of what they were doing.
- Bobbi Baker said this was her final meeting on the Board and said it had been an honor to serve with her fellow Board members.

8. ADJOURNMENT

Patti Paslaru made a motion to adjourn the meeting at 8:45 p.m. Tammy Gardner seconded the motion, and it was passed unanimously (7-0).

Respectfully Submitted:

Sandra B. Smith, NCCMC, CMC
Town Clerk

Ronald D. Simpson
Chair