



**OAK RIDGE PLANNING & ZONING BOARD MEETING
JULY 28, 2022 - 7:00 P.M.
OAK RIDGE TOWN HALL**

MINUTES

Board Members Present

Jason Streck, Chair
Nancy Stoudemire, Vice Chair
Patrick Fiorentino
Tammy Gardner
Ron Simpson
Larry Stafford

Staff Present

Sandra Smith, Town Clerk
Sean Taylor, Planning Director

Board Members Absent

Patti Paslaru
Megan Dyson, Alternate
Maureena Shepherd, Alternate
Rick Schlaginhaufen, Alternate

1. CALL TO ORDER

The meeting was called to order by Chair Jason Streck at 7:00 p.m.

2. APPROVE AGENDA

Nancy Stoudemire moved to approve the agenda, and Ron Simpson seconded. The motion was passed unanimously (6-0).

3. APPROVE MINUTES

Larry Stafford motioned to approve the minutes of the April 28, 2022 meeting, and Patrick Fiorentino seconded. The motion was passed unanimously (6-0).

4. NEW BUSINESS

SITE PLAN CASE #SP-22-03: 1694 NC HWY 68 N. The property is located on Highway 68, 600 feet south of the intersection of Oak Ridge Rd and Highway 68. Addressed as 1694 NC HWY 68 N. Being Guilford County Tax Parcel 166232, consisting of approximately 1.0-acre, Zoned CZ-LB (Conditional-Zoning Limited Business), Greensboro (GW-III) Overlay, Scenic Corridor Overlay. Owned by Northwest Animal Hospital LLC.

Town Planner 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 record. Taylor said that no additional lights would be added and that a driveway permit would be required. He said that the elevations met the scenic corridor

requirements and that staff recommended approval of the site plan.

Simpson said that he was curious about traffic flow given the location of the new Starbucks. He said that there would be no shared parking between the clinic and Starbucks and asked where cars would exit the clinic, and Taylor responded that the clinic traffic would access through Quiet Place Drive.

Gardner asked about the clinic's well and septic system, and Taylor replied that the private system would be managed by the owner of the building and a private well.

Fiorentino asked about signage, and Taylor replied that the only signage that would be allowed would be a sign on the building and on a small monument on Quiet Place Drive. Taylor said that he did not think that the clinic would request additional signage besides what they already have. He said that the signage elevations could be seen on A-3 in their packets.

Streck clarified that the signage would not be on a separate monument but just on the building, and Taylor replied that the signage would only be on the building.

Fiorentino asked if signage would be on the road, and Taylor replied no.

Streck added that the existing clinic had no signage at the road currently.

Fiorentino asked if there would be any exterior lighting, and Taylor replied that they would have the typical type of lighting for a business with limited hours.

Fiorentino asked if the clinic would continue to perform the same activities as now in their existing space, and Taylor replied yes.

Stoudemire asked if the clinic's new space would be connected to their old space, and Taylor replied no.

Stoudemire asked if the clinic would offer boarding, and Taylor replied that boarding would be offered for animals that needed to stay.

Streck said that usually clinics had limited boarding for current patients. He said that he suspected that there would be some boarding that would look similar to what they are offering now.

Taylor said that a kennel would not be an allowed use in limited business.

Streck said that it did not appear that there would be any space for an outdoor run or a fenced-in area.

Stoudemire asked if the clinic would have any type of security lighting, and Taylor replied that with the design of the porch space that he suspected that the lighting would go under the porch. He said that additional lighting would come from the new Starbucks and from the existing shopping center. Taylor added that residents who live in Village Woods would prefer less lighting.

Stoudemire asked if the clinic decided to have a lighting plan would the Planning & Zoning Board approve it, and Taylor replied yes.

Stoudemire said that she was concerned about the traffic flow for this site especially With the Starbucks be built directly in front of it.

Streck said that he thought that the building looked spectacular, and that he was excited about the project.

Larry Stafford made a motion to approve Site Plan #SP-22-03:NC Hwy. 68 North for the Northwest Animal Hospital, and Patrick Fiorentino seconded. The motion was passed unanimously (6-0).

5. PUBLIC COMMENTS

- Ron Simpson, 8016 Fogleman Road, shared his condolences upon the recent passing of Councilman Doug Nodine. He said that Doug had been a role model to him as they served together on the Planning & Zoning Board for seven-eight years.

6. ADJOURNMENT

Patrick Fiorentino moved to adjourn the meeting at 7:17 p.m., and Nancy Stoudemire seconded. The motion was passed unanimously (6-0).

Respectfully Submitted:

Sandra B. Smith, NCCMC, CMC
Town Clerk

Jason Streck
Chair