



**OAK RIDGE PLANNING & ZONING BOARD MEETING
SEPTEMBER 24, 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

Nancy Stoudemire, Vice Chair
Patti Paslaru
Jason Streck
Tammy Gardner
Larry Stafford
Maureena Shepherd, Alternate (Sitting)
Rick Schlaginhaufen, Alternate (Sitting)

Staff Present

Sean Taylor, Planning Director
Sandra Smith, Town Clerk

Board Members Absent

Ron Simpson, Chair
Patrick Fiorentino, Alternate
Steve Wilson

1. CALL TO ORDER

The meeting was called to order by Vice Chair Nancy Stoudemire at 7:00 p.m.

2. APPROVE AGENDA

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

3. APPROVE MINUTES

Jason Streck moved to approve the minutes of the August 27, 2020 meeting, and Patti Paslaru seconded the motion. Via roll-call vote, the motion was passed unanimously (7-0).

4. PUBLIC HEARINGS

A. RZ-20-03: AG (Agricultural) to RS-40 (Residential). The property is located on the north of Bentrige Forest Drive, approximately 1,150 feet north of the intersection of Vanhoy Road and Bentrige Forest Drive, in Oak Ridge Township. Being Forsyth

County Tax Parcels 6990-30-1268.00, consisting of 35.6 acres. Owned by Mary A. Leight.

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.

Board questions:

- Stafford asked what the property's total acreage was in Guilford and in Forsyth Counties. Taylor said that the total was 107 plus acres.
- Paslaru asked if the entire property was being requested to be rezoned to RS-40. Taylor replied yes and said that all of the lots would be 40,000 square feet in lot size.
- Gardner asked what part of the property was in Stokesdale, and Taylor shared his screen and showed Board members the part of the property that was in Stokesdale.

Stoudermire opened the public hearing.

Proponents:

- Greg Garrett, 6420 Hampton Knoll Road, Clemmons, a partner with R. S. Parker Homes and the applicant for the rezoning request, introduced himself to the Board. He said that this would be a multi-year project and that the proposed development would have 109 single family lots. Garrett said that the proposed development would be a total of 127 acres and that he had also filed for rezoning in Stokesdale and Forsyth County. He said that the homes would be consistent with the Bendridge development and would cost between \$300,000-\$500,000 and up. Garrett said that he believed that the requested rezoning was the highest and best use for this property. He said that due to the pandemic that he was not able to hold an open house, but had spoken with many neighbors to discuss the proposed development. Garrett said that some of the neighbors were excited about the possibility of high-speed Internet being offered as a result of the proposed development. He said that he is representing the Leight heirs regarding the sale of this property.
- Norris Clayton, 1306 W. Wendover Road, Greensboro, an engineering surveyor with Hugh Creed Associates for the project introduced himself to the Board and said that he would be glad to answer any questions.

Opponents:

- None

Stoudermire closed the public hearing. She asked if Board members had questions.

- Streck asked Garrett how far along the other rezoning requests were with the other municipalities. Garrett replied that the rezoning hearings with Oak Ridge were first, followed by Forsyth County Planning Board in November

and then Stokesdale. He said that Duke Energy would also need to sign off on the application.

Patti Paslaru moved to recommend approval to the Town Council of RZ-20-03, as it is consistent with the Land Use Plan, it is reasonable, and it is in the public interest. Jason Streck seconded the motion. Via roll-call vote, the motion was passed unanimously (7-0).

B. Text amendment: Amendments proposed to Chapter 30 (Land Development) of the Oak Ridge Code of Ordinances to amend portions of the zoning ordinance. Proposed amendments include Article VII-Zoning.

Taylor told the Board that the Town Attorney Michael Thomas had made several edits to the proposed amendments and that Taylor had removed several of his suggestions because they went against what the subcommittee was focused on. Taylor said that there are no new uses and that he recommended keeping the Piedmont Triad Airport Overlay Zone. He said while Oak Ridge does not need an overlay now, he preferred to keep it in the document because you never know what will be needed for future development.

She asked if Board members had questions for Taylor.

Paslaru asked for additional clarification regarding the Piedmont Triad Airport Overlay. Taylor said that the Airport Overlay restricts building height development and cell tower installation. He said that flight patterns could change and possibly affect Oak Ridge neighborhoods like Golden Acres and residents living on Peebles Road.

Stoudemire opened the public hearing.

Proponents:

- None

Opponents:

- None

Stoudemire closed the public hearing. She asked if Board members had comments and none were voiced.

Jason Streck made a motion to recommend the approval of the text amendment to Article VII-Zoning, and Larry Stafford seconded the motion. Via roll-call vote, the motion was passed unanimously (7-0).

5. **NEW BUSINESS**

SP-20-01: Melissa A. Tiedmann is submitting a site plan for approval of a 25,600-square-foot canine training facility. The property is located on W. Harrell Road, 1,750 feet west of the former intersection of W. Harrell and Nc 68 and addressed as 8338 W. Harrell Road. Being Guilford County Tax Parcel #166033, consisting of approximately 6.0 acres, Zoned AG (Agricultural), Greensboro (GW-III) Overlay. Owned by Melissa A. Tiedmann.

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.

Stoudemire asked if Board members had questions.

Streck asked if in the future this property could be used for anything else like breeding animals, and Taylor said yes due to uses by right in the Agricultural District.

Streck asked if commercial breeding of animals for sale classified as an agricultural use, and Taylor said that we cannot restrict it if our ordinances allow it. Taylor said that he was aware of the concerns regarding large breeder facilities and that Guilford County Animal Control is aware of the issues. He said that the Town is looking to put ordinances in place in the future to address large breeder facility concerns.

Taylor said that this facility is limited under their classification on being a training facility only. He said that any future changes could impact parking requirements and other technical issues.

Gardner asked if they could become a breeder or a boarder, and Taylor said that they will be temporarily be boarding animals who they are training.

Shepherd asked how many animals will be allowed to be trained there.

Taylor said that a representative for the applicant was on the call and might be able to address this question.

Bill Greco, 200 S. Regional Road, Greensboro introduced himself to the Board. He said that he worked for Land Solutions and represented the applicant. He said that 4-5 animals would be at the facility for overnight stays. Greco said that the applicant has no intention of breeding at this facility, but that the focus would be on agility training.

Streck asked Greco if there would be obedience training offered at the facility, and Greco replied that the facility would offer some aspects of obedience training but that their main focus would be on agility training.

Paslaru asked Taylor what the Town's maximum size of a building was, and Taylor said that 30,000 square feet was the maximum building size. Taylor said that this facility met the size requirement and that if the applicant had this property as a bona fide farm that they would be exempt from the size requirement.

Paslaru said that she noticed from looking at the plat that the facility's driveway is going through a neighbor's driveway. She asked Taylor if there had been any community outreach to let neighbors know about the future training facility.

Taylor said that the all of this land is owned by the same owner.

Fiorentino asked if any of the neighbors would be concerned about increased traffic due to events at the facility, and Taylor said that the owner is allowed to have events because of use by right in the Agricultural District.

Paslaru asked Taylor if the site plan had any fencing, and Taylor said that all activities are going to be done inside and that fencing was not required.

Jason Streck made a motion to conditionally approve RS-20-01 site plan due to it being consistent with the Land Use Plan and the Town's ordinances. Larry Stafford seconded the motion. Via roll-call vote, the motion was passed unanimously (7-0).

6. PUBLIC COMMENTS

- None

7. ADJOURNMENT

Patti Paslaru moved to adjourn the meeting at 7:57 p.m., and Jason Streck seconded the motion. Via roll-call vote, the motion was passed unanimously (7-0).

Respectfully Submitted:

Sandra B. Smith, NCCMC, CMC
Town Clerk

Nancy Stoudemire
Vice Chair