



**OAK RIDGE PLANNING & ZONING BOARD MEETING
OCTOBER 22, 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
Jason Streck
Tammy Gardner
Larry Stafford
Rick Schlaginhaufen, Alternate (Sitting)

Staff Present

Sean Taylor, Planning Director
Sandra Smith, Town Clerk

Board Members Absent

Patti Paslaru
Maureena Shepherd, Alternate
Patrick Fiorentino, Alternate

1. CALL TO ORDER

The meeting was called to order by Chair Ron Simpson at 7:00 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 (6-0).

3. APPROVE MINUTES

Approval of the September 24, 2020 meeting minutes was tabled until the next meeting.

4. NEW BUSINESS

Subdivision Case # SUB-20-04: Willow Oaks. The property is located on the south side of Oak Ridge Road, bordering Williard Road to the west and bordering Billet Road to the east. It is approximately 750 feet south of the intersection of Oak Ridge Road and Billet Road, in Oak Ridge Township. The property is designated as Guilford County Parcel #165509, is located in the Greensboro (GW-III) Watershed, Scenic Corridor Overlay Zone, and is owned by JAAJK LLC.

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. Taylor stated that a stormwater plan would not be approved until he had received a written letter from the stormwater engineer, who is working with Guilford County Environmental Health and Guilford County Soil and Erosion Control Engineers.

Larry Stafford asked whether the project would have to go back to the drawing board if any government agency does not approve this plan, and Taylor replied that the case would remain open until the developer meets all of the standards. Taylor stated that the project will not move forward until all regulations are met and that he would not approve the plat until all approvals are received.

Ron Simpson stated that the Board had heard lots of testimony about drainage problems downslope from this property from neighbors living in the Merriman Estates subdivision. He asked Taylor if there was anything different with the reviews for this particular development as it relates to runoff. Taylor replied that the stormwater engineer will tell the Town if the plan meets the requirements of the Town's ordinances or if further improvements are needed.

Simpson asked if there is a way to tell whether the runoff impact of the nine new lots will materially affect neighbors, and Taylor replied that he had not heard anything from the stormwater engineers regarding that topic.

Taylor stated that the developer is not a builder and that the developer will be selling lots to builders. He said that the developer would not be causing any issues, since he would simply be subdividing the lots prior to sale.

Simpson asked who determined how the grading would occur, and Taylor said that the future builders would have to ensure that the runoff issues have been addressed during the construction phase of their respective lots. Tammy Gardner added that during the inspection phase of building, the grading is also inspected by the County.

Simpson stated that it is his understanding that the applicant is currently working with neighbors to see if there is anything he can do to address the stormwater runoff concerns, and Taylor replied that was his understanding as well. Taylor said that Stan Sacks, the surveyor of the property, was attending the meeting on Zoom and could address these types of questions.

Developer Brian Hall, 5942 Tarleton Drive, Oak Ridge, shared his screen with Board members so that he could show proposed storm drain improvements to the Merriman Estates subdivision. Hall said that he had spent thousands of dollars to have a civil engineer prepare a stormwater study that is over 40 pages in length. Hall said that the report had been submitted to the Guilford County stormwater engineers. Hall said that he has designed a stormwater system that he has shared with neighboring property owners and the Town to show possible corrective measures to help relieve some of the current stormwater issues. Hall said that he had also worked with a neighbor regarding landscape timbers to stay on their property in order to help water get around that lot.

Hall stated that every house that will be built in the new subdivision is in the Historic District, and the plan of each of the new houses will need to be approved by the Historic Preservation Commission. He said that their Design Guidelines state that each house must maintain the natural slope and basic topography of a site. He said the Design Guidelines also state that it is not appropriate for property owners to alter drainage features or adversely affect the drainage of adjoining properties and that is another layer of approval that the Town has.

Simpson told Hall that he appreciated what he had done to try to help with the stormwater issue for Merriman Estates residents.

Simpson asked Board members if they had questions for Mr. Hall or Mr. Taylor, and none were voiced.

Jason Streck made a motion to conditionally approve Subdivision Case #SUB-20-04 contingent upon the approval of planning staff, Environmental Health, Soil and Erosion Control, and stormwater engineers of all subdivision technical requirements as set forth in the Town of Oak Ridge's Ordinances as it meets the requirements for the Future Land Use Plan and all other ordinances. Larry Stafford seconded the motion. Via roll-call vote, the motion was passed unanimously (6-0).

5. PUBLIC COMMENTS

- Brian Hall, 5942 Tarleton Drive in Oak Ridge, thanked the Planning & Zoning Board for their time and diligence in their review of this case.

6. ADJOURNMENT

Tammy Gardner moved to adjourn the meeting at 7:26 p.m., and Nancy Stoudemire seconded the motion. Via roll-call vote, the motion was passed unanimously (6-0).

Respectfully Submitted:

Sandra B. Smith, NCCMC, CMC
Town Clerk

Ronald D. Simpson
Chair