

TRC Meeting Minutes
April 17, 2008
Council Chambers

TRC Members Present: Lynn Hillard, Craig Powers, Patrick Ritchie, Dan Mikkelson, Chris Tester, Jason Wilson, Joe Morris, Lynn Raker, Janet Gapen, Preston Mitchell, David Phillips, Wendy Spry, Teresa Barringer, Jeff Leach, Bryan Alston, City Council Representative – Bill Burgin, Planning Board Representative – Craig Neuhardt

Visitors Present: Pete Bogle representing Competitive Sports, Daryl Waggoner and Dave Collins representing First United Methodist Church, Tim Gardner representing Corbin Hills Golf Club, Attorney Jay Dees and Owner Timmy Garriss representing Hendrix BBQ

I. Meeting called to order by TRC Chair Dan Mikkelson at 9:00 a.m.

II. Welcome Guest and Visitors

III. Approval of Minutes

- TRC Meeting, March 20, 2008 – Joe Morris made the motion to approve as submitted, Craig Powers seconded the motion, all were in favor. Minutes approved.

IV. Adoption of the Agenda:

- Dan Mikkelson made the motion to revise the agenda to first discuss Chapter 5 Sec. 8 Architectural Standards of the LDO. Joe Morris seconded the motion, all were in favor. Agenda adopted.

V. Land Development Ordinance Discussion:

A. Discussion of Chapter 5 Section 8 of the LDO

Staff discussed the following:

- Need clarification of what consists of the front façade if the structure has an attached garage
- General consensus of Staff was the attached garage does not count as part of the front façade
- Subdivisions in the RDA & RDB zoning approved prior to the LDO – some were approved showing specific building footprints while other subdivisions approved prior to the LDO showed the property lines only
- Preston Mitchell recommended the developers go before Council to request approval for Vested Rights in order to complete their subdivision under the old code. If approved, this would be valid for 5 years. Bill Burgin stated he agreed with Preston's recommendation to help smooth the transition of the new code.

VI. Land Development Ordinance Review

1. CD-7-03-2008 Hendrix BBQ

2488 Statesville Blvd.

Tax Map 329-C, Parcels 076 & 262

- Project Manager, Preston Mitchell, introduced the submittal requesting a driveway connection to Ashbrook Road.
- Attorney Jay Dees also gave a brief summary of the applicants request and the reasons it would not only benefit his client, but also the Westcliff and surrounding neighbors. The current access caused Westcliff residents to have to turn onto Statesville Blvd. going the opposite direction, make a u-turn the head back, make another u-turn to get back to the restaurant.
- Jeff Leach of NCDOT stated for safety reasons, he recommends allowing the connection to Ashbrook Road. Mr. Leach noted the owner would need to revise his plan to label the radius where the driveway encroaches onto the road and would need to eliminate the 2 nearest parking spaces to allow for the radius.
- Preston Mitchell stated a pedestrian connection from the front door to the sidewalk on Statesville Blvd. shall be required. The submittal must meet landscaping points or combine the two parcels in order to avoid the requirement of a planting yard in between the parcels. He also noted that he would get with Wendy Brindle, City Traffic Engineer, to obtain a new traffic layer prior to presenting to Planning Board.
- Joe Morris presented the Planning Division comments noting Policy S-2 of Vision 202 recommends driveway connections to be to a minor street instead of to a major street. Policy C-8 encourages appropriate landscaping.
- Dan Mikkelsen stated the Engineering Division concurred with the previous comments. He stated the proposed driveway does comply with the City Code.
- Dan Mikkelsen made a motion stating Staff saw no technical reason to deny the request. However; that Staff acknowledges the request is not consistent with the previous Council legislative decision. Lynn Hillard seconded the motion. Discussion followed, Joe Morris raised concerns regarding the motion containing reference to the previous Council denial. Preston Mitchell also stated he had concerns as to whether the comment was needed. A vote was taken, the motion passed with a 4-3 decision.
- Joe Morris mad another motion to include the Planning Divisions Recommendations to the previous motion. Dan Mikkelsen seconded the motion. All were in favor.

Action Taken: A motion was made to recommend provisional approval of the CD plan by providing to the applicant a detailed description of the applicable areas of non-compliance with the Ordinance.

**TRC Minutes – April 17, 2008 Meeting
Page Three**

**2. CD-5-04-2008 Competitive Sports
625 Corporate Circle
Tax Map 060, Parcel 139**

- The case manager, Preston Mitchell, introduced the submittal noting that the addition itself did not require this request to be a CD; it was the request to use metal siding on the addition in order to match the exterior of the existing building that did not meet the current LDO.
- Pete Bogle noted that the amount of required windows for the front façade, the parking space count, and the applicant was not proposing a parking connection to the adjacent southern property.

Staff presented each submittal then proceeded with discussion, comments and recommendations for the applicant. The Technical Review Committee comments and recommendations were documented for file and forwarded to the applicant. Upon the required revisions being submitted no later than Thursday, May 1, 2008, the submittals shall move forward to the May 13, 2008 Planning Board Meeting.

VII. OTHER BOARD BUSINESS

Dan Mikkelson brought to the attention of the committee the need to save emails to the LDO file as .mht and all documents in word format in lieu of .pdf. This will greatly reduce the amount of memory required.

VIII. ADJOURN

The meeting was adjourned at 12:00 p.m. by Chair Dan Mikkelson.