

**TRC Meeting Minutes
May 15, 2008, 2008
Council Chambers**

TRC Members Present: Patrick Ritchie, Dan Mikkelson, Joe Morris, Preston Mitchell, David Phillips, Wendy Spry, Terry Smith, Jackie Grunden, Rodney Harrison, Teresa Barringer, Planning Board Representative – Craig Neuhardt

Visitors Present: Mark Wineka, Salisbury Post

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, April 17, 2008 – Dan Mikkelson noted an amendment required to the minutes regarding the Action Taken for CD-7-03-2008 Hendrix BBQ. Amendment was noted. A motion was received from Preston Mitchell to approve the minutes as amended. David Phillips seconded the motion. All were in favor. Minutes approved.

IV. Adoption of the Agenda:

- Dan Mikkelson made a motion to adopt the agenda as submitted. Joe Morris seconded. All were in favor. Agenda adopted.

V. Land Development Ordinance Discussion

- Several text clarifications were discussed regarding sections of the LDO. Preston noted Chapter 4, Section 4.4 (A) & (B) regarding required infrastructure improvements (Subdivisions & Site Development). Preston noted that (A) does not clarify 'existing' or 'proposed' whereas (B) does detail 'proposed'. The question arose as to whether a developer would be required to install curb & gutter, street tree, etc. along existing streets per Section 4.4 A. Staff to follow up with possible text amendment for the purpose of clarification between 4.4.A & B.
- Discussion regarding the SUP approval process. Preston to create a spreadsheet showing all special uses and detailing conditions to bring before Staff for discussion.
- Sidewalk requirements in existing neighborhoods: David Phillips stated he has had several contractors complaining about being required to install sidewalks on a lot of an existing subdivision where sidewalks are nowhere else. Staff discussed and concluded the code was being interpreted correctly. No action was taken; the code shall stand as written.

VI. Land Development Ordinance Review

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

- The case manger, Preston Mitchell, introduced the submittal. He noted the project was coming back to TRC due to revisions the owner had to make because of the inability to purchase land from the adjoining property owner.

- The building footprint was revised to fit on their property while still meeting all setbacks.
- David Phillips noted along the property line of the addition, there is a requirement of 1 ornamental for every 100 feet resulting in 3 additional ornamental trees being required.
- Preston Mitchell stated that planning had recommended to the developer taller trees within the Type A buffer yard along the southern property line. The developer met this request voluntarily on the revised plans.
- Planning recommended shrubs be installed along Corporate Circle between the street trees.

Action Taken: A motion was made by Preston Mitchell to recommend provisional approval of the CD plan as resubmitted subject to meeting the code requirement of 3 additional ornamental trees with a recommendation of shrubs to be planted between the street yard trees pursuant to the Vision 2020 Policy. David Phillips seconded the motion. All were in favor.

Staff presented the 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 29, 2008, the submittal shall move forward to the June 10, 2008 Planning Board Meeting.

VII. OTHER BOARD BUSINESS

- **No other board business**

VIII. ADJOURN

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