

TRC Meeting Minutes

December 18, 2008

City Hall – Council Chambers 217 S. Main Street

TRC Members Present: Patrick Ritchie, Dan Mikkelson, David Phillips, Lynn Raker, Preston Mitchell, Craig Powers, Janet Gapen, Vickie Eddleman, Jason Wilson, Jackie Grunden, Lynn Hillard, City Council Representative – Bill Burgin, and Planning Board Representative – Craig Neuheardt

Guests Present: David Martin and Jim Wilbur

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

II. Welcome Guests and Visitors

III. Approval of Minutes

- TRC Meeting, November 20, 2008 – A motion was received from Preston Mitchell to approve the minutes as submitted. David Phillips seconded the motion. All were in favor. Minutes approved.

IV. Adoption of the Agenda

- Adopted by acclamation

V. Group Development Review

- **G-01-93 Hidden Creek**
Jake Alexander Blvd. North & White Farm Road
Tax Map – 326 P – P/O 002

Dan Mikkelson, introduced the submittal to the Committee detailing the Homeowners Association of Hidden Creek requesting the City to take over maintenance of the private streets. Vickie Eddleman, Project Manager discussed the revisions that would need to be noted on the site plan regarding setbacks, recordation of public right-of-ways, sight triangles, parking lot areas, and public vs private water and sewer.

Action Taken: All comments and recommendations were sent to the applicant. Upon the receipt of the required revisions, the submittal will move forward to the December 9, 2008 Planning Board Meeting.

VI. Land Development Ordinance Review

- **CD-4-08-2008 Lone Hickory Village
Off of Morlan Park Road
TM-065 P-071, 313, & 409**

Preston Mitchell introduced the submittal stating that all "S" Districts converted to Conditional Districts. The submittal is a request to add adjacent parcels to the CD. Much discussion followed regarding house plans that were submitted that do not meet current LDO standards. Staff had many questions and clarifications that would need to be addressed by the applicant or representative; neither attended the meeting.

Action Taken: Staff voted unanimously to suspend the review due to the need for additional information/clarification from the applicant and/or representative. The applicant was notified that the submittal was suspended and could be placed on the January TRC Agenda.

- **Text Amendment Discussion – Canopy Lighting Section 11.3(J)**

David Phillips and Preston Mitchell indicated they had taken light measures at several local gas stations. However; the code is unclear as to where the measurements must be taken from ie. 1. Center canopy, 2. Edge of canopy, or 3. Property line. Preston stated that he and David had spoken with the President of the IESNA and she did not agree with our 10' standard. Staff decided to table the discussion to further investigate for additional information.

VII. Craig Powers made the motion to adjourn the meeting. David Phillips seconded the motion.

Meeting adjourned at 11:50 a.m.