

## **TRC Meeting Minutes**

**January 15, 2009**

**City Hall – Council Chambers 217 S. Main Street**

**TRC Members Present:** Patrick Ritchie, Dan Mikkelson, David Phillips, Joe Morris, Lynn Raker, Preston Mitchell, Craig Powers, Janet Gapen, Jason Wilson, Steve Weatherford, Doug Stevens, Jim Behmer, City Council Representative – Bill Burgin, and Planning Board Representative – Craig Neuhardt

Guests Present: Gray Stout, Ronnie Brown, and Tim Smith

### **I. Meeting called to order by TRC Chair Dan Mikkelson at 9:06 a.m.**

### **II. Welcome Guests and Visitors**

### **III. Approval of Minutes**

- TRC Meeting, December 18, 2008 – A motion was received from Patrick Ritchie to approve the minutes as submitted. Doug Stevens seconded the motion. All were in favor. Minutes approved.

### **IV. Adoption of the Agenda**

- CD-4-08-2008 (Z-24S-99/1999-91) Lone Hickory Village moved to the end of the Agenda due to developer/applicant not yet present.

### **V. Land Development Ordinance Review**

- **CD-5-01-2009 Matika Villa Mobile Home Community**  
**154 Sara Ellen Lane (Off Airport Road)**  
**Tax Map – 469 P – 021,025,04500001,057,059,060, & 061**

Preston Mitchell introduced the submittal to the Committee detailing the request to adopt as a Conditional District w/MHD Overlay. No new developments or units are proposed. Zoning change would allow the church buildings to be rented out for special events.

**Action Taken: A motion was made by Joe Morris to recommend approval to Planning Board, as submitted. A second to the motion was made by Patrick Ritchie. All were in favor.**

- **CD-02-03-2008-15 Sacred Heart**  
**2725 Jake Alexander Blvd. North**  
**TM-326 & 327 P-0010000001 & 239**

Preston Mitchell introduced the submittal regarding a revision to the previously approved plan to account for post-adoption of final engineering & design of 1) public & private street lighting 2) street cross-section. The change to the street cross-section is seeking to allow 2' gutter width instead of 1.6" as previously approved. The public and private lighting plan clarifies the location and design of the

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lighting indicating shoe box fixtures. Additional Staff discussion followed for the purpose of clarification of lighting design, property boundaries, placement of street trees, and plan meeting City standards.

**Action Taken: A motion was made by Patrick Ritchie to recommend approval to Planning Board, as submitted. A second to the motion was made by Joe Morris. All were in favor.**

- **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 an adjacent parcel to the CD boundary
- Remove the perimeter landscaping
- Deletion of the 21 lot condition
- Deletion of the R-8 zoning standards applicable to the lots abutting Rowan Terrace

Preston verified he had spoken with the Institute of Government and confirmed that both the old zoning code and the new Land Development Ordinance applied to this submittal. Staff discussion followed relating to the previous approval requirements and the expectations of the Rowan Terrace neighbors. Dan Mikkelson explained in detail the options that the applicant has. If he pursues as submitted, the plan will be required to meet the current LDO requirements of sidewalk installation, open space requirements and the house elevations would be locked in as submitted. Since the infrastructure had already been installed, the developer did have vested rights and would not be required to meet the street tree requirements although Staff would like to see some tree plantings in the front yards to serve a similar purpose as the street trees.

Two options were explained to Joe Mathis, the developer. 1) Build according to his previously approved site plan or 2) Request revision to CD and meet the LDO requirements to include sidewalks, open space requirements, and architectural and building standards.

After the applicant left, Patrick Ritchie brought up that the previous Zoning Code was not rescinded. Therefore; the applicant could indeed request to reduce the setbacks as long as all other previous code requirements were met. Preston will notify the applicant of this option.

**Action Taken: Joe Morris made a motion to suspend the review due to the need for additional information/clarification from the applicant and/or representative. Jim Behmer seconded the motion. All were in favor. The applicant was notified that the submittal was suspended and would be placed on the February TRC Agenda.**

**VI. Text Amendment Discussion**

- **Electronic Signs in the IC Districts**

Preston Mitchell submitted an amendment to Chapter 12 Signs-B.Institutional Campus Districts (IC), 2 a. & b. Lynn Raker stated she would like for the Community Appearance Council (CAC) to have input at a public meeting. Joe Morris encouraged Lynn to have the CAC have a written opposition prepared.

**Action Taken: Dan Mikkelson made a motion to endorse both text amendments as submitted subject to David Phillips confirming the provision would prohibit the use of other electronic signs. Patrick Ritchie seconded the motion. All were in favor.**

- **Conditional District Revisions and Amendments**

Preston Mitchell submitted an amendment for Chapter 15.21 Conditional Districts, A. Purpose, and B. (2) Petitioner.

**Action Taken: Joe Morris made a motion to recommend the submitted text amendments to Planning Board with TRC endorsement. Steve Weatherford seconded the motion. All were in favor.**

- **Porches and Verandas**

Preston Mitchell recommended the porches and verandas discussion be brought before Council when Staff submits their 1 year review report since the LDO was adopted. Much discussion followed regarding the various topics that need to be included on that 1 year review. Preston clarified that any items to be presented to Council would need to be brought to TRC in February in order to make it to the April Council meeting.

**VII. Other Board Business**

David Phillips brought before the TRC a request from the Board of Trustees for Livingstone College to re-name Institute Street to Livingstone College Way in celebration and honor of their 130<sup>th</sup> Year Anniversary.

Staff discussed the importance of making Council aware if the name Institute Street had a historical nature to it. Currently, Staff was not away of any historical significance.

Dan Mikkelson stated that an UDAT Study was done in 1999. If something of prominent interest is in the corridor, the study recommends some treatment at the intersection to identify or acknowledge it. This request for the name change in consistent with the study recommendation.

**Action Taken: The Technical Review Committee found no reason to object to the name change provided it meets 911 requirements. Jim Behmer made a motion as stated. Patrick Ritchie seconded the motion. 5 in favor, 1 opposed.**

**VII. Meeting adjourned at 12:03 p.m.**