

**TRC Meeting Minutes  
January 17, 2008  
Council Chambers**

**TRC Members Present:** Terry Smith, Craig Powers, Patrick Ritchie, Dan Mikkelson, Jim Behmer, Larry Lyerly, Jeff Leach, Bryan Childress, Preston Mitchell, David Phillips, Wendy Spry, Teresa Barringer, Rodney Harris, Planning Board Representative - Robert Cockerl

**Visitors Present:** Cindy Hoffman, Ed Zotian, Deborah Cook, and Gene Mustin

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

**II. Welcome Guest and Visitors**

**III. Approval of Minutes (No previous minutes to approve)**

**IV. Adoption of the Agenda:**

Dan Mikkelson proposed the items on the agenda be rearranged to allow the developers that were present to give a brief presentation of their submittal. The TRC were all in favor. Those present included Cindy Hoffman and Ed Zotian representing G-23-07 Kelley-Salisbury; Deborah Cook and Gene Mustin representing G-05-79 Westland Shopping Center (Biscuitville).

**V. Zoning Ordinance Review:**

**A. Group Developments**

1. **G-23-07 Kelley-Salisbury**  
1100 Block E. Innes Street  
Tax Map 059, Parcel 098-02, Zoning B-6  
**Action Taken: A list of deficiencies/clarifications was prepared for the developer's response**
  
2. **G-05-79 Westland Shopping Center (Biscuitville)**  
515 Jake Alexander Blvd. West  
Tax Map 061, Parcel 152, Zoning B-7  
**Action Taken: A list of deficiencies/clarifications was prepared for the developer's response**
  
3. **G-21-07 Gerry Wood Kia**  
529 Jake Alexander Blvd. South  
Tax Map 060, Parcel 174, Zoning M-1  
**Action Taken: A list of deficiencies/clarifications was prepared for the developer's response**
  
4. **G-22-07 Dr. Steve Yang, DDS**  
2290 Statesville Blvd.  
Tax Map 331, Parcel 228, Zoning B-7  
**Action Taken: A list of deficiencies/clarifications was prepared for the developer's response**

**B. Subdivision Review:**

- 1. S-13-07 Milbrook Medical Park**  
**1229 Statesville Blvd.**  
**Tax Map 332, Parcel 062, Zoning B-1-S**  
**Action Taken: A list of deficiencies/clarifications was prepared for the developer's response**

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 Monday, February 4, 2008, the submittals shall move forward to the February 12, 2008 Planning Board Meeting.

**VI. Land Development Ordinance Review**

Senior Planner, Preston Mitchell submitted the TRC Rules of Procedures, LDO Application Forms, and Petition Forms for discussion and consideration. The TRC briefly discussed the submitted forms and decided they would like more time to review the forms before any decisions were made. The Committee voted to use the submitted forms as "guidelines" for the application and review process until voted on for approval.

**VII. OTHER BOARD BUSINESS**

No other business to discuss

**VIII. ADJOURN**

The meeting was adjourned by David Phillips who was assigned as Chair by Dan Mikkelson upon Dan needing to leave prior to adjournment.