

**TRC Meeting Minutes
February 21, 2008
Council Chambers**

TRC Members Present: Doug Stevens, Lynn Hillard, Craig Powers, Patrick Ritchie, Bryan Alston, Dan Mikkelson, Jim Behmer, Larry Lyerly, Joe Morris, Lynn Raker, Janet Gapen, Preston Mitchell, David Phillips, Wendy Spry, Teresa Barringer, City Council Representative – Bill Burgin, Planning Board Representative – Craig Neuhardt

Parks & Recreation Staff Present: Gail Elder White and Steven Brown

Visitors Present: Mike Lippard, James Royster, Jerry Widelski, J.R. Dunkley, and Gray Stout

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, January 17, 2008 - Approved**

IV. Adoption of the Agenda:

Dan Mikkelson proposed the items on the agenda be rearranged to allow the representatives that were present to give a brief presentation of their submittal. The TRC were all in favor. Those present included Gray Stout, Mike Lippard, James Royster, Jerry Widelski, and J.R. Dunkley on behalf of CD-7-02-2008 Sacred Heart Catholic Church.

V. Zoning Ordinance Review:

A. Conditional District (CD)

**1. CD-7-02-2008 Sacred Heart Catholic Church
2725 Jake Alexander Boulevard North
Tax Maps 326 & 327, Parcels 0010000001 & 239**

- Dan Mikkelson made a motion for the developer to show a 120' right-of-way along Jake Alexander Boulevard North in lieu of the proposed future right-of-way of 228' as adopted in the Thoroughfare Plan. Staff felt like the 228' would likely be reduced to 120'. The motion received a second, all were in favor.
- A motion was made to recommend a future connection and street stub to the western 1200 foot property line, pursuant to policy S-12 of Vision 2020. This recommendation will provide a street stub less than 150 feet in length and add a condition to the ordinance requiring future street connection to the western property line when a detailed development plan is submitted for Phase 3 of the Sacred Heart CD. The motion received a second, all were in favor.

Action Taken: A motion was made to grant provisional approval of the site plan or subdivision plat by providing to the applicant a detailed description of the applicable areas of non-compliance with the Ordinance; in turn, allowing the applicant to make all necessary changes to receive approval. Following resubmission of plans by the applicant, the Administrator may grant approval

or require placement on another TRC agenda for review and approval. The motion received a second, all were in favor.

2. **CD-2-01-2008 David & Phyllis Mullis
303 & 309 West Council Street
Tax Map 010, Parcel 103**

Action Taken: A motion was made to grant provisional approval of the site plan or subdivision plat by providing to the applicant a detailed description of the applicable areas of non-compliance with the Ordinance; in turn, allowing the applicant to make all necessary changes to receive approval. Following resubmission of plans by the applicant, the Administrator may grant approval or require placement on another TRC agenda for review and approval. The motion received a second, all were in favor.

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, March 6, 2008, the submittals shall move forward to the March 11, 2008 Planning Board Meeting.

VI. Land Development Ordinance Review

Senior Planner, Preston Mitchell submitted revisions to the Rules of Procedure for discussion and consideration. A motion was made to approve the revisions submitted before the TRC. The motion received a second, all were in favor.

VII. OTHER BOARD BUSINESS

No other board business

VIII. ADJOURN

The meeting was adjourned by Chair Dan Mikkelson.