

**TRC Meeting Minutes
March 20, 2008
Council Chambers**

TRC Members Present: Lynn Hillard, Craig Powers, Patrick Ritchie, Dan Mikkelson, Jeff Jones, Chris Tester, Jason Wilson, Joe Morris, Lynn Raker, Janet Gapen, Preston Mitchell, David Phillips, Wendy Spry, Teresa Barringer, City Council Representative – Bill Burgin, Planning Board Representative – Craig Neuhardt

Visitors Present: Attorney Glenn Ketner, representing property owner

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, February 21, 2008 – Joe Morris made the motion to approve as submitted, Jeff Jones seconded the motion, all were in favor. Minutes approved.

IV. Adoption of the Agenda:

- Jeff Jones made the motion to adopt the agenda as submitted. Joe Morris seconded the motion, all were in favor. Agenda adopted.

V. Zoning Ordinance Review:

A. Group Development

1. G-06-94 McDonalds

1957 Jake Alexander Boulevard West

Tax Map 331, Parcel 135

- Case Manager, David Phillips, introduced the submittal of a modification to the previously approved site plan to allow a connecting drive to remain closed. The original approval of the site plan shows the connecting drive as open. However, the tenant (McDonalds) closed the drive without zoning approval. Upon code enforcement inspection, McDonalds was notified they were in violation of their approved site plan and would need to reopen the connecting drive or seek approval to allow the drive to remain closed.
- The Technical Review Committee members discussed the proposal being in direct conflict with Vision 2020 which encourages the consolidation of commercial driveways onto major streets and the connection of adjacent parking lots. A second, equally important way to reduce turning movements onto major streets is to encourage adjoining business to connect their parking lots. This allows motorist/shoppers to visit more than one business on the same side of the street without turning back onto the highway for short distances.
- The Fire Marshall stated the fire code did not grant authority for a ruling, however; his opinion was that the closure would limit the ability for the fire department to access the site in case of an emergency. The drive remaining open would provide more options for fire fighting.

- NCDOT representative, Jeff Leach, stated to Dan Mikkelson that DOT did not have jurisdiction for a ruling. However; his opinion was that closing the drive would cause traffic concerns for the public. Therefore, NCDOT would like to see the connection to remain open.
- Public Services representative, Lynn Hillard, stated the closure of the drive directly hampers easy access to the dumpsters.
- After discussion, a motion was made by Joe Morris to recommend denial of the submittal. A second was made by Preston Mitchell. All were in favor.

Action Taken: The Technical Review Committee voted unanimously to recommend denial to the Planning Board of the submittal.

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.

VI. Land Development Ordinance Review

Senior Planner, Preston Mitchell submitted text amendments to the Land Development for discussion and consideration. The proposed revisions and amendments were noted. Consensus was reached on all recommended LDO Text Amendments (LDO TA-02-2008)

VII. OTHER BOARD BUSINESS

Dan Mikkelson brought to the attention of the committee the need to save emails to the LDO file as .mht and all documents in word format in lieu of .pdf. This will greatly reduce the amount of memory required.

VIII. ADJOURN

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