

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

TRC Members Present: Patrick Ritchie, Dan Mikkelson, Joe Morris, David Phillips, Terry Smith, Doug Stevens, Janet Gapen, Lynn Raker, Craig Powers, Jim Behmer, Jason Wilson, Lynn Hillard and Jeff Leach. City Council Representative – Mark Lewis, Planning Board Representative – Craig Neuhardt

Visitors Present: John Leatherman, Glenn Ketner, and Nathan Coyle

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, June 19, 2008 – A motion was received from Joe Morris to approve the minutes as submitted. Patrick Ritchie seconded the motion. All were in favor. Minutes approved.

IV. Adoption of the Agenda

V. Group Development Review

**G-17-07 Pinnacle Office Park Phase IV
NW Corner of Jake Alexander Blvd. West, S. Main & Dodd Street
TM-061 P-186**

Staff presented the submittal then proceeded with discussion, comments and recommendations for the applicant. A clarification was made by Staff that the uses of this business park shall be regulated by the Land Development Ordinance, but the review process for the site plan shall be reviewed under the old code (provided the plan can meet all requirements and obtain approval by January 1, 2009). The comments and recommendations of the Technical Review Committee were documented for file and forwarded to the applicant. Upon the required revisions being submitted no later than Monday, August 4, 2008, the submittal shall move forward to the August 12, 2008 Planning Board Meeting.

VI. Land Development Ordinance

**CD-4-05-2008 Rowan County Departments of Health and Social Services
1811 E. Innes Street
TM-070 P-096-A**

Staff presented the submittal then proceeded with discussion, comments and recommendations for the applicant. The comments and recommendations of the Technical Review Committee were documented for file and forwarded to the applicant. Upon the required revisions being submitted no later than Monday, August 4, 2008, the submittal shall move forward to the August 12, 2008 Planning Board Meeting.

Action Taken: A motion was made by Joe Morris to grant provisional approval of the site plan. Following resubmission of plans by the applicant, the Administrator may grant approval to move forward to Planning Board or require placement on another TRC agenda for review. The motion received a second from Lynn Hillard, all were in favor.

LDOTA-03-2008

1. **Section 6.3.E.2 Frontage Width Comparison Procedures** – Staff discussed the revision submitted by Patrick Ritchie. A motion was made by Patrick to accept revision. A second was made by Joe Morris, all were in favor.
2. **Section 16.7 & 16.8 Final Plat and Record Plat Certifications** – Staff discussed revising the chart and certifications in Section 16.7. Patrick Ritchie made a motion to accept the revision. A second was made by David Phillips, all were in favor.
3. **Section 5.8 Specific Provisions for HOUSE Building Type** - No action taken at this time. Staff to put on future TRC Agenda for discussion.
4. **Section 2.6 Floating Overlay Districts, MHD-Manufactured Home District** – Revision submitted to change the MHD from a floating overlay district back to a new base district. A motion was made by David Phillips to accept the revision as submitted. A second was made by Joe Morris, all were in favor.

VII. Other Board Business

- **No other business to discuss**

VIII. Adjourn

A motion was made by Joe Morris to adjourn the meeting. A second was received by David Phillips. The meeting was adjourned at 11:58 a.m. by Chair Dan Mikkelsen.