

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

**TRC Members Present:** Patrick Ritchie, Dan Mikkelson, Joe Morris, David Phillips, Terry Smith, Doug Stevens, Craig Powers, Jim Behmer, Jason Wilson, Lynn Hillard and Jeff Leach. City Council Representative – Bill Burgin

**Visitors Present:** Norde Wilson of Goodsland, LLC  
Mike Chreitzberg, Steve Whaley, Steven Chambers, and Dr. Beymer of RCCC

**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, July 17, 2008 – A motion was received from Joe Morris to approve the minutes as submitted. Doug Stevens seconded the motion. All were in favor. Minutes approved.

**IV. Adoption of the Agenda**

**V. Land Development Ordinance Review**

**S-01-08 Goodsland, LLC  
S. Martin Luther King Jr. Avenue  
TM-060 P-028, 078**

Staff presented the submittal then proceeded with discussion, comments and recommendations for the applicant. Case Manager, Patrick Ritchie presented the submittal stating it was a conventional subdivision review to create a total of 5 tracts (one existing and four additional). The approval process would be for the preliminary plat only. The Plat could not be recorded until the developer bonded the sewer and installed the required sidewalks or made payment in lieu. Patrick also noted the approval level of TRC would be valid for 3 years. At the end of the three years, the developer could go back to Council to request a 5 year extension.

**Action Taken: A motion was made by Patrick Ritchie for approval as submitted with a note being added that future development or subdivision of Tract 2-D shall require an extension of the public sanitary sewer. A second to the motion was made by Doug Stevens. All were in favor.**

**MA-02-08 Rowan Cabarrus Community College  
1333 Jake Alexander Blvd. South  
TM-063, P-013**

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. Case Manager, David Phillips introduced the submittal for the proposed construction of a 3,900 square foot 2 story classroom building with a 3<sup>rd</sup> floor mechanical room. David stated the metal panels proposed for the upper elevation was not part of the approved

**TRC Meeting Minutes**  
**August 21, 2008**  
**Page Two**

materials listed in the LDO. Staff discussed the conflict of the design with the language of the Code Section 5.14.A.4 Building Walls. The secondary material proposed does not qualify in the code. Staff discussed alternative measures that the developer could pursue:

1. TRC cannot grant approval as the code is written, therefore the submittal would be denied.
2. The applicant could convert the submittal to a Conditional District and move forward to Planning Board and City Council which would have the authority to consider the materials as shown.
3. A request for a Text Amendment of the LDO could be processed to clarify the language for approved materials. However; this process would take longer than the CD process.
4. Applicant could opt to appeal to the ZBA.

An additional item of concern brought up for discussion by the Asst Fire Marshall, Doug Stevens, was the current fire flow at the site was 900 gpm. In order to satisfy the fire code, a plan would need to be designed to show 2,125 gpm at 20 psi. The design could be developed after site plan approval, however; a zoning permit would not be issued until the design was approved. Staff made other comments regarding site plan revisions that would need to be made. All staff comments and recommendations were documented for file and forwarded to the applicant.

**Action Taken: A motion was made by Patrick Ritchie to grant provisional approval of the site plan contingent upon the comments noted and the metal material conforming to meet the LDO Section 5.14.A.4 or the option of submitting an application to convert the submittal to a Conditional District. The motion received a second from Joe Morris, all were in favor. Additional Discussion: Dan Mikkelson recommended voluntary annexation if the submittal goes through the CD approval process. All were in favor.**

**CD-5-06-2008 Oakhaven Mobile Home Park**  
**775 Airport Road**  
**TM-471, P-00301**

Staff presented the submittal then proceeded with discussion, comments and recommendations for the applicant. All staff comments and recommendations were documented for file and forwarded to the applicant.

**Action Taken: A motion was made by Joe Morris to grant provisional approval subject to obtaining the required NCDOT Permit and revising total site data to apply for the storm water permit. A second to the motion was made by Patrick Ritchie. All were in favor.**

**TRC Meeting Minutes**

**August 21, 2008**

**Page Three**

**VII. Other Board Business**

- **LDO Discussion: Discussion of Salisbury LDO Section 12.9.L, Special Sign Provisions – Consecutively Strung Lights**

Staff discussed the verbiage of the code regarding consecutively strung lights. The main topic of discussion regarded the description of maximum “voltage” of the lights be limited to 3.0 volt lamps. Joe Morris pointed out that most lights are measured by wattage. Staff agreed to investigate further, no action taken at this time.

**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 Mikkelson.