

TRC Meeting Minutes

February 19, 2009

City Hall – Council Chambers 217 S. Main Street

TRC Members Present: Patrick Ritchie, Dan Mikkelson, David Phillips, Joe Morris, Lynn Raker, Preston Mitchell, Craig Powers, Janet Gapen, Jason Wilson, Jeff Leach, Rick Barkley, Jim Behmer, City Council Representative – Bill Burgin, and Planning Board Representative – Craig Neuheardt

Guests Present: Fred Bowers, Deb Young, Karen Alexander, Natalie Jones Morgan, John Sofely, Joe Mathis, Daryl Hemminger, Ginger Kimbell, and Ken Thompson

I. Meeting called to order by TRC Chair Dan Mikkelson at 9:02 a.m.

II. Welcome Guests and Visitors

III. Adoption of the Agenda

- Agenda was revised to accommodate applicants present. Agenda adopted by acclamation.

IV. Land Development Ordinance Review

- **Z-24S-99/1999 Lone Hickory Village
Morlan Park Road
TM-065 P-071, 313, & 409**

Preston Mitchell introduced the submittal to the Committee detailing the request to amend the previously approved setbacks. The applicant proposed setbacks be revised to allow 10 foot front, 5 foot side with street side at 15 foot, and 10 foot rear. After much discussion, staff noted the rear setback proposal of 10 feet would be of great concern to the neighbors of Rowan Terrace abutting those parcels along the Jared Steele Lane Cul-de-sac.

Action Taken: A motion was made by Preston Mitchell recommended approval of the site plan with a rear setback of 20 foot for all lots. David Phillips asked for a clarification that the proposed setback would include all building to include accessory structures or apply only to the principle structure. Preston amended the motion to state principle structure setbacks of 10 foot front, 5 foot sides and 20 foot rear with accessory structures to be allowed only in the side or rear yards with a 5 foot side setback and a 15 foot rear setback. David Phillips seconded the motion. All were in favor.

- **CD-08-02-2009 City of Salisbury Customer Service Center
1415 South Martin Luther King Jr. Avenue
TM-017 P-07101**

Preston Mitchell introduced the submittal to the Committee for a proposed 26,000 square foot Customer Service Center. Karen Alexander of KKA Architecture also spoke informing the Committee that lighting plans are also now available with two options with different light levels confirming either option would meet the lighting code. Additional discussions followed regarding phased construction,

possible location of a drive-thru kiosk, landscape design, the road conditions of Harris Street, and sidewalk requirements. Lynn Raker voiced a concern regarding the landscape design and will have further discussions with the architect. Patrick Ritchie recommended a note be added stating the BMP and easements could be relocated and approved at administrative level.

Action Taken: Preston Mitchell recommended provisional approval of the City of Salisbury Customer Service site subject to all comments to include recommendation of improvements to Harris Street and recommend coordination between the consultant and City staff on the landscape plan. A second to the motion was received by Patrick Ritchie. All were in favor (with one abstained).

- **CD-8-03-2009 Grants Crossing Apartments
1229 Statesville Boulevard
TM-332 P-062 & 093**

Preston Mitchell introduced the submittal as a revision to a previously approved S District proposing a 104 multi-family apartment complex with campus style development. Comments were also made by representatives for the proposal (KenThompson, Daryl Hemminger, and Ginger Kimbell). Discussions followed regarding the need for additional detail of a proposed retaining wall, location of mechanical units, and driveway and sidewalk requirements. Joe Morris raised the question as to any prohibitions of multi-family in the previous S-District approval. Mr. Henninger confirmed the seller told him the original approval did have a prohibition in the original approval.

Action Taken: Preston Mitchell recommended provisional approval pending all comments which will be forwarded to the applicant shall be addressed. A second to the motion was received by Lynn Hillard. All were in favor.

V. Subdivision Review

- **S-02-92 Forest Glen (pre-LDO Subdivision)**

Patrick Ritchie introduced the submittal. No changes are being proposed. The developer is requesting an extension of two years due to the previous approval expiring. There are no changes being proposed.

Action Taken: Patrick Ritchie made the motion to recommend approval to grant the time extension of two years as submitted. Joe Morris seconded the motion. All in favor.

VI. Group Development Review

- **Kelley-Salisbury
1100 Block East Innes Street
TM-059 P-098 & 07902**

David Phillips introduced the submittal requesting a one year extension of the previous approval. There are no changes being proposed. Patrick Ritchie noted the developer had posted a guarantee of construction which is due to expire in December 2009.

Action Taken: Patrick Ritchie made the motion to recommend provisional approval of the one year extension contingent upon the infrastructure being installed by the December 2009 deadline or the developer will need to extend the original guarantee.

VII. Text Amendment Review

- **LDOTA-03-2009: Amendments to Appendix C of the LDO: Flood Damage Prevention Ordinance**

Patrick Ritchie discussed minor revisions to amend the Flood Damage Prevention Ordinance. Patrick Ritchie made a motion to approve the minor revisions as presented. Joe Morris seconded the motion. All were in favor.

- **LDOTA-04-2009: Revisions to HPC Guidelines and Notifications for COA**

Janet Gapen presented revisions to two sections of Chapter 15 of the LDO. Chapter 15.7.D.10-13 were to be removed as these items were given a stamp of approval by the HPC Commission. Joe Morris made a motion to approve the minor revisions as presented and discussed. Lynn Hillard seconded the motion. All were in favor.

- **LDOTA-05-2009: Revisions related to Lot Depth in CMX and DMX Districts**

Preston Mitchell presented revisions to show a 0' lot depth requirement for all buildings in the CMX and DMX for house type buildings. Joe Morris stated he felt it would be better to present these revisions to Planning Board in two phases with DMX recommendation for now and CMX to come at a later date. Joe made the motion to approve as stated David Phillips seconded the motion. All were in favor.

VIII. Adjourned at 12:10 p.m.