

TRC Meeting Minutes

May 20, 2010

The Plaza – Conference Room – 100 W Innes Street

TRC Members Present: Chairman Dan Mikkelson, Bryan Alston, Lynn Hillard, Preston Mitchell, Joe Morris, David Phillips, Terry Smith, and Jason Wilson

I. Meeting called to order by TRC Chairmen Dan Mikkelson at 9:00 a.m.

II. Welcome Visitors and Members

III. Approval of Minutes

- David Phillips made a motion to approve the minutes for March 18, 2010 TRC meeting. Terry Smith seconded the motion. All were in favor.

IV. Adoption of the Agenda

- Preston Mitchell made a motion to approve the agenda as presented. David Phillips seconded the motion. All were in favor.

V. Conditional District Review

- **CD-4-05-2008-47** **Revision Rowan County DDS & Health Department
1813 E Innes Street
Tax Map 070, Parcel 069-A**

Preston Mitchell reminded the committee that a recent change to the LDO now allows for a three tiered system of approving minor revisions to CDs. The TRC, Planning Board, and City Council all have the authority to approve minor changes. For example, when a CD is approved through the site plan review process it then proceeds to the City's Engineering Department for review of State design requirements for the BMPs. Once that detail is added to the approved site plan, minor shifting of the original plan may be necessary. The TRC now has the authority to approve those type of minor changes. The revisions that DSS is requesting, may or may not allow the Committee to initiate this new change in the Ordinance.

Preston asked Nathan Coyle with Ramsay Burgin Smith Architects, representing Rowan County DSS, to explain the requested revision for CD-4-05-2008-47.

Nathan explained the detention pond on the West end of the property, had numerous constraints which includes State BPM requirements, topo and the close proximity of Faith Road. There were continuous changes, shifting and sizing of the pond due to State BMP requirements. One such requirement was the significant amount of vegetation around the pond which was never included in the points total for the street yard landscaping requirements by the City of Salisbury. DSS is requesting the addition of two of the ornamental trees by the pond, required by the State, be included in the street yard landscaping requirements for the City of Salisbury. Also, due to State requirements for the size and placement of the pond, the original 8' street yard along Faith Road has been reduced to 5'-6" to 6'. Our concern is the integrity of the retaining wall when planting trees along the top of that wall. In order to avoid undermining the integrity of the retaining wall, we would like to shift two of the ornamental trees to either end of the wall and plant 5' high Wax Myrtle shrubs to achieve the visual separation requirement.

TRC Meeting Minutes
May 20, 2010
Page Two

Also, DSS is requesting to move the 48" high alumina fence to the edge of the sidewalk for public safety concerns, because of the 14' to 16' drop from the top of that retaining wall. All of these issues were generated after our original approval by the City of Salisbury made back in 2008.

Craig Powers, with the City of Salisbury's Engineering Department, requested the BMP notes be omitted from the site plan.

Action Taken: Preston Mitchell made a motion to approve the revision for CD-4-05-2008-47 subject to BMP details match the approved City of Salisbury's Construction Drawings. Lynn Hillard seconded the motion. All were in favor.

VI. Other Board Business

- **Text Amendment: LDOTA-07-2010: Mechanical Equipment Screening**

Preston presented existing pictures of the City of Salisbury Customer Service Center which is under construction. The HVAC tower was designed to meet Department of Insurance regulation because it was designated as an essential structure. During the site plan review process, the size of the tower was an engineering detail that was not completed. A solid six foot fence is also under construction and will use similar materials to match the structure. The Landscaping Plan has proposed four large magnolias to be planted along the fence for screening. We have been advised, due to Duke Energy's underground vault, the four trees cannot be planted in the proposed location.

However, in Chapter 8 of the LDO, specifically **6.8 Mechanical Equipment Screening**, requires non-residential HVAC units and external utility equipment be screened from the public street by walls, fencing and/or landscaping.

Preston showed the committee several existing HVAC units at ground level and roof top units that do not meet the requirements for screening. This seems to be an ongoing issue, although the requirement should not be exempted, there is an apparent need for the committee to review the non-residential HVAC screening requirements.

Perhaps the screening should be from the pedestrian's point-of-view. When driving on a road, where elevation is higher than the building and you can see the roof top units, should we require screening? Is there a particular distance from the unit that we need to establish? Separating ground units and roof top units and new construction and existing structures are issues that need to be reviewed. Also another point of view from fire and police is public safety concern with screening. This allows places for individuals to hide and if a roof top unit is on fire, a visual provides necessary information to determine what is needed to extinguish the fire.

Chairman Mikkelson suggested the Planning Staff review the issues and bring back a recommendation for the committee to review.

TRC Meeting Minutes
May 20, 2010
Page Three

- **Text Amendment: LDOTA-06-2010: Apartment Signs**

The Grand on Julian built two monuments for two ground signs, but the LDO only allows one.

There was a discussion by the committee with numerous issues that need to be reviewed and the following recommendation was made.

Action Taken: Preston Mitchell made a recommendation to table this issue for another month. David Phillips seconded the motion. All were in favor.

- The meeting location at council chambers has been revised in the past several months. Chair Mikkelson requested the meeting location be permanently moved to the Plaza if available.

VII. Adjourned at 10:46 AM