

TRC Meeting Minutes

July 15, 2010

The Plaza – Seminar Room – 100 W Innes Street

TRC Members Present: Chairman Dan Mikkelson, Rodney Harrison, Preston Mitchell, David Phillips, Terry Smith, Patrick Ritchie, and Jason Wilson

I. Meeting called to order by TRC Chairmen Dan Mikkelson at 9:15 a.m.

II. Welcome Visitors and Members

III. Approval of Minutes

- Patrick Ritchie made a motion to approve the minutes for June 17, 2010 TRC meeting. Preston Mitchell seconded the motion. All were in favor.

IV. Adoption of the Agenda

- The agenda was approved by consent as presented.

V. Conditional District Review

- **CD-05-2010 Prince Charles Apartments
300 N Fulton Street
Tax Map 006, Parcel 368**

Case Manger, Preston Mitchell explained John Helms, owner of the Prince Charles Apartments, located on the corner of N Fulton Street and W Liberty Street, is requesting the construction of carports which will be located in the existing paved parking lot behind the apartments.

David Phillips commented the site plan submitted showing the proposed garage location was a sketch. Also, the portion of the site labeled, Lot 9 – Overflow Parking, had been previously submitted as an Exception Plat, but was never recorded at the Rowan County Register of Deeds. Due to requirements in the ordinance, the surveyor needs to revise the site plan showing the location of the carports and resubmit the site plan.

Presently the Prince Charles Apartments are non-compliance due to the zoning district. With the approval of this CD request, the apartments will be in compliance with the City's Ordinance.

Action Taken: Preston Mitchell made a recommendation to grant provisional approval for CD-05-2010 subject to addressing all comments which include getting the carports delineated on the site plan by the surveyor and addressing the question of the Exception Plat for Lot 9 shown on the site plan and revise and resubmit . Patrick Ritchie seconded the motion. The motion passed.

VI. Other Board Business

- Motions for the TRC can be found in the Land Development Ordinance, Chapter 14, Section 14.2.D.1.c, items (1) thru (4). There are four different motions listed in the ordinance and each begins with a TRC member making a motion and is then seconded by another member and is followed by the motion passed by a the number of votes or a unanimous vote.

**TRC Meeting Minutes
July 15, 2010
Page Two**

Chairman Mikkelson stated that in Robert's Rule of Order, the motion either passes or fails. The committee agreed a pass or failed vote would allow the voting members to have anonymity.

The TRC has the authority to **1. Approve as Submitted, 2. Grant Provisional Approval, 3. Deny or 4. Temporarily Suspend Review, for a Major Site Plan, a Major Subdivision, or Most CD Revisions.**

The TRC has the authority to **1. Recommend Approval as Submitted, 2. Recommend Granting Provisional Approval, or 3. Recommend Denying to the Planning Board for CDs, CD Amendments or Some CD Revisions.**

VIII. Adjourned at 9:35 AM