

To: Technical Review Committee Members
From: Elaine Anthony, Planner II
Date: June 08, 2016
Re: TRC Meeting – June 15, 2016

The Technical Review Committee will meet in the City Hall 3rd Floor Conference Room on June 15, 2016 at 9:00 a.m.

1. Call to Order
2. Approve the April 6th, April 20th, May 4th, and May 18, 2016 TRC meeting minutes
3. Pine Forest II – Sketch Plan – Amity Hill Road
4. Other Business
5. Adjourn

**Technical Review Committee Meeting
City Hall Building – 3rd Floor Conference Room
April 06, 2016**

The Technical Review Committee met in the City Hall 3rd floor Conference Room on April 06, 2016 at 9:00 a.m.

City Staff: Elaine Anthony-Planning Department, Shawn Cox-Arborist, Mike Billings-Fire, Charles Jenkins-Fire, Rocky Martin-Electric, Brandy Johnson-Water Resources, Regina Hoke-W/S Maintenance, Joe Moose-W/S Maintenance, Brendon Pritchard-Public Works/Engineering, Freddie Morrison-Sanitation, Kevin Sharpe-Engineering, Brenda Fugett-City Clerk

County: Barry Whitesides-Addressing, Randy Moore-Iredell County Erosion Control

Others: Marcus Felton-Allied Design, Chris Berry-Hutton/Berry Engineering, Jeremy Roberts-McDonalds, Cheryl Honeycutt-McDonalds, Mike Mulus-State Employees Credit Union (SECU), Sol Rios-Moore-SECU, Thomas Moore-AT&T, Preston Kendall-Ingles, Samia Coker-Ingles/RLR, John Cox-Ingles/LPA

Approve the minutes of the January 20, 2016, February 17, 2016 and March 02, 2016 TRC meetings.

Shawn Cox made a motion to approve the minutes, seconded by Brandy Johnson. The motion carried unanimously.

Ridgeview Apartments Phase II Revised Site Plan – Signal Hill Drive

Mike Billings - Need Hydrant added to plan

Rocky Martin - Electric needs riser diagram and load calculations panel schedule

Parks and Recreation - Sewer easement also needs to say Sewer and Greenway easement.

Randy Moore - Iredell County needs erosion control plan.

Barry Whitesides – He will verify if whether or not the address will change.

McDonalds Highway 90 Rebuild – New Site Plan (5,311 sq. ft.) – 3201 Taylorsville Highway

Brendon Pritchard - Driveway permit required from NCDOT; Sidewalk curb and gutter install or note fee in lieu of on the plans; Right-of-Way needs to be confirmed by NCDOT; Check with the Public Works Department for system development fees

Randy Moore - Submit erosion control plan to Iredell County

Regina Hoke - Double Check RP required

Mike Billings - Confirm Hydrant locations and set T off of hydrant. Move hydrant and FDC over to not enter parking area

Rocky Martin - Electric needs riser diagram, load calculations and panel locations; Install disconnect on all CT cabinets.

Shawn Cox - Arborist recommends not to plant red maples because scale insect causing trees to die.

Ingles Market – New Site Plan (72,128 sq. ft.) – Sullivan Road/Free Nancy Road

Brendon Pritchard - Driveway permit required; contact the Public Works Department for system development fees; Sidewalk on Free Nancy must be installed the entire length of your property line; 20 foot easement each side for water line and also needs state permit

Elaine Anthony - Need two copies of revised colored elevation. Need windows and awning on Free Nancy elevation; Need elevation certification for all buildings; Flood permit completed and note that entire property is in flood area.

Mike Billings - Hydrant needs 4" stork and 30 degree turn

Rocky Martin – need to submit a riser diagram, load calculations and panel locations; Install disconnect on all CT cabinets.

Barry Whitesides – Needs a site plan to give it an address

Randy Moore – Submit Erosion control plan to Iredell County

Shawn Cox - Arborist recommends not to plant red maples because scale insect causing trees to die.

State Employees Credit Union – New Site Plan (8,800 sq. ft.) - Eastside Drive

Brendon Pritchard - Driveway permit required from NCDOT; Right-of-Way dedication to NCDOT 45 feet from center line is required; Check with the Public Works Department for System Development Fees.

Rocky Martin - Electric needs riser diagram, load calculations and panel locations; Install disconnect on all CT cabinets.

Shawn Cox - Arborist recommends not to plant red maples because scale insect causing trees to die.

O'Reilly's Auto Parts – New Site Plan (7,200 sq. ft.) – Mocksville Highway

Brendon Pritchard – Contact the Public Works Department for System Development, Connection and Tap fees. Sidewalk, Curb and gutter are required. Coordinate with NCDOT as to whether they want it or not. If not must pay fee in lieu of.

Barry Whitesides – Address will be 576 Mocksville Highway

Shawn Cox – Recommended using two different species of Red Bud trees

Elaine Anthony – Applicant needs to confirm with NCDOT that they do not need to dedicate a right-of-way. Dumpster must be screened same as the building except for the gate and must be added to the plans. Sidewalk must be added to the plans or “Pay fee in lieu of” added.

Elaine Anthony made a motion to approve contingent upon NCDOT being okay with the sidewalk and the landscape plan revisions, seconded by Shawn Cox. The motion carried unanimously.

AT&T Building – New Site plan (3,000 sq. ft.) – Turnersburg Highway/Beside Chili’s

Regina Hoke - Add double check to back flow preventer

Brendon Pritchard – Check with the Public Works Department for system development fees; Sidewalk required on Sunset and Tonewood.

Elaine Anthony - Need 2 copies of revised colored elevation. 60 percent of Sunset Drive side must be windows /awnings; all parking spaces must be within 60 feet of parking lot tree, rear street yard is not on your site plan, provide rear plantings. Required trees in street yards cannot be used for parking lot trees. Plant details need to be shown and detailed list of plant material to be used.

Rocky Martin - Electric needs riser diagram, load calculations and panel locations; Install disconnect on all CT cabinets.

Shawn Cox - Recommends to not plant red maples because scale insect causing trees to die; recommended male ginkgo, Zelkova or European hornbeam contact arborist for Cultivars.

There being no further business to discuss Shawn Cox made a motion to adjourn, seconded by Joe Moose. The motion carried unanimously.

**Technical Review Committee Meeting
City Hall Building – 3rd Floor Conference Room
April 20, 2016**

The Technical Review Committee met in the City Hall 3rd floor Conference Room on April 20, 2016 at 9:00 a.m.

City Staff: Elaine Anthony-Planning Department, Fire, Charles Jenkins-Fire, Ed Hodges-Fire, Kevin Sharpe-Engineering, Rocky Martin-Electric, Devon Shelton-Electric, Jerry Byerly-Water Resources, Regina Hoke-W/S Maintenance, Joe Moose-W/S Maintenance, Brendon Pritchard-Public Works/Engineering, Brenda Fugett-City Clerk

County: Randall Moore-Iredell County Erosion Control, Barry Whitesides-Iredell County Addressing

Others: Brandon Pridemore - R. Joe Harris & Associates, Inc., Patrick Murphy - R. Joe Harris & Associates, Inc.

Hidden Lakes Subdivision – Revised Sketch Plan – Wallace Springs Road

Regina Hoke – Irrigation system must have a backflow preventer installed and a test performed afterwards.

Randy Moore – Applicant needs to submit an Erosion Control Plan.

Barry Whitesides – Will work with the applicant on road names.

Brendon Pritchard – Valley Curb is not allowed so must be removed from the plans. Applicant needs to coordinate with NCDOT on the change of the Driveway location and the Driveway Permit. A Traffic Impact Analysis (TIA) is needed. Phase 2 Stormwater Requirements must be met. Pritchard advised that the applicant needs to coordinate the TIA with NCDOT and him.

Elaine Anthony – The original approval required a dedication for future fire station. Brandon Pridemore stated that space will be reserved for the fire station. Ed Hodges said that the condition may need to be amended because the location of the fire station may have changed. Hodges will discuss this with Deputy Fire Chief Gary Styers.

Jerry Byerly made a motion to approve contingent upon the language being corrected regarding the curbing and coordination of the Traffic Impact Analysis and road improvements, seconded by Charles Jenkins. The motion carried unanimously.

Beaver Creek Subdivision – Revised Sketch Plan – Arey Road

Regina Hoke – Irrigation system must have a backflow preventer installed and a test performed afterwards. She advised that the applicant may want to put heat tape on it to keep it from freezing.

Randy Moore – Applicant needs to submit an Erosion Control Plan.

Barry Whitesides – Will work with the applicant on road names.

Charles Jenkins – A secondary 20 ft. wide paved fire access road is required because the road is too long. He added that the road does not have to be a public road and can be gated.

Brendon Pritchard - Phase 2 Stormwater Requirements must be met. A Driveway Permit is needed. The collector street label says that it is 60 ft. but it is actually 50 ft. It needs to be changed to 60 ft. A Traffic Impact Analysis is not needed.

Motion to table to be approved at the next meeting pending completion of the required amendments.

State Employees Credit Union – Revised Site Plan – Eastside Drive

Rocky Martin – A Disconnect must be set ahead of the D.C.

Jerry Byerly made a motion to approve contingent upon an Encroachment Agreement being submitted to Brendon Pritchard and submittal of the Disconnect Drawing to Rocky Martin, seconded by Joe Moose. The motion carried unanimously.

There being no further business to discuss Cox made a motion to adjourn, seconded by Moose. The motion carried unanimously.

**Technical Review Committee Meeting
City Hall Building – 3rd Floor Conference Room
May 04, 2016**

The Technical Review Committee met in the City Hall 3rd floor Conference Room on May 04, 2016 at 9:00 a.m.

City Staff: Elaine Anthony-Planning Department, Fire, Charles Jenkins-Fire, Ed Hodges-Fire, Kevin Sharpe-Engineering, Rocky Martin-Electric, Devon Shelton-Electric, Jerry Byerly-Water Resources, Joe Moose-W/S Maintenance, Derek Slocum-Assistant Public Works Director, Shawn Cox-Arborist, Brendon Pritchard-Public Works/Engineering, Brenda Fugett-City Clerk

County: Randall Moore-Iredell County Erosion Control, Barry Whitesides-Iredell County Addressing

Others: Council member Michael Johnson, Preston Kendall-Ingles, John Cox-LPA, Gerald Grant-McCombs Steel, Jeremy Roberts-McDonalds, Roy West-P.S. West Construction, Terry Connarn-AT&T Architect

Ridgeview Apartments- Revised Sketch Plan Phase II - Signal Hill Drive

Rocky Martin – Need a .dwg file not .pdf

Elaine Anthony – Greenway Easement needs to be labeled

Byerly made a motion to approve, seconded by Moose. The motion carried unanimously.

McDonalds- Revised Site Plan - Taylorsville Highway

Brendon Pritchard – Applicant needs to submit a sketch showing where the sidewalk conflicts are to prove a hardship.

Jerry Byerly – A Sampling T must be installed downstream of the grease trap.

Rocky Martin – Diagram needs to show a disconnect ahead of the CT and a CT panel for the service.

Barry Whitesides – Address is 3203 Taylorsville Road not highway.

Byerly made a motion to approve contingent upon submittal of the electric diagrams with the disconnect, the Sampling T being added and the sidewalk issue being worked out with Brendon, seconded by Moose. The motion carried unanimously.

AT&T Building – Revised Site Plan – Turnersburg Highway

Joe Moose – Clarified that the sewer service was going to stay as it is.

Brendon Pritchard – Applicant must acquire an encroachment from NCDOT or needs to move the sewer line outside of the DOT right-of-way. Sidewalk and curb are required on Tonewood and sidewalk only on Sunset Hill Road.

Terry Connarn stated that he received an e-mail from NCDOT and they do not want the sidewalk on Tonewood saying that it is not feasible to build it due to the steep slope. Pritchard explained that the applicant would still be required to pay the fee in lieu of for the sidewalk. Roy West asked if the City will still require the fee if NCDOT will not allow it. Pritchard replied that was correct.

Rocky Martin – The City is trying to get away from the troughs. Would rather the applicant bring three individual pipes to the transformer on the secondary side and then set three 200 amp self-contained meters there.

Elaine Martin – Plans need one parking lot tree to meet the required points.

Byerly made a motion to approve contingent upon the sidewalk issue being worked out, revised electric diagrams and the addition of one parking lot tree, seconded by Martin. The motion carried unanimously.

Ingles Market – Revised Site Plan – Sullivan Road

Joe Moose – Water line needs to be moved further from the storm drain.

Brendon Pritchard – The sidewalk needs a 5 ft. utility strip along Free Nancy Drive. A driveway permit is needed for Free Nancy Drive and the driveway radius needs to be altered at Free Nancy Drive. Sidewalk, curb and gutter are required along both Sullivan and Free Nancy Roads.

Council member M. Johnson stated that the site is in the flood zone and a Flood Development Permit and Elevation Certificate should be required. John Cox stated that the site is not in the flood way so there is no impact.

Rocky Martin – Riser diagram needs to show the disconnect and where they are on the buildings. A riser diagram is needed for the gas station as well.

Charles Jenkins – Advised the applicant that the hydrants are 4” connections.

Elaine Anthony advised that the Board of Adjustment approved a variance to allow for 239 parking spaces instead of the required 258 parking spaces.

Moose made a motion to approve, seconded by Jenkins. The motion carried unanimously.

McCombs Steel - Site Plan Addition – 117 Slingshot Road

Joe Moose – Need to add RPZ to existing service.

Rocky Martin – Needs a riser diagram and a panel schedule.

Byerly made a motion to approve, seconded by Moose. The motion carried unanimously.

There being no further business to discuss Moose made a motion to adjourn, seconded by Jenkins. The motion carried unanimously.

**Technical Review Committee Meeting
City Hall Building – 3rd Floor Conference Room
May 18, 2016**

The Technical Review Committee met in the City Hall 3rd floor Conference Room on May 18, 2016 at 9:00 a.m.

City Staff: Elaine Anthony-Planning Department, Fire, Charles Jenkins-Fire, Rocky Martin-Electric, Brandy Johnson-Water Resources, Regina Hoke-W/S Maintenance, Joe Moose-W/S Maintenance, Brendon Pritchard-Public Works/Engineering, Brenda Fugett-City Clerk

County: Randall Moore-Iredell County Erosion Control, Barry Whitesides-Iredell County Addressing

Others: Rad Hudson-American StructurePoint, Inc., Dunkin Donuts, David Chansard-American Structurepoint, Inc., Dunkin Donuts, Larry Apple-Wendy's, Roy West-P.S. West Construction, Terry Connarn-AT&T Architect, Terry Connarn-STI, Ken Brendue-STI

Beaver Creek Subdivision – Revised Sketch Plan – Arey Road

No comments

Pritchard made a motion to approve, seconded by Jenkins. The motion carried unanimously.

Wendy's – Small additions and exterior renovations – 1807 E. Broad Street

Regina Hoke – Advised the applicant to have the backflow device retested after the plumbing work is finished.

Elaine Anthony – Advised the dumpster screening must be of the same material as the building façade.

Pritchard made a motion to approve, seconded by Moose. The motion carried unanimously.

STI Steel Tube – Industrial addition – 170 Marble Road

Regina Hoke – Advised applicant to have the backflow device retested after the plumbing work is finished. Check the existing backflow preventer on the fire line to see if it needs to be upgraded.

Brendon Pritchard – Curb, gutter and sidewalk is required or the applicant can go to City Council and ask for an industrial area variance for the sidewalk.

Dunkin Donuts – Site Plan – 1725 E. Broad Street

Brandy Johnson – Advised that the grease trap must be a minimum of 1,000 gallons and must have a Sampling T.

Regina Hoke – Need an RPZ and Backflow Devices must be tested. She gave the applicant the necessary paperwork.

Brendon Pritchard – Applicant needs to pay Tap and System Development Fees. A driveway permit is needed. Install the meter next to the right-of-way. NCDOT wants adequate signage.

Barry Whitesides – The address is 1723 E. Broad Street and the tenant on the right is 1725.

Elaine Anthony – Applicant needs to submit colored elevations.

Jenkins made a motion to approve contingent upon submittal of the elevations, meter being moved to the right-of-way and addition of the grease trap, seconded by Moose. The motion carried unanimously.

There being no further business to discuss Pritchard made a motion to adjourn, seconded by Whitesides. The motion carried unanimously.