

Minutes of Subcommittee Large Commercial Structures

Tuesday, December 10, 2002 The subcommittee being, Chairperson, Pam Minnick, Pat Patteson, Mike Harvey, and Carol Angus met at 3:00 PM at Town Hall.

The committee reiterated that the focus was to be concentration was to be on Option II of Mr. Harvey's previous presentation.

The 21 conditions were discussed by members and the revisions from the original submittal is as follows:

(5) To strike any reference to greater than 10,000 square feet and the exemption that had been noted at the end of the condition. The intent being to require that all businesses must provide a walkway for pedestrians.

(6) The figure 50 to be reduced to 40 feet to match the existing setback requirement for a hydrant not to be closer than 40' to the building.

(8) Ms. Angus is to discuss this issue with Chief Walker to get his advice.

(10) Considerable discussion about the feasibility of a traffic study being required for all commercial projects.

(11) Stricken in it's entirety. NC DOT will dictate (item numbers from this point will change)

(15) now (14) to strike "The buffer shall be a fifty-foot wide grassed open space or" due to the size of some of the commercial properties, a 50' buffer would render the lot useless.

(16) now (15) To read "The proposed development having frontage on a public right-of-way must provide a pedestrian sideway along the right-of-way. The sidewalk shall be 4' to 6' in width and run the entire length of the project."

(20) now (19) Stricken it it's entirety. The criteria was felt to be too restrictive.

On Mr. Harvey's original proposal submitted and dated November 14, 2002 there is one minor change in wording.

Under the heading OPTION TWO: Third paragraph: *Retail shopping center(s)*. A commercial structure or structures which includes or is designed to include two (2) or more establishments with a combined floor area of ~~at least~~ **less than** then thousand (10,000) square.....

Mr. Harvey is to go over the options again and present them to the January planning

board for their consideration.

Carol Angus,
Planning and Inspections Director