

TECHNICAL REVIEW COMMITTEE AGENDA
October 10, 2007

New Hanover County's Technical Review Committee (TRC) will meet on **Wednesday, October 10, 2007 at 2:00 p.m.** in the Engineering Conference Room - 105 New Hanover County Government Center, 230 Government Center Drive, to discuss the following site plan proposals. **All updated subdivision plans will be listed under the planning department subdivision page.**

2:00 p.m. **Item 1: Ridgefield @ Middle Sound (Performance Reapproval)** – Request by John Galarde for TRC to consider preliminary site plan reapproval of a 56 lot project located in the 3200 block of Middle Sound Loop Road, Middle Sound Community.

Project Data

Zoning: **R-15 & R-20 Residential**
Water: **Public (City)**
Sewer: **Public (New Hanover County)**
Roads: **Public**
Lots **56**
Acreage: **30.7**
Housing: **Single Family**
Traffic: **No Traffic Data Located Nearby**
LOS: **A & B (Middle Sound Loop Road)**
Land Class: **Watershed Resource Protection**

Ridgefield History

TRC preliminarily approved Ridgefield for 56 lots in October, 2005. Approved preliminary plans for valid for 2 years. Two, one year extensions may be permitted by TRC.

2:30 p.m. **Item 2: Roland Place (Conventional Plan)** – Request by developer Carolyn Kirby for TRC to consider redesignating Trevis Lane in Roland Place from public to private. The project is located just north of Snows Cut, west side of Carolina Beach Road.

Roland Place History

The last final plat phase of Roland Place was approved by the County in April, 2007. Sections one and two of the project have been recorded with a public street. A 45' access easement was required by TRC at the end of the cul-de-sac. According to Ms. Kerby's attorney, problems may exist in the future with lot 13 owning a portion of the access easement.