

TECHNICAL REVIEW COMMITTEE AGENDA
October 24, 2007

New Hanover County's Technical Review Committee (TRC) will meet on **Wednesday, October 24, 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 proposal. **All updated subdivision plans will be listed under the planning department subdivision page.**

2:00 p.m. Item 1: River Road Development – Phases 1A & 2A (PD Plan) – Request by McKim & Creed for Newland Communities for TRC to consider preliminary site plan approval of a 245 lot division located between Motts and Barnards Creek, east side of River Road.

Project Data

Zoning: PD (Planned Development)
Water: Public (City)
Sewer: Public (New Hanover County)
Roads: Private
Lots 245 (Phase 1A, 214; Phase 2A, 31)
Acreage: 185.1
Housing: Single Family with Townhomes
Traffic: 5,663 ADT between Motts & Barnards Creeks (10/06 MPO info)
LOS: A & B (River Road)
Land Class: Primarily Transition with some Urban

River Road Development History

Rezoning from I-2 Heavy Industrial to PD Planned Development and Master Plan approved by the County in 1999. Master Plan modified and approved by the County in April, 2007. No subdivision of the property has taken place.

Discussion Points

- **Water & Sewer Service Capacity**
- **Bonding of River Road Re-Alignment**
- **River Road Small Area Plan/TIA Recommendations**
- **Fire Service District and School Fees**
- **Public Road Connections from Arrowhead/Silva Terra to River Road**
- **MPO Remarks**
- **County Fire Service Remarks**
- **County Engineering Remarks**