

TECHNICAL REVIEW COMMITTEE AGENDA
November 7, 2007

New Hanover County's Technical Review Committee (TRC) will meet on **Wednesday, November 7, 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: Tarin Woods –formally Cypress Grove (Performance Reapproval) – Request by Colorado Coastal Development for TRC to consider preliminary site plan re-approval of a 130 lot division located west of the 6300 block of Myrtle Grove Road.

Project Data

Zoning: R-15 Residential
Water: Public (City)
Sewer: Public (New Hanover County)
Roads: Public
Lots 130
Acreage: 52.08
Housing: Single Family
Traffic: No Available Traffic Data Located Nearby
LOS: C & D (Traffic flow within range of stable)
Land Class: Watershed Resource Protection

Tarin Woods Development History

Tarin Woods was preliminarily approved by the TRC in October, 2005. Preliminary plan approvals are valid for two years. Colorado Coastal Development is seeking preliminary re-approval of the original site plan. Since original plan approval, a minor design change was administratively approved by planning staff. No other design changes have occurred. However, planning staff is requesting an additional road stub along the northern property boundary of the project.

2:30 p.m. Item 2: Tidal Walk (Performance Ext. & Road Redesignation)
Request by Coastal Land Design for TRC to consider extending the preliminary validity period of the 153 lot project for one year and consider redesignating a portion of Lambourn Drive from a public to a private road.

Project Data

Zoning : R-15 Residential
Water: Public (City)
Sewer: Public (County)

Roads: Public
Lots: 153
Acreage: 106.1
Housing: Single Family
Traffic: 4,295 ADT near Myrtle Grove & Car Bch Rds (Apr '05 MPO Data)
LOS: C & D (Traffic flow within range of stable)
Land Class: Transition & Conservation

Tidal Walk Development History

Tidal Walk was preliminarily approved by the TRC in December, 2005 for 153 lots. Preliminary site plan approvals are valid for a period of two years. Coastal Land Design has requested a one year extension to the preliminary site plan in addition to redesignating a portion of Lamborn Drive from a public to a private road.

3:00 p.m. **Item 3: Sans Souci (Road Stub Adjustment)** – Request by Planning Staff in conjunction with Coastal Land Design to shift the road stub near the northern entrance to the project southeast to the Tri-Coast Property. Sans Souci was preliminarily approved by the TRC in September, 2007 for 85 lots.

3:30 p.m. **Item 4: Progress Industrial Park (Conventional Plan)** – Request by GLT Properties for TRC to consider preliminary site plan approval of an 8 lot division located in the 1500 & 1600 blocks of Castle Hayne Road, west side.

Project Data

Zoning: I-2 Heavy Industrial
Water: Public (City)
Sewer: Individual Septic Systems
Roads: Public
Acreage: 30.53
Housing: N/A
Traffic: 20,738 ADT near N. 23rd St. & Castle Hayne Rd (Oct. '06 MPO Data)
LOS: N/A
Land Class: Transition

Progress Industrial Park Project History

On May 23, 2007, the County's TRC "continued" discussion on the project until several technical design adjustments could be made to the plan. These adjustments included a reduction in the number of lots, extending the existing road to the property line (see item # 3 request), and obtaining a water capacity letter from the City. A waiver has been requested from the developer on the cul-de-sac length and road inter-connectivity requirements.