

**TECHNICAL REVIEW COMMITTEE AGENDA
JANUARY 10, 2007**

New Hanover County's Technical Review Committee (TRC) will meet on **Wednesday, January 10, 2007 at 2:00 p.m.** in Room 119 (**Elections Conference Facility**), New Hanover County Government Center, 230 Marketplace Drive, to discuss the following site plan proposals:

2:00 p.m. **Item 1: Coral Ridge (Performance Plan)** – Request by Withers & Ravenel for SECOF for TRC to consider preliminary site plan approval of a 70 unit development located near the 7100 block of Carolina Beach Road, west side.

Project Data

Zoning: **R-15 Residential**
Water: **Private (Aqua of NC)**
Sewer: **Private (Aqua of NC)**
Road(s): **Public**
Lots **70**
Acreage: **28.35**
Housing: **Multi-Family (detached)**
Traffic: **No Traffic Data Located Nearby**
Land Class: **Transition**

Coral Ridge Project History

None on this project. A waiver has been requested from Withers & Ravenel on not placing a road stub from the project north.

The Technical Review Committee approved this subdivision.

2:30 p.m. **Item 2: Walnut Hills: 9 (Waiver Request)** – Request by R.C. Fowler for TRC to reconsider the requirement (of preliminary site plan approval) that cul-de-sac diameters be constructed to 90' in accordance with Fire Code regulations. The project is located near the western end of Rockhill Road.

Walnut Hills: 9 Project History

The County's TRC preliminarily approved Walnuts Hills: 9 for 27 lots in November, 2006. One requirement imposed on the development was that the cul-de-sacs be built to a diameter of 96 feet. The developer for the project is requesting a waiver.

The Technical Review Committee approved this request.

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2:45 p.m. **Item 3: NEI Moratorium** – At the last TRC meeting on December 13, 2006, general information was provided and discussed by TRC members concerning the sewer moratorium in effect for the northeastern portion of New Hanover County that would have an affect on new preliminary site Plans. Support information from the Division of Water Quality, the U.S. Environmental Protection Agency, and the City of Wilmington is attached.