

TECHNICAL REVIEW COMMITTEE AGENDA
February 7, 2007

New Hanover County's Technical Review Committee (TRC) will meet on **Wednesday, February 7, 2007 at 2:00 p.m.** in Room 119 (**Elections Conference Facility**), 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: Edgewater Trace (Conventional Plan)** – Request by David Greer for TRC to consider preliminary site plan approval of an 18 lot division located across from Grenezay Farm subdivision on Edgewater Club Road, Porters Neck Community.

Project Data

Zoning: **R-20 (Residential Single Family)**
Water: **Private (Individual Wells)**
Sewer: **Private (Individual Septic Systems)**
Road(s): **Private**
Lots **18**
Acreage: **10.02**
Housing: **Single Family**
Traffic: **3,757 ADT near Porters Neck/Edgewater Club (Apr,'03 MPO Data)**
Land Class: **Watershed Resource Protection**

Edgewater Trace Project History

Project was reviewed and “continued” by the TRC in July, 2005. At that time, no public water and sewer were located nearby. Presently, this project is within the NEI Moratorium area. The developer is proposing individual septic and well systems.

The Technical Review Committee approved this subdivision.

2:30 p.m. **Item 2: Myrtle Grove Village: 3 (High Density Site Plan)** – Request by Withers & Ravenel for Myrtle Properties, LLC for TRC to consider preliminary site plan approval of a 50 unit project extension located near the 4900 block of South College Road, west side.

Project Data

Zoning: **R-15 Residential**
Water: **Public (City)**
Sewer: **Public (County)**
Roads: **Private (interior parking lots)**

Units: 50
Acreage: 5.48
Housing: Multi-Family

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Traffic: 30,098 ADT- North of Monkey Junction (Sept '04 MPO Data)
Land Class: Urban

Myrtle Grove Village Project History

None. A Special Use Permit Application for the High Density project will be presented at the Planning Board meeting scheduled for March 1, 2007.

The Technical Review Committee approved this subdivision.