

**TECHNICAL REVIEW COMMITTEE AGENDA**  
**March 21, 2007**

New Hanover County's Technical Review Committee (TRC) will meet on **Wednesday, March 21, 2007 at 2:00 p.m.** in the Elections Conference Room – 119 New Hanover County Government Center, 230 Government Center Drive, to discuss the following site plan proposal(s):

**2:00 p.m.**      **Item 1: Vineyard West (Performance Plan)** – Request by Mike Satterfield for Sheppard Partners for TRC to consider a utility change from public water to private wells to the project preliminarily approved by TRC in August 2005 for 67 lots. The project is located near the 8400 block of Market Street.

**Project Data**

**Zoning:**            **R-15 Residential**  
**Water:**           **Public (County) – Now Proposed as Private Wells**  
**Sewer:**           **Public (County)**  
**Roads:**           **Public**  
**Lots**                **67**  
**Acreage:**        **42.65**  
**Housing:**        **Single Family**  
**Traffic:**         **24,437 ADT on Market Street between Porters Neck/Futch Creek Roads (May '03 MPO Data)**  
**Land Class:**    **Resource Protection**

**Vineyard West Project History**

Vineyard West was preliminarily approved by the County's TRC in August 2005 for 67 lots. Project approval was based in part on public water and sewer. To date, the demand for public water in the Porters Neck Community has created a drop in the County's water pressure. In order to accommodate the growth and demand for water, the developer at the suggestion of County Engineering proposes to create a water line expansion that would add a significant amount of time to plan and install. In the short run, the developer is proposing a temporary private well for each lot. The developer is also proposing to rename his project from Vineyard West to The Registry at Vineyard Plantation.

**The Technical Review Committee continued this request.**

**2:30 p.m.**      **Item 2: Covil Crossing (Performance Plan Extension)** – Request by Hanover Design for TRC to consider a second one year preliminary site plan extension to the 63 lot project located east of Military Cut-Off adjacent to Covil Farm Estates.

**TRC Agenda (March 21, 2007)**  
**Covil Crossing Project Data**

2.

**Zoning: R-15 Residential**  
**Water: Public (City Wilm)**  
**Sewer: Public (County)**  
**Roads: Private**  
**Lots: 63**  
**Acreage: 25.79**  
**Housing: Single Family**  
**Traffic: 43,678 ADT near Military Cut-Off & Market (Nov '04 MPO Data)**  
**Land Class: Watershed Resource Protection**

**Covil Crossing Project History**

Covil Crossing was preliminarily approved by the TRC on April 7, 2004 for 63 lots. On April 12, 2006, the project received a one-year extension to the preliminary plan with the original terms and conditions. Hanover Design on behalf of the developer is requesting a second one-year preliminary plan extension for the same number of lots. Based on the Subdivision Regulations, this is the last extension to the project that can be made.

**The Technical Review Committee reapproved a second one-year extension. This subdivision was recorded at the Register of Deeds on May 1, 2007.**

**3:00 p.m. Item 3: Winds Harbor (Performance Plan) – Request by Withers & Ravenel for TRC to consider a waiver from “dry” water requirement as stated in Section 52-3(1) of the County’s Subdivision Regulations.**

**Project Data**

**Zoning: R-20 Residential**  
**Water: Private (Individual Well)**  
**Sewer: Public (County)**  
**Road(s): Public**  
**Lots: 27**  
**Acreage: 14.17**  
**Housing: Single Family**  
**Traffic: Data Not Available**  
**Land Class: Watershed Resource Protection**

**Winds Harbor Project History**

Project was preliminarily approved by TRC in August 2006 for 27 lots. Support Information from Withers & Ravenel is attached.

**The Technical Review Committee denied this request.**

**TRC Agenda (March 21, 2007)**

**3.**

**3:30 p.m.      Item 4: Mason Landing Residences & Yacht Club (Informal Review)  
Request by Planning staff for TRC to discuss and provide comment of a proposed revision to the project consisting of 7.69 additional acres and 18 additional lots. The project is located near the intersection of Mason Landing and Turner Nursery Roads, Middle Sound Community.**

**Zoning:            R- 20S Single Family Residential  
Water:            Private (Individual Well)  
Sewer:            Public (County)  
Road(s):          Private & Public  
Lots:              18  
Acreage:          7.69  
Housing:          Single Family  
Traffic:           Data Not Available  
Land Class:      Resource Protection & Conservation**

#### **Mason Landing Yacht Club Project History**

The County's TRC preliminarily approved the site plan for Mason Landing Yacht Club in August 2006 for 25 lots. The project also has 57 boat slips. The petitioner for the project has submitted a new Conditional Use Rezoning request to CD (R-15) for the 7.69-acre addition and 18 lots to the Planning Board that will be heard on April 5, 2007.

#### **Cursory Staff Comments**

- Clarify Number of Boat Slips Proposed (Conditional Use Plan has 60, Approved Site Plan 57).
- Nautical Yacht Club Drive (Mason Landing) and Register Lane (Registers Place) practically abut and run parallel to each other. Staff recommends flipping road and lots in Mason Landing to separate both roads.
- Lot sizes are quite small compared with fabric of the community.
- Project addition located in NEI Moratorium area. Method of sewer disposal will need to be addressed.
- County Engineer concerns
- County Fire Service concerns

**The Technical Review Committee took no action, went to the Planning Board on April 5, 2007.**