

**TECHNICAL REVIEW COMMITTEE AGENDA**  
**April 11, 2007**

New Hanover County's Technical Review Committee (TRC) will meet on **Wednesday, April 11, 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 proposals. **All updated subdivision plans will be listed under the planning department subdivision page.**

**2: 00 PM**      **Item 1: Deer Crossing (Performance Extension)**- Request by Withers & Ravenel for Home Life, Inc. for TRC consider a one year preliminary extension to the 159 lot project located near the 6500 block of Myrtle Grove Road, west side.

**Project Data**

**Zoning: R-15 (Residential)**

**Water: Public (City)**

**Sewer: Public (County)**

**Roads: Public**

**Lots: 159 (119 Single Family, 40 Townhomes)**

**Acreage: 63.77**

**Housing Type: Single Family & Townhomes**

**Traffic: No traffic data located nearby**

**Land Use: Wetland Resource Protection (2006 Land Use Plan)**

**Deer Crossing Project History**

The County's TRC preliminary approved Deer Crossing for 159 lots on May 26, 2004. A twelve-month extension was granted by TRC on April 26, 2006. The developer is requesting another 1-year extension to the project.

**The Technical Review Committee reapproved a second one-year extension.**

**2:15 p.m.**      **Item 2: The Registry at Vineyard Plantation (Performance Plan)** – Request by Mike Satterfield for Sheppard Partners for TRC to reconsider that the private well or water system approved by TRC for Phase 1 of the project on March 21, 2007 not be required to be permitted by the County prior to final plat approval. The project is located near the 8400 block of Market Street.

**Project Data**

**Zoning:** R-15 Residential  
**Water:** Private Wells (Phase 1)  
**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 Rds  
(May '03 MPO Data)  
**Land Class:** Resource Protection

**The Registry at Vineyard Plantation Project History**

Vineyard West (aka The Registry at Vineyard Plantation) 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 significant 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 proposed to create a water line loop expansion to increase flow. The installation of the new expanded line would add a significant amount of time to plan and construct. In the short run, the developer proposed placing a temporary private well for each lot in Phase 1. This potable water alternative was approved by the TRC at their March 21, 2007 meeting with the requirement that the proposed well system be permitted in accordance with all local, State, and Federal mandates (see March 23, 2007 TRC letter to Satterfield). On behalf of the developer, Mr. Satterfield is requesting reconsideration of the permit requirement prior to final plat approval. Support information from Mr. Satterfield and Applied Resource Management, PC (March 21, TRC Mtg) along with the TRC Letter of March 23<sup>rd</sup> and letter of reconsideration is attached.

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

**2:45 p.m. Item 3: Waterstone (Performance Plan Extension)** – Request by Har-Ste Investments for TRC to consider a one year preliminary site plan extension to the 185 lot project located near the confluence of Porters Neck and Edgewater Club Roads, Porters Neck Community.

**Project Data**

**Zoning:** R-20 Residential  
**Water:** Public (County)  
**Sewer:** Public (County)  
**Roads:** Public

**Lots: 185**  
**Acreage: 104.6**  
**Housing: Single Family**  
**Traffic: 4,307 ADT near Edgewater & Porters Neck Rds (Apr '05 MPO Data)**  
**Land Class: Watershed Resource Protection**

**Waterstone Project History**

Waterstone was preliminarily approved by the TRC on April 13, 2005 for 185 lots. The approval of the site plan required sharing the surveying, engineering, plans, and construction costs of a round-about with Saieed Construction (aka Shepherd Partners, LLC) at the intersection of Edgewater and Porters Neck Roads. To date, construction plan drawings have been created. A Standby Letter of Credit has also been posted for approximately half of the work by Saieed Construction. The developer for the project is requesting a one-year preliminary plan extension to his project. A letter requesting the extension by the developer is attached along with the TRC approval letter of April, 2005.

**Staff Comments on Waterstone**

- **No site plan design changes have taken place since original preliminary plan approval.**
- **A construction estimate for the Round-About was crafted in 2005 for approximately 154,000 dollars. Construction costs have increased since then.**
- **This project is located within the NEI Moratorium area. Clarification needs to be made on whether sewer capacity for all or a portion of the project was granted in 2005 prior to the moratorium.**

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

**3:15 p.m. Item 4: Sellers Cove (High Density Plan) – Request by Malpass Engineering for SECOF for TRC to consider preliminary site plan approval of a 99 unit condo complex located near the 6200 block of Carolina Beach Road, west side.**

**Project Data**

**Zoning: CD (R-10)**  
**Water: Private (Aqua of NC)**  
**Sewer: Private (Aqua of NC)**  
**Road(s): Private**  
**Lots/Units: 99**  
**Acreage: 8.57 (17 units per acre)**  
**Housing: Condos (1-2 bedrooms per unit)**  
**Traffic: 37,797 ADT near Sanders & Car. Beach Rds (Apr. '05 MPO Data)**  
**Land Class: Transition**

**Sellers Cove Project History**

The property was rezoned from R-15 Residential to CD (R-10) by the Board of County Commissioners in January, 2007.

**The Technical Review Committee approved this subdivision.**

**3: 45 PM**      **Item 5: Porters Pointe (Road Name Redesignation)**- Request by Brian Eeckel to redesignate the remaining roads in Porters Pointe subdivision from “public” to “private.” The project is located near the intersection of Market Street and Porters Neck Road.

**Porters Pointe Project History**

On March 7, 2007, the Technical Review Committee continued the request to redesignate the remaining roads from “public” to “private”.

**The applicant withdrew the request.**