

**TECHNICAL REVIEW COMMITTEE AGENDA**  
**April 25, 2007**

New Hanover County's Technical Review Committee (TRC) will meet on **Wednesday, April 25, 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: The Registry at Vineyard Plantation (Performance Plan) –**  
Request by Mike Satterfield for Sheppard Partners for TRC to reconsider that the private wells or water system approved by TRC for Phase 1 of the project on March 21, 2007 not be required to be permitted by the State 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.

## **April 25, 2007 TRC Agenda**

**2.**

On April 11, 2007, the TRC met to discuss Mr. Satterfield's request seeking reconsideration of the permit requirement. In a vote of 3-0, the TRC "tabled" discussion on the issue until the April 25<sup>th</sup> meeting to allow the developer adequate time for the following elements to be addressed to the satisfaction of County Engineering and Fire Service staffs:

- 1) That adequate fire flow pressure is present in the existing water lines. A flow test was scheduled with Fire Services for April 12, 2007,
- 2) That a line item cost estimate be provided by the developer and approved by County Engineering staff. This estimate should outline the costs of installing a new looped water system to the project. The estimate would also need to include contingencies, and
- 3) A Standby Letter of Credit through a local bank in Wilmington is created based on the County's standards based on the approved line item cost estimate.

### **The Technical Review Committee continued the request.**

**2:30 p.m.**      **Item 2: 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 equal sharing of the surveying, engineering, plans, and construction costs of a roundabout with Saieed Construction (aka Shepherd Partners, LLC) near the intersection of Edgewater and Porters Neck Roads. 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. \*\* This project extension request was “continued” by the TRC on April 11, 2007. The petitioner requesting the preliminary extension was absent from the meeting.\*\*

**April 25, 2007 TRC Agenda**

**3.**

**Staff Comments on Waterstone**

- No site plan design changes have taken place since original preliminary plan approval.
- A construction estimate for the Roundabout 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 reapproved a 1 year extension.**

**3:00 p.m.      Item 3: Laurenbridge (Performance Plan) – Request by Withers & Ravenel for Andrews Consulting for TRC to consider preliminary site plan approval of a 34 lot division located between Greenbriar subdivision to the south and Beacon Woods to the north and east of South College Road.**

**Project Data**

**Zoning:            R-15 Residential**  
**Water:            Public (City Wilm)**  
**Sewer:            Public (County)**  
**Road(s):          Public & Private**  
**Lots/Units:      34**  
**Acreage:          14.12**  
**Housing:          Single Family**  
**Traffic:           No Traffic Data Located Nearby**  
**Land Class:      Transition**

**Laurenbridge Project History**

None.

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