

TECHNICAL REVIEW COMMITTEE AGENDA
May 23, 2007

New Hanover County's Technical Review Committee (TRC) will meet on **Wednesday, May 23, 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: Village @ Motts Landing – Phase 2 (Performance Plan) –
Request by Sherwin Cribb for Arnold Sobol for TRC to consider preliminary site plan approval of a 484 lot addition to the project bounded by River Road to the west, Sanders Road to the south, and Carolina Beach Road to the east.

Project Data

Zoning: R-15 Residential
Water: Private (Aqua of NC)
Sewer: Public (County)
Roads: Public & Private
Lots 484 (201 lots, 283 townhome units)
Acreage: 193.51
Housing: Single & Multi-family
Traffic: 37,797 ADT at Sanders & Carolina Beach Roads (Apr '05 MPO Data)
Land Class: Urban & Conservation

Village @ Motts Landing Project History

Phase 1 of the Village @ Motts Landing was preliminarily approved by the TRC in September, 2004 for 170 single family lots. A one year preliminary extension to Phase 1 was granted by the TRC on July 26, 2006. The extension was based on the amount of infrastructure improvements and permitting already in place. To date, no final plat has been submitted for all or a portion of Phase 1.

Staff Comments

- 1) Clarification is needed from County Engineering staff on the present availability of public sewer for the project.
- 2) A cost share of the transportation improvements (based on TIA) at Sanders and Carolina Beach Roads will be required prior to final plat approval of Phase 1 and Phase 2.
- 3) Staff recommends “public” streets for all of Phase 2.

- 4) A road connection into Sycamore Grove (north) will be required. Road improvements to the connection will need to be worked out between the two developers.

The Technical Review Committee continued this subdivision.

2:40 p.m. Item 2: Progress Industrial Park (Conventional Plan) – Request by GLT Properties for TRC to consider approval of a preliminary site plan consisting of 17 lots located in the 1500 & 1600 blocks of Castle Hayne Road, west side.

Project Data

Zoning: **I-2 Heavy Industrial**
Water: **Individual Wells**
Sewer: **Individual Septic Systems**
Road(s): **Public**
Lots: **17**
Acreage: **30.53**
Housing: **N/A**
Traffic: **20,738 ADT near N. 23rd St & Castle Hayne Rd (Oct. '06 MPO Data)**
Land Class: **Transition**

Progress Industrial Park Project History

None

Staff Comments

- 1) Waiver requested on cul-de-sac length and road inter-connectivity requirements.
- 2) Conservation setback (50') may create challenge for building on lot 15, especially with well and septic system.

The Technical Review Committee continued this request.

3:00 p.m. Item 3: Rockhill Subdivision (Performance Plan) – Request by Withers & Ravenel for MRW Properties for TRC to consider preliminary plan approval of a 37 lot division located north of Oakley Circle, Wrightsboro Community.

Project Data

Zoning: **R-20 Residential**
Water: **Public (County)**
Sewer: **Individual Septic Tank**

Road(s): Public
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Lots: 37
Acreage: 19.24
Housing: Single Family
Traffic: No Data Located Nearby
Land Class: Aquifer Resource Protection

Rockhill Subdivision Project History

None.

Staff Comments

- 1) Waiver request from road connectivity requirements.
- 2) Clarification on water and sewer capacity for the project.
- 3) Soils are poorly drained – stormwater concerns to adjoining properties.

The Technical Review Committee approved this subdivision.