

**TECHNICAL REVIEW COMMITTEE AGENDA**  
**May 9, 2007**

New Hanover County's Technical Review Committee (TRC) will meet on **Wednesday, May 9, 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 Roads (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/water 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.

## May 9, 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.

On April 25<sup>th</sup>, the TRC again "continued" discussion on the issues (noted above) until Additional information was provided to the satisfaction of County Engineering and Fire Service staffs.

### **The applicant withdrew the request.**

**2:30 p.m.**      **Item 2: Middle Sound Village (Performance Plan)** – Request by Wilshire Management Group for TRC to consider approval of a preliminary site plan containing 25 lots located at 611 Middle Sound Loop Road, Middle Sound Community.

### **Project Data**

**Zoning:**            **R-15 Residential**  
**Water:**           **Individual Wells (future City water)**  
**Sewer:**           **Public (County)**  
**Roads:**           **Private**  
**Lots:**             **25**  
**Acreage:**        **9.93**  
**Housing:**       **Single Family**  
**Traffic:**        **6,096 ADT near Darden/Middle Sound Loop. Roads (Nov '06 MPO Data)**  
**Land Class:**   **Watershed Resource Protection**

### **Middle Sound Village Project History**

None

**The Technical Review Committee took no action to this item.**

**Staff Comments**

Project is located within the NEI moratorium area.

**2:50 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**

Project was reviewed by TRC on April 25, 2007. At that time, the TRC voted to “continue” project approval consideration until a water capacity letter was issue by the City of Wilmington.

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

**3:10 p.m.      Item 4: Ocean Forest Ridge 2 (Performance Plan) – Request by Southernland Wells, LLC for TRC to consider preliminary plan approval of an 11 lot division located off River Road in Ocean Forest Lakes.**

**Project Data**

**Zoning:            R-15 Residential  
Water:            Individual Well  
Sewer:            Individual Septic Tank  
Road(s):          Private  
Lots:              11  
Acreage:          4.70  
Housing:          Single Family**

**Traffic: No Data Located Nearby**  
**Land Class: Transition**

**May 9, 2007 TRC Agenda**

**4.**

**Ocean Forest Ridge Project History**

The project received preliminary site plan approval by TRC in June, 2004. Site plans are valid for 2 years. Several lots have been recorded since plan approval.

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

**3:30 p.m. Item 5: Winds Harbor (Performance Plan)** – Request by Alan Gregory for TRC to reconsider a waiver for the “dry” water requirement for the 27 lot project and road connection to Glen Arbor Drive based on new information received. The project is located off Middle Sound Loop Road.

**The applicant withdrew this request from the meeting.**