

**TECHNICAL REVIEW COMMITTEE AGENDA**  
**June 13, 2007**

New Hanover County's Technical Review Committee (TRC) will meet on **Wednesday, June 13, 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 1 (Performance Plan) –**  
Request by Sherwin Cribb, PLS for Arnold Sobol for TRC to consider a Second one year preliminary extension request for phase 1 of the project Located just northeast of the Sanders Road/River Road intersection.

**Project Data**

**Zoning:            R-15 Residential**  
**Water:            Private (Aqua of NC)**  
**Sewer:            Public (County)**  
**Roads:            Public & Private**  
**Lots                170**  
**Acreage:          68**  
**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. The vote by the TRC was 3-2. To date, no final plat has been submitted for all or a portion of Phase 1.

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

**2:30 p.m.      Item 2: Middle Sound Village (Performance Plan) –** Request by Wilshire Management Group for TRC to reconsider approval of a preliminary site plan consisting of 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**  
**Road(s): Private**  
**Lots: 25**  
**Acreage: 9.93**  
**Housing: Single Family**  
**Traffic: 6,096 ADT near Darden/MSL Roads (Nov. '06 MPO Data)**  
**Land Class: Watershed Resource Protection**

**Middle Sound Village Project History**

The County's TRC discussed the project proposal on May 9, 2007. With the project located in the NEI moratorium area, the TRC made no motion on the project. The developer for the project requested staff to be place the item back on the TRC Agenda asking for conditional preliminary approval with plans to pursue the septic tank route.

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