

**TECHNICAL REVIEW COMMITTEE AGENDA**  
**June 27, 2007**

New Hanover County's Technical Review Committee (TRC) will meet on **Wednesday, June 27, 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 PM**      **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 approved second one year extension.**

**2:30 PM**      **Item 2: Teal Creek (Performance Plan)** – Request by Hanover Design Services for Tar-Wolf Properties for TRC to consider approval of a preliminary site plan consisting of 14 lots located near the 4200 block of Parmele Road, north side.

**Project Data (Teal Creek)**

**Zoning: R-15 Residential**  
**Water: Individual Wells**  
**Sewer: Individual Septic Tanks**  
**Road(s): Private**  
**Lots: 14**  
**Acreage: 5.25**  
**Housing: Single Family**  
**Traffic: 2,469 ADT near middle Parmele Rd (Apr. '05 MPO Data)**  
**Land Class: Aquifer Resource Protection**

**Teal Creek Project History**

None

**Staff Comments**

- **Septic and Well permits will be required prior to final plat approval**
- **A street jog of less than 200' is located near the project entrance**
- **A waiver has been requested by the owner on street connectivity & cul de sac length.**
- **Public water is recommended by County Fire Services**

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

**3:00 PM**      **Item 3: Pages Cove (Performance Plan)** – Request by Talbot Land Surveying for Liberty Land Group for TRC to consider preliminary site plan approval of a 6 lot division located at the western end of Pages Creek Drive, Middle Sound Community.

**Project Data**

**Zoning: R-20 Residential**  
**Water: Individual Wells**  
**Sewer: Individual Septic Tanks**  
**Road(s): Public**  
**Lots: 6**  
**Acreage: 3.73**  
**Housing: Single Family**  
**Traffic: Data Unavailable**  
**Land Class: Watershed Resource Protection**

**Pages Cove Project History**

None

**Staff Comments**

- SCS has indicated that a Class IV soil is located near the cul de sac. This soil must be subtracted from the gross acreage if used.
- Well and septic tank permits will be required prior to final plat approval.
- Is western end of Pages Creek Drive maintained by NCDOT?

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

**3:30 PM**      **Item 4: Myrtle Landing (Revised Performance Plan)** – Request by McKim & Creed for Myrtle Ventures, LLC for TRC to consider preliminary site plan approval of a 140 unit project located near the 7200 block of Myrtle Grove Road, west side.

**Project Data**

**Zoning:**            **R-15 Residential**  
**Water:**            **Public (City)**  
**Sewer:**            **Public (County)**  
**Road(s):**          **Private**  
**Lots:**              **140 (139 units, 1 single family)**  
**Acreage:**         **58.4**  
**Housing:**         **Multi-Family**  
**Traffic:**          **4,295 ADT at Carolina Bch & Myrtle Grove Roads (Apr. '05 MPO Data)**  
**Land Class:**      **Transition**

**Myrtle Landing History**

The County's TRC preliminarily reapproved Myrtle Landing for 78 single family lots in May, 2005. The plan contained 34 acres. The new site plan is a reflection of additional property adjacent and south of the original project.

**Staff Comments**

- **Project has storied history regarding original soil removal. Staff recommends that an additional disclaimer be placed on the preliminary and final plat(s).**
- **Road connectivity needs to be increased to meet minimum index requirements.**
- **Project contains 140 units and should be subject to a TIA scoping.**

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