

TECHNICAL REVIEW COMMITTEE AGENDA
September 26, 2007

New Hanover County's Technical Review Committee (TRC) will meet on **Wednesday, September 26, 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: River Side (Performance Plan)** – Request by Withers & Ravenel for TRC to consider preliminary site plan approval of a 160 lot project located just west of the T intersection of Castle Hayne Road and N. Kerr Avenue.

Project Data

Zoning: **R-15 Residential**
Water: **Public (New Hanover County)**
Sewer: **Public (New Hanover County)**
Roads: **Private**
Lots **160**
Acreage: **102.47**
Housing: **Single Family**
Traffic: **22,163 ADT at N.Kerr Ave & Castle Hayne Rd (Apr '05 MPO Data)**
LOS: **F (Castle Hayne Road)**
Land Class: **Transition**

River Side History

None

Major Points of Discussion

- Availability and capacity of public water & sewer
- TIA Recommendations

The Technical Review Committee approved this subdivision.

2:30 p.m. **Item 2: Roland Place Ph3 (Conventional Plan)** – Request by developer Carolyn Kirby for TRC to consider redesignating Trevis Lane in Roland Place from public to private. The project is located just north of Snows Cut, west side of Carolina Beach Road.

Roland Place History

The last final plat phase of Roland Place was approved in April, 2007. This phase along with the balance of the project was approved and recorded with a public street. A 45' access easement was required by TRC at the end of the cul-de-sac. According to Ms. Kerby's attorney, problems may exist in the future with lot 13 owning a portion of the access easement.

The Technical Review Committee continued this project. The applicant was not in attendance.