

TECHNICAL REVIEW COMMITTEE AGENDA
January 23, 2008

New Hanover County's Technical Review Committee (TRC) will meet on **Wednesday, January 23, 2008 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: Coral Ridge (Revised Performance)** – Request by Withers & Ravenel for SECOF for TRC to consider a revised site plan of a 98 unit project located near the 7100 block of Carolina Beach Road, west side.

Project Data

Zoning: **R-15 Residential**
Water: **Private (Aqua of NC)**
Sewer: **Private (Aqua of NC)**
Roads: **Public**
Lots/Units: **98 (original preliminary plan 70)**
Acreage: **40.73 (original preliminary plan 28.35)**
Housing: **Single Family Homes (approx. 3 bedrooms per home)**
Traffic: **No Traffic Data Located Nearby**
LOS: **C (stable traffic flow)**
Land Class: **Transition**

Coral Ridge Development History

The TRC preliminarily approved Coral Ridge for 70 units in January, 2007. A revised preliminary plan was submitted for review in November, 2007. Significant changes to the plan include an increase in acreage and total number of units.

Planning Staff Concerns

- Total length of cul-de-sac is approx 1,790'
- Road alignment with Gabriel St. (Lehigh Estates may be challenge to connect)
- Recommend that 30' access easement extending west be converted to r/w future connection to River Oaks
- Need updated water and sewer capacity letter(s) from Aqua

2:30 p.m. **Item 2: River Road Realignment (Preliminary)** – Request by McKim Creed for TRC to consider preliminary approving the new 3.2 mile, 130' wide right-of-way alignment located between Barnards and Motts Creeks. The new alignment is proposed to be "public."

River Road Realignment History

The rezoning to PD and Master Plan to the project has been approved by the Board of County Commissioners. The Master Plan included the realignment of River Road.

2:45 **Item 3: Mason Landing Yacht Club – Phase 2 (Performance)** – Request by Withers and Ravenel for Mason Landing Yacht Club, LLC for TRC to consider preliminary site plan approval of a 14 lot phase located near the intersection of Mason Landing Road and Deep Creek Run, Middle Sound Community.

Project Data

Zoning: CD R-20
Water: Community Well
Sewer: Septic Tank
Road(s): Private
Lots: 14
Acreage: 4.7
Housing: Single Family
Traffic: No Traffic Data Located Nearby
Land Class: Watershed Resource Protection

Mason Landing Yacht Club History

None on this phase. However, Phase 1 was preliminarily approved by TRC in September, 2006 for 25 lots. Both phases have been reworked to total 34 lots.

Planning Staff Concerns

- The installation of a Community Well and sufficient water pressure for fire hydrants
- Based on acreage of Phase 2 only (4.7), land will yield only 9 lots
- Clarification of access to lots 13 & 14 in Phase 1