

**TECHNICAL REVIEW COMMITTEE AGENDA**  
**February 13, 2008**

New Hanover County's Technical Review Committee (TRC) will meet on **Wednesday, February 13, 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 102 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:**    **102 (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. The TRC “continued” this project at their regular meeting on January 23, 2008.

**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: Myrtle Grove Cove ([Preliminary Ext](#))** – Request by Two Skirts Development, LLC for TRC to consider extending the preliminary period of the project for one year. The project is located near the west side, 7300 block of Myrtle Grove Road.

**Project Data**

**Zoning:** R-15 Residential  
**Water:** Public  
**Sewer:** Individual Septic Systems  
**Road(s):** Public  
**Lots:** 15  
**Acreage:** 6.62  
**Housing Type:** Attached Townhomes  
**Traffic:** 4,295 ADT (April '05 MPO Data)  
**LOS:** C ("Stable")  
**Land Class:** Transition

**Myrtle Grove Cove History**

The TRC preliminarily approved Myrtle Grove Cove in February, 2006. Preliminary site plans are valid for two years. Two Skirts Development is requesting a one year extension.

- 2:45 Item 3: Preserve at the Cape ([Performance](#)) – Request by Wetherill Engineering for the Preserve at The Cape for TRC to consider preliminary site plan approval of a 24 lot division within The Cape development is just North of Snows Cut.**

**Project Data**

**Zoning:** R-15 Residential  
**Water:** Private (Aqua of NC)  
**Sewer:** Private (Aqua of NC)  
**Road(s):** Private  
**Lots:** 24  
**Acreage:** 11.31  
**Housing:** Single Family  
**Traffic:** No Traffic Data Located Nearby  
**Land Class:** Transition

**Preserve at The Cape History**

None.

- 3:15 Item 4: Parsons Mill Farm (Performance) – Request by Norris, Kuske & Tunstall for Dominion Land Corp for TRC to consider re-designating the road system within the project from “public” to “private.” The project was preliminary approved by the TRC in November, 2006 with “public” streets and excellent road inter-connectivity.**