

**TECHNICAL REVIEW COMMITTEE AGENDA**  
**February 27, 2008**

New Hanover County's Technical Review Committee (TRC) will meet on **Wednesday, February 27, 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 proposal.

**2:00 p.m.**      **Item 1: Point Harbor Marina (RFMU Site Plan)** – Request by TRC for LS3P Associates to address site plan comments from January 9, 2008 TRC meeting on the 220 unit complex with amenities located near the Isabel Holmes Bridge and between US Highway 421 North and the Cape Fear River.

**Project Data**

**Zoning:**            **I-1 Light Industrial (Planning Board recommends RFMU)**  
**Water:**            **Public**  
**Sewer:**            **Public**  
**Roads:**            **Private**  
**Units:**             **220**  
**Acreage:**          **30.58**  
**Housing:**          **Condos**  
**Traffic:**          **26,139 ADT near Pt Harbor Rd-421 North intersection (04/05 MPO)**  
**LOS:**              **A & B (free traffic flow)**  
**Land Class:**      **Conservation**

**Point Harbor Marina Development History**

The TRC preliminarily approved Point Harbor Marina for 220 units in January, 2008 with the requirement that the site plan be brought back to TRC after the February Planning Board meeting (Planning Board recommended approval) to address the following:

- 1) That the TIA and associated amendments be reviewed and endorsed by the City/County MPO and NCDOT,
- 2) That a secondary access leading into the project be displayed on the plan,
- 3) An emergency evacuation plan be created and reviewed by Emergency Management since the entire site is within the 100 year flood zone,
- 4) A suitable method and location of disposing solid waste be created and identified,
- 5) Conduct a meeting with County Fire Services to resolve any issues they may have regarding fire protection,
- 6) Provide an updated status report on the road that is proposed to be abandoned,
- 7) That remediation of the contaminated areas on site be fully addressed by the appropriate agency, and
- 8) Indicate on the site plan the uses planned for the project in accordance with 59.9-3 of the Zoning Ordinance.