

TECHNICAL REVIEW COMMITTEE AGENDA
April 23, 2008

New Hanover County's Technical Review Committee (TRC) will meet on **Wednesday, April 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: Winds Harbor @ Middle Sound (Performance Plan)** – Request by Withers & Ravenel for Alan Gregory for TRC to consider changing the Roads designation from “public” to “private” within the project. The 27 lot division is located near the southeastern elbow of Middle Sound Loop Road. This item will be presented by Sam Burgess.

Project Data

Zoning: **R-20 Residential**
Water: **Private (wells)**
Sewer: **Public**
Roads: **Public (requesting private)**
Units: **27**
Acreage: **14.17**
Housing: **Single Family**
Traffic: **Data Not Available**
Land Class: **Watershed Resource Protection**

Winds Harbor Development History

The TRC preliminarily approved Winds Harbor for 27 lots in August, 2006. The preliminary plan displayed public streets and was approved with public streets. In May, 2007, the TRC waived the requirement for installing public water lines and providing a road connection into Glen Arbor. Insufficient water pressure from a private utility located nearby was the basis for the waiver on the water lines. A spite strip owned by the adjoining landowner(s) in Glen Arbor prevented the road connection. The developer for Winds Harbor is requesting a road redesignation to his project from public to private.

Staff Comments

This preliminary project will expire in August, 2008. The developer may want to ask TRC for a preliminary site plan extension for one year.

2:20 p.m. **Item 2: Inlet Crossing Office Park (Performance Plan)** – Request by Withers & Ravenel for J&K Properties for TRC to consider preliminary site plan approval of a 7 lot division located at the southeastern corner of Carolina Beach Road and Radnor Road, southern portion of the County. This item will be presented by Bobby Harris.

Project Data

Zoning: B-1 Neighborhood Business
Water: Private (Aqua of NC)
Sewer: Private (septic tank)
Roads: Private
Lots: 7
Acreage: 7
Housing: Businesses
Traffic: Data Not Available
LOS: C (Stable)
Land Class: Transition

Inlet Crossing Office Park Project History

None.

Staff Comments

These proposed lots will be commercial in nature based on the zoning district. No Residential structures may be built.

2:40 p.m. **Item 3: Market Commerce Center (Conventional Plan)** – Request by JBS Consulting for TRC to consider preliminary site plan approval of a 17 Lot division located near the northeast corner of Market Street and Judges Road. This item will be presented by Bobby Harris.

Project Data

Zoning: I-1 Light Industrial
Water: Public (NHC)
Sewer: Public (NHC)
Roads: Private
Lots: 17
Acreage: 12.65
Housing: Industrial Businesses
Traffic: 46,798 ADT near Market and Judges (MPO data 10/06)
LOS: Data Missing
Land Class: Urban

Market Commerce Center Project History

None.

Staff Comments

The availability of water and sewer will need to be discussed.