

TECHNICAL REVIEW COMMITTEE AGENDA
April 9, 2008

New Hanover County's Technical Review Committee (TRC) will meet on **Wednesday, April 9, 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: Sycamore Grove (Revised Performance Plan)** – Request by Stroud Engineering for Schroeder Builders for TRC to consider changing the roads designation from “public” to “private” within the project. The 72 lot division is located south of Monkey Junction off John Henry Drive.

Project Data

Zoning: **R-15 Residential**
Water: **Public**
Sewer: **Public**
Roads: **Public (requesting private)**
Units: **72**
Acreage: **37.31**
Housing: **Single Family**
Traffic: **Data Not Available**
Land Class: **Urban**

Sycamore Grove Development History

The TRC preliminarily approved a revised plan for Sycamore Grove for 72 lots in February, 2007. The preliminary plan displayed public streets and was approved with public streets. Excellent road connectivity to the north through Lake Brewster and Marquis Hills subdivisions presently exists. A single road stub within the project exists to the south which will connect with the Village at Motts Landing. This item was “continued” by the TRC on March 26, 2008.

2:20 p.m. **Item 2: Waterstone (Performance Plan)** – Request by Hanover Design Services for Edgewater @ Porters Neck for TRC to consider a second one-year extension to the preliminary plan consisting of 185 lots located near the intersection of Porters Neck and Edgewater Club Roads.

Project Data

Zoning: **R-20 Residential**
Water: **Public (NHC)**

Project Data for Waterstone (con't)

Sewer: Public (NHC)
Roads: Public
Lots: 185
Acreage: 104.6
Housing: Single Family
Traffic: 4,042 ADT at Edgewater Club Road (Nov '06 MPO Data)
3,981 ADT at Porters Neck Road (Nov '06 MPO Data)
LOS: Data Not Available
Land Class: Watershed Resource Protection

Waterstone Project History

Preliminary site plan approval by the TRC took place in April, 2005. At that time, the site plan was valid for 2 years. A one year extension to the preliminary plan was approved by TRC in April, 2007. The developer is requesting a second one extension to the plan. If granted by TRC, this will be the final extension that the project can receive.

Staff Comments

No regulatory changes to the County's Subdivision Ordinance affect the present project. However, the developer for Waterstone is responsible for paying an appropriate share of the costs associated with the proposed round-about at the intersection of Porters Neck and Edgewater Club Roads.

2:30 p.m. **Item 3: Sunset Reach (Performance Plan)** – Request by Rockford Partners for TRC to consider a one year extension to their preliminary site plan. The project is located at the western end of Rockhill Road.

Project Data

Zoning: R-20 Residential
Water: Public (NHC)
Sewer: Private (Septic Tanks)
Roads: Public
Lots: 53
Acreage: 27.64
Housing: Single Family
Traffic: Data Not Available
LOS: Data Not Available

Sunset Reach Project History

The County's TRC preliminarily approved Sunset Reach for 53 lots in September, 2006. Preliminary site plans are valid for a period of 2 years. The developer for the project is requesting a one year extension to his site plan.

2:45 p.m. **Item 4: Fowler Division (Performance Plan)** – Request by Coastal Site Design for Bobby Fowler for TRC to consider a one year extension to his 18 lot site plan located near the intersection of Grathwol Drive and North Kerr Avenue, south side of Grathwol Drive.

Project Data

Zoning: **R-10 Residential**
Water: **Public (NHC)**
Sewer: **Public (NHC)**
Roads: **Public**
Lots: **18**
Acreage: **5.44**
Traffic: **16,940 ADT near N. Kerr & Alandale Dr (Oct '06 MPO Data)**
LOS: **E (Operational at Capacity)**
Land Class: **Urban**

Fowler Division Project History

Preliminary site plan approval by the TRC took place in June, 2006. Preliminary site plans are valid for a period of two years. The developer is requesting a one year extension to his site plan.

3:00 p.m. **Item 5: Deer Crossing (Performance Plan)** – Request by Withers and Ravenel for Wilson Ki for TRC to consider preliminary reapproval of the 159 lot project for two years. The project is located near the 6500 block of Myrtle Grove Road, West side.

Project Data

Zoning: **R-15 Residential**
Water: **Public (COW)**
Sewer: **Public (NHC)**
Roads: **Public**
Lots: **159 (119 single family, 40 townhomes)**
Acreage: **63.77**

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Housing: Single Family & Townhomes
Traffic: Data Information Not Available
Land Use: Wetland Resource Protection

Deer Crossing Project History

The County's TRC preliminarily approved Deer Crossing for 159 lots in May, 2004. Since that time, the project has received two one year preliminary extensions. Based on the County's Subdivision Ordinance, the project would require preliminary re-approval. If granted by the TRC, the project would be valid for a period of two years.

Staff Comments

Since the last extension, no substantial changes have been made to the Subdivision Ordinance with the exception of the increase in bonding amounts and a clarification to language on road interconnectivity. However, regulatory changes may have taken place in the Engineering and County Fire Services Division. A TIA was submitted with the original preliminary site plan.