

**TECHNICAL REVIEW COMMITTEE AGENDA**  
**May 21, 2008**

New Hanover County's Technical Review Committee (TRC) will meet on **Wednesday, May 21, 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: Jeremy Bailey Division (Performance Plan)** – Request by Hanover Design for Jeremy Bailey for TRC to consider a 23 unit multi-family development located near the 7600 block of Myrtle Grove Road, east side. Bobby Harris will present this item.

**Project Data**

**Zoning:**            **R-15 Residential**  
**Water:**           **Public (City)**  
**Sewer:**           **Public (County)**  
**Roads:**           **Private**  
**Units:**            **23**  
**Acreage:**        **9.26**  
**Housing:**        **Multifamily (duplexes)**  
**Traffic:**         **4,295 ADT near Carolina Bch. & Myrtle Grove Rds. (Apr. '05 MPO)**  
**LOS:**             **C (stable)**  
**Land Class:**    **Wetland Resource Protection**

**Jeremy Bailey Development History**

None. However, the developer for the project has requested a waiver on the road inter-connectivity and cul-de-sac length requirements.

**2:30 p.m.**      **Item 2: River Pointe – formally Riverside (Revised Performance Plan)**  
Request by Withers & Ravenel for River Pointe Group for TRC to consider a 238 unit project located near the intersection of North Kerr Avenue and Castle Hayne Road, west side. This item will be presented by Bobby Harris.

**Project Data**

**Zoning:**            **R-15 Residential**  
**Water:**           **Public (County)**  
**Sewer:**           **Public (County)**  
**Roads:**           **Mostly Private w/ Public Road leading into project**  
**Units:**            **238**

**Acreage:** 95.16  
**Housing:** 166 Single Family, 72 units Multi-Family  
**Traffic:** 10,033 ADT at N. Kerr & Castle Hayne (Dec. '06 MPO)  
**LOS:** F (breakdown of traffic flow)  
**Land Use:** Transition

### **River Pointe Project History**

The TRC preliminarily approved Riverside in October, 2007 for 160 lots with conditions. In addition to the 160 lots approved, the site plan displayed an area for future development. The future development has been incorporated into the revised site plan.

**3:00 p.m.** **Item 3: Covington (Performance Extension)** - Request by Bill Clark Homes for TRC to consider a preliminary extension to a 73 lot division located between Camelot Campground and West Bay off Market Street. Sam Burgess will present this item.

**Zoning:** R-15 Residential  
**Water:** Public (County)  
**Sewer:** Public (County)  
**Roads:** Public  
**Lots:** 73  
**Acreage:** 22.06  
**Housing:** Single Family  
**Traffic:** 44,441 ADT near Market & Lendire (Nov '06 MPO Data)  
**LOS:** F (breakdown traffic flow)  
**Land Use:** Transition

### **Covington Project History**

The TRC preliminarily approved Covington for 73 lots in July, 2006. The developer for the project is requesting a one year extension to the plan. No significant regulatory changes have taken place since original site plan approval. A letter from the developer is attached.

**3:15 p.m.** **Item 4: The Registry – formally Vineyard West (Performance Re-Approval)** – Request by Shepherd Partners, LLC for TRC to consider preliminary reapproval of a 67 lot division for two years. The project is between the Market Street Service Road and Vineyard Plantation in Porters Neck. Sam Burgess will present this item.

**Zoning:** R-15  
**Water:** Public (County)  
**Sewer:** Public (County)

**Roads:** Public  
**Lots:** 67  
**Acreage:** 43.16  
**Housing:** Single Family  
**Traffic:** Data Not Available  
**LOS:** N/A  
**Land Class:** Transition

**The Registry Project History**

The TRC preliminarily approved The Registry in August, 2005 for 67 lots. Preliminary Approvals are valid for two years. Since plan approval, one final plat has been approved and recorded. The sewer moratorium and market slow down have affected the project's ability to move forward. No regulatory changes have taken place since original plan approval.

**3:45 p.m.** **Item 5: Middle Sound Marina** - Request by Stuart Smith for TRC to consider appealing Section 52-7 of the County's Subdivision Ordinance recreational space. The project is located off Middle Sound Loop Road near the Intracoastal Waterway. Sam Burgess will present this item.

**Middle Sound Marina History**

On March 18, 2008, the County Planning staff received a 4 lot minor division by the name of Middle Sound Marina. The project contains approximately 2.02 acres that will be served by public water and sewer. Docking facilities are also proposed. In calculating the recreational fee, the assessed fair market value of the property is determined. This fair market value is then divided by the acreage (2.02) to determine the value per acre. Once that figure is derived, it is multiplied by the number of lots. Each lot is assessed .03 acre. When this figure is multiplied by the acreage value, the total recreational fee owed is \$72,512. In accordance with Section 52-7(7a & b), the developer or subdivider of the property can appeal through the TRC.