

TECHNICAL REVIEW COMMITTEE AGENDA
May 7, 2008

New Hanover County's Technical Review Committee (TRC) will meet on **Wednesday, May 7, 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: 40-East Business Park (Conventional Plan)** – Request by Burney Morris for TRC to consider a reduction in the right-of-way width of Las Tortugas Drive and pavement width along with a private road designation. The preliminarily approved project is located south of Holly Shelter Road off Barbados Blvd, Castle Hayne Community.

Project Data

Zoning: **I-1 Light Industrial**
Water: **Public (County)**
Sewer: **Public (County)**
Roads: **Public (requesting private)**
Units: **10**
Acreage: **20.50**
Housing: **N/A**
Traffic: **6,434 ADT – near Barbados Blvd & Holly Shelter Road (6,434 ADT)**
LOS: **A (free flowing)**
Land Class: **Aquifer Resource Protection**

40-East Business Park Development History

The TRC preliminarily approved 40-East Business Park in February, 2007 for 10 lots. The project contained public streets with generous right-of-way widths along with a stub out located at Vortec Drive. The petitioner has requested a reduction in the right-of-way width and converting the roads from public to private.

Staff Comments

Staff recommends that the road remain public since the balance of the business park is public in addition to public safety and emergency service delivery. The reduction of the right-of-way widths appears to be okay unless concerns exist from other agencies.

2:30 p.m. **Item 2: Tarin Woods (Performance Plan)** – Request by Coastal Site Design for TRC to consider switching from a public water source (City of Wilmington) to private system through Aqua of North Carolina for the project. The project is located west of the 6300 block of Myrtle Grove Road.

Staff Comments

The TRC preliminarily approved Tarin Woods in October, 2005. The project was extended by the TRC in November, 2007 for 130 lots. No design changes have taken place since preliminary plan approval. However, the approval of public water through the City of Wilmington is requesting to be changed to private through Aqua of North Carolina. Planning staff defers to County Engineering staff on this request by Coastal Design.