

**TECHNICAL REVIEW COMMITTEE AGENDA**  
**June 11, 2008**

New Hanover County's Technical Review Committee (TRC) will meet on **Wednesday, June 11, 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: Palm Grove – formerly Covington (Performance Ext)** – Request by Bill Clark for TRC to consider a preliminary extension to a 73 lot division located between Camelot Campground and West Bay Estates subdivision located off Market Street. Sam Burgess will present this item.

**Project Data**

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

**Palm Grove (formerly Covington) Development History**

The TRC preliminarily approved Palm Grove for 73 lots in July, 2006. Preliminary Approvals are valid for a period of 2 years. The developer for the project is requesting a one-year extension to the plan.

**2:30 p.m.**      **Item 2: Village @ Motts Landing: Phase I (Performance Reapproval)**  
Request by Tripp Engineering for Aftew Properties for TRC to consider preliminary site plan re-approval of a 170 lot phase of the project located near the intersection of Sanders Road and River Road. This item will be presented by Sam Burgess.

**Project Data**

**Zoning:** R-15 Residential  
**Water:** Private (Aqua of NC)  
**Sewer:** Public (County)  
**Roads:** Mostly Public  
**Units:** 170  
**Acreage:** 84.33  
**Housing:** 170  
**Traffic:** 37,797 ADT at Sanders & Carolina Beach Rds (Apr.'05 MPO data)  
**LOS:** F – Carolina Beach Road (breakdown of traffic flow)  
A- Sanders Road (free flow)  
**Land Use:** Urban

**Village at Motts Landing Project History**

The TRC preliminarily approved the phase 1 project in September, 2004 for 170 lots. Two one year preliminary extensions have been approved by TRC. Tripp Engineering on behalf of Aftew Properties is requesting preliminary re-approval of phase 1. Most of the infrastructure is in the ground. No regulatory changes have taken place since original preliminary approval.

**3:00 p.m.** **Item 3: Harbor Landing (RFMU Proposed Plan)** - Request by LS3P Associations to consider for TRC to approve a proposed RFMU project that contains an eleven (11) story (approximately 144'), 108, 2 bedroom with commercial elements located just North of the NC Battleship and South of the Holmes Bridge. Sam Burgess will present this item.

**Project Data**

**Zoning:** I-1 Light Industrial  
**Water:** Public (City)  
**Sewer:** Public (City)  
**Roads:** Public (Point Harbor Road)  
**Lots:** 108, 2 Bedroom Units  
**Acreage:** 5.3  
**Building Ht.** Approximately 144 Feet  
**Traffic:** 26,139 ADT near Holmes Bridge & 421 North (Apr '05 MPO Data)  
**LOS:** A/B (Stable)  
**Land Use:** Conservation

**Harbor Landing Project History**

The TRC was presented a conceptual site plan for the project in April, 2008. No vote was taken on the proposed project due to lack of agency comment. On May 21, 2008, the TRC reviewed the proposed again and supported the project until additional information was provided. The vote by the TRC was 4-0. Issues pertaining to the plan included:

- 1) Adding the building dimensions to the site plan (bearings & distances),
- 2) Clarifying the present and proposed zoning of the acreage on the site plan,
- 3) Providing updated information on the water and sewer service that will be supplied by the City of Wilmington,
- 4) Providing documentation on the remediation of any contaminated soils located on site,
- 5) Preserving nearby trees adjacent to the building in the best practical method possible,
- 6) Addressing any LID (Low Impact Development) methods you intend to use as recommended by Environmental Planning staff member Shawn Ralston,
- 7) Comply with Section 59.9-1 (RFMU requirements) of the County's Zoning Ordinance,
- 8) Creating an evacuation plan with Emergency Management Director Warren Lee, and,
- 9) Making any request(s) and justifications for any waivers that may be needed.