

TECHNICAL REVIEW COMMITTEE AGENDA
June 25, 2008

New Hanover County's Technical Review Committee (TRC) will meet on **Wednesday, June 25, 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: Nautical Green ([Performance Ext](#))** – Request by Shipman & Wright, LLP for SECOF for TRC to consider a one year preliminary extension request for a 35 lot division located between Becker Woods subdivision to the South and Linksider Townhomes to within The Cape subdivision. Sam Burgess will present this item.

Project Data

Zoning: **R-15 Residential**
Water: **Private (Aqua of NC)**
Sewer: **Private (Aqua of NC)**
Roads: **Private**
Units: **35**
Acreage: **13.87**
Housing: **Single Family**
Traffic: **N/A**
LOS: **N/A**
Land Class: **Transition**

Nautical Green Development History

The TRC preliminarily approved Nautical Green for 35 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.

2:20 p.m. **Item 2: Heglur Commons ([Performance Plan](#))** - Request by Coastal Site Design for LJM Properties for TRC to consider preliminary site plan approval of a 336 unit project located near the 5800 block of Carolina Beach Road, east side. This item will be presented by Sam Burgess.

Project Data

Zoning: **R-15 Residential**
Water: **Public (City)**
Sewer: **Public (County)**
Roads: **Public**
Units: **336**

Acreage: 138.39
Housing: Multi-Family
Traffic: 37,797 ADT at Sanders & Carolina Beach Road (Apr.'05 MPO data)
LOS: Level Not Indicated
Land Use: Transition

Heglar Commons Project History

None.

Staff Comments

Based on the County's Conservation Overlay District (COD) and comments from Soil Conservation Service (SCS), a portion of this property contains Pamlico Muck which is a Class IV soil and the conservation Pocosin. A field review of the site indicates that portions of the property have been ditched. However, soil testing in most areas noted as Pamlico Muck is very wet 24-36 inches below the surface.

2:45 p.m. Item 3: Fowler Tract (Revised Performance) - Request by Coastal Site Design for Bobby Fowler for TRC to consider a modified site plan near the intersection of North Kerr Avenue & Grathwol Drive. Bobby Harris will present this item.

Project Data

Zoning: R-10 Residential
Water: Public (County)
Sewer: Public (County)
Roads: Public
Lots: 18
Acreage: 5.44
Housing: Townhomes
Traffic: 14,430 ADT near N. Kerr & Grathwol Dr. (Apr '04 MPO Data)
LOS: E (Operational)
Land Class: Urban

Fowler Tract Project History

The TRC originally approved the preliminary site plan for the Fowler Tract in June, 2006. In April, 2008, the TRC extended the validity period of the site plan for one year, ending April 9, 2009. All original terms and conditions to the site plan remained. One condition to the plan was that all the lots be served with internal access to prevent potential traffic conflict issues near the intersection of North Kerr Avenue and Grathwol Drive. The revised site plan displays lot 18 with a driveway fronting Grathwol Drive. Lots 15-17 also front Grathwol Drive with a shared driveway.

3:15 p.m. **Item 4: Tidal Walk (Revised Performance Plan)** – Request by James Martin for TRC to consider preliminary site plan approval of a 207 lot division with multi-family units located near the intersection of Myrtle Grove and Carolina Beach Road.

Project Data

Zoning: **R-15 Residential**
Water: **Public (City)**
Sewer: **Public (County)**
Roads: **Private**
Units: **207**
Acreage: **106.3**
Housing: **187 single family lots, 20 multi-family units)**
Traffic: **4,295 ADT near Myrtle Grove & Car. Bch. Road (Apr '05 MPO Data)**
LOS: **C (Stable)**
Land Class: **Transition, Wetland Resource Protection, Conservation**

Tidal Walk Project History

The TRC preliminarily approved Tidal Walk in December, 2005 for 153 lots. An one-year extension preliminary request by the developer was approved in November, 2007. Since that time, most of the infrastructure (roads, water, sewer) have been completed. However, ownership of the project has changed hands and the present developer is requesting 207 units.