

TECHNICAL REVIEW COMMITTEE AGENDA
July 9, 2008

New Hanover County's Technical Review Committee (TRC) will meet on **Wednesday, July 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 proposal. **All updated subdivision plans will be listed under the planning department subdivision page.**

2:00 p.m. **Item 1: Tidal Walk ([Revised Performance Plan](#))** – Request by James Martin for TRC to consider preliminary site plan approval of a 197 lot division located near the street intersection of Myrtle Grove and Carolina Beach Roads. This project was continued by the TRC June 25, 2008. Sam Burgess will present this item.

Project Data

Zoning: **R-15 Residential**
Water: **Public (City)**
Sewer: **Public (County)**
Roads: **Private**
Units: **197 (was 207)**
Acreage: **106.3**
Housing: **181 Single Family, 16 Multi-Family**
Traffic: **4,295 ADT near Myrtle Grove/Car. Bch. Rds. (April '05 MPO Data)**
LOS: **C (Stable)**
Land Class: **Transition, Wetland Resource Protection & Conservation**

Tidal Walk Development History

The TRC preliminarily approved Tidal Walk for 153 lots in December, 2005. A one year preliminary extension 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 has revised the plan and increased the total number of lots to 207. On June 25, 2008, the TRC continued the project until several issues were resolved:

- 1) That the alleys displayed on the plan be shown as 40' right-of-ways and built to minimum NCDOT standards.
- 2) That at least two (2) lots disappear (lots 185-187) to remove the potential of a severe repetitive loss due to the history of the property.
- 3) Due to the increase in the number of lots proposed, every effort should be made to create a secondary access (w/ gate) to Seaview Road.
- 4) Requirements of the revised TIA are in force.
- 5) That a bridge be required at lot 174.
- 6) A special Use Permit be required if more than 5 boat slips are planned.