

TECHNICAL REVIEW COMMITTEE AGENDA
August 27, 2008

New Hanover County's Technical Review Committee (TRC) will meet on **Wednesday, August 27, 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: Sunset Reach (Performance Revision)** – Request by Rockford Partners for TRC to consider changing the present preliminary road designation from public to private. The project is located near the western end of Rockhill Road, northern New Hanover County. Sam Burgess will present this item.

Project Data

Zoning: **R-20 Residential**
Water: **Public**
Sewer: **Private (individual septic systems)**
Road(s): **Public (request for private streets)**
Units: **53**
Acreage: **27.64**
Housing: **Single Family**
Traffic: **No Data Available on Rockhill Road**
LOS: **N/A**
Land Class: **Watershed Resource Protection**

Sunset Reach Development History

The TRC preliminarily approved Sunset Reach for 53 lots in September, 2006 with conditions. The project was granted a one year preliminary extension in April, 2008. The developer is requesting that the present preliminary road system within the project be converted from public to private. A letter of request from the developer outlining the reasons why the roads need to be redesignated is attached.

Rockford Partners is requesting removal of the TRC requirement of NCDOT Basic Letter for the roads of the Sunset Reach Subdivision, and submitting for private roads and a gated community. This request is a direct result of hardship that has resulted based on this condition as follows:

1. Plan approval from New Hanover County on the location of water, sewer & stormdrain lines delays the process of getting DOT approval for road design.
2. The DOT will not accept new roads with utilities running parallel with the road inside the ROW. This causes increased land disturbance to the environment.
3. By placing utilities outside the ROW, this adds to the congestion of non-municipal utilities and the location of services, manholes & transformers. This, in turn, adds another obstacle for builders and homeowners for the construction and location of the home.
4. Property line setbacks are altered to provide enough easement distance.
5. In NHC and Sunset Reach where dry sewer is a requirement, because sewer services are not available, this puts a tremendous restriction on septic fields that must be provided for residents in the new growth areas that do not have service.
6. Rockford Partners would like to gate and use private roads at Sunset Reach. There is not a good reason for anyone to travel in this subdivision unless they live there, or are a guest of a resident. A gated and private road will not hinder any other adjacent property owners from accessing a public DOT road. There is not a good reason for a DOT road at Sunset Reach. Due to high crime in the surrounding areas and unlawful dumping, there is a concern toward theft and safety that homeowners in Sunset Reach should not have to be concerned about. All fire and emergency service vehicles will have access to the neighborhood with an approval entrance system by all parties.

Sunset Reach development has been delayed due to the time it takes to follow the request of NHC infrastructure. Whether we were told we had water, then had it taken away after TRC approval, or the location of main utility lines being altered based on a future connection request, the process has been flawed and has cost Rockford Partners multiple clients for a neighborhood with 53 homesites on 27.64 acres. Sunset Reach was approved at TRC in September 2006. Utility drawings were submitted in December 2008 and not approved until September 2007. It is now August 2008 and paving has been complete since April 30, 2008. We still do not have the basic letter so lots can be sold.

In closing, a developer can not design a subdivision to have minimal impact on trees and land disturbing activity based on the DOT requirements for roadway widths, curvature and slope, as well as sewer, water & stormwater locations. DOT Requirements do not allow for neighborhoods to follow natural contours of the land or decreased impervious surfaces to create a neighborhood that developers and NHC can be proud of with an environmental consciousness we all desire. DOT requirements do not take into consideration the resident who desire a neighborhood, not a highway traffic corridor.

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