

**TECHNICAL REVIEW COMMITTEE AGENDA
June 10, 2009**

New Hanover County's Technical Review Committee (TRC) will meet on Wednesday, June 10, 2009 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(s):

- 2:00 p.m. Item 1: Marsh Landing Place - 2 (Performance Plan Extension) –**
Request by Brian Thomas for TRC to consider a second, one year extension to the approved preliminary site plan located between Bayshore Estates and Marsh Oaks subdivisions off Market Street. Sam Burgess will present this item.

Project Data

Zoning:	R-15 Residential
Water:	Public
Sewer:	Public
Road(s):	Public
Lots/Units:	28
Acreage:	17.97
Housing Type:	Single Family
Traffic:	39,149 ADT @ Market St./Oak Ridge Ln.(Dec '06 MPO Data)
LOS:	F (breakdown of traffic flow on Market Street)
Land Class:	Watershed Resource Protection

Marsh Landing Place: 2 History

Marsh Landing Place: Phase 2 was preliminarily approved by the TRC in August, 2006 for 28 lots. Approved preliminary sites are valid for a period of one year. An one year preliminary site plan extension was approved by TRC August 13, 2008. The developer for the project has requested a second one year preliminary extension. This will be the final preliminary extension as prescribed by the County's Subdivision Regulations. A letter is attached from the developer.

- 2:15 p.m. Item 2: M.R.S Right-ofWay Dedication (Preliminary Plan) – Request**
by Jeff Terry for TRC to consider a converting a 50' access easement
to a 50' right-of-way located across from Lambs Bluff subdivision,
west side of River Road. Sam Burgess will present this item.

M.R.S. Project Information

As noted on the site plan, five (5) deeded lots were using a 50' access easement from River Road. The road is presently paved (approximately 12' wide). Staff recommends:

- 1) Extending the paved road width to accommodate emergency vehicles,
- 2) Provide an unduplicated road name, road cross-section and
- 3) Other agency comments

Attn: Dept. Of Planning-New Hanover County

C/O Sam Burgess

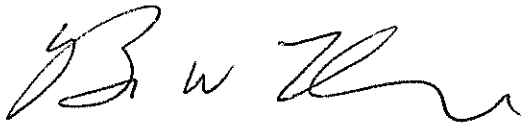
Re: Extension of Phase 2 approval- Marsh Landing Place

Dear Sir(s),

I would like to request a time slot in your June TRC meeting so as to renew our approval status for phase 2 in Marsh Landing Place. We are currently 25% through phase one and with the sluggish market we will need more time for development and completion of phase 2. Thank You!

With kindest Regards,

Brian Thomas – Owner/Developer, Marsh Landing Place 910-352-9517

A handwritten signature in black ink, appearing to read "B w Thomas". The signature is fluid and cursive, with the first letter of each name being capitalized and prominent.

