

## East & Mason (Masonboro Village)

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TRC Planning Review 11/21/19

- Confirm name of subdivision (Application states Masonboro Village, plans show East & Mason). GIS stated that 'Masonboro Village' is already an existing subdivision name that cannot be used.
- Portion of the property frontage along Masonboro Sound Road is located within the National Register District. The cluster subdivision standards cannot be applied to this area. This area will need to include standard R-15 lots.
- Primary conservation areas can only be impacted or crossed to reach other parts of the parcel that would otherwise be inaccessible. The crossing/impact of 'Road C,' between alleys 'B' and 'C' is not permitted.
- Each road needs to have a unique name, there are two roads named 'C.'
- Show 35-foot buffer/primary conservation areas.
- Open space must include all primary conservation areas.
- Open space must be permanently protected.
- Adjust lots lines so all lots are located outside of resource setbacks/primary conservation areas.
- Provide exceptional design narrative.
- A non-standard road cross-section is being proposed for 'Road C,' north of Alley A.' A technical waiver will be required.
- We will need to verify all required waivers at the TRC meeting.
- Add township to title block
- Staff will be recommending to SRB that for lots with alley access, driveways shall be limited to the alley only and driveways not to be permitted on the primary street frontage.
- Staff will also be recommending to SRB that if the streets are approved as private rights-of-way that all connections to the surrounding road network remain open.