

HENDERSON COUNTY
Planning Department

101 East Allen Street • Hendersonville, NC 28792
Phone 828-697-4819 • Fax 828-697-4533

MEMORANDUM

TO: Henderson County Planning Board

FROM: Anthony Prinz, Planner

DATE: February 5, 2007

SUBJECT: Combined Master and Development Plan for North Course Village,
Major Subdivision Application #2007-M03

ATTACHMENTS: 1. Vicinity Map
2. Review Agency Response Form – Emergency Services
3. Water Capacity Letter – City of Hendersonville
4. Sewer Capacity Letter – Etowah Sewer Company
5. Application and Appointment of Agent Form
6. Combined Master and Development Plan

PROJECT OVERVIEW

Mr. Eric Laughter, property owner, has submitted through Associated Land Surveyors and Planners PC., a Combined Master and Development Plan for the North Course Village major subdivision. Laughter Investments, LLC will be the developer of the project. North Course Village is planned to be located in the Etowah community adjacent to the Etowah Valley Golf Course on West Fairway Drive. A Master Plan for North Course Village was approved by the Planning Board on July 18, 2006. The developer is requesting approval of a Combined Master and Development Plan as the latest project proposal deviates slightly from the Master Plan that was originally approved by the Planning Board in July.

A total of 26 single-family lots on approximately 7.98 acres of land (PIN 9529-34-9040 and 9529-34-2953) are proposed by the Combined Master and Development Plan. Public water from the City of Hendersonville and private sewer from the Etowah Sewer Company will serve the development. (See attached capacity letters from the City of Hendersonville and Etowah Sewer Company.) According to the Combined Master and Development Plan, 1,038 feet of paved private roads are proposed for the development that will utilize a valley/gutter drainage system.

The subject property is located within a County Open Use zoning district that does not regulate the residential use of land. The property is not located in a Water Supply Watershed district. One official blue line perennial stream flows along the eastern boundary of the project site.

A copy of the Combined Master Plan and Development Plan is attached. Full size copies of the Combined Master and Development Plan are available for review at the Henderson County Planning Office.

STAFF COMMENTS

Staff has reviewed the major subdivision application for conformance with the Henderson County Subdivision Ordinance (HCSO) and offers the comments that follow.

1. **Revisions to the Combined Master and Development Plan.** The Combined Master and Development Plan for North Course Village meets the minimum requirements of Appendix 4 and 5 of the HCSO. No revisions to the plan are necessary.
2. **Water and Sewer.** The applicant has proposed public water (City of Hendersonville) and private community sewer (Etowah Sewer Company) for the project. According to the HCSO, the applicant must provide evidence that the water supply and sewer system plans have been approved by the appropriate agencies. All public or private water supply and sewerage systems shall be installed and shall meet the requirements of the Henderson County Health Department, NC DENR, or other government authorities having jurisdiction thereof. The proposed Combined Master and Development Plan may be approved contingent on final approval from such agencies; however, the final plat shall not be approved until all such final approvals have been obtained. Any subdivision served by a public water system must meet the respective county or municipality's minimum requirements for fire hydrants installation (HCSO 170-20).
3. **Soil Erosion and Sedimentation Control.** The Developer should submit notice from NC DENR that a soil erosion and sedimentation control plan has been received, or provide documentation that no plan is required prior to beginning construction (HCSO 170-19).
4. **Driveway Permit.** The applicant must obtain a driveway permit through NCDOT for the proposed entrance on West Fairway Drive and provide evidence of permit issuance to the Planning Department.
5. **Final Plat Requirements.** Final Plat(s) must meet the requirements of Appendix 7 of the Subdivision Ordinance for approval.

REVIEW AGENCY COMMENTS

Staff has received the following review agency comments regarding the North Course Village Combined Master and Development Plan. The Planning Board may choose to discuss these comments and impose conditions as necessary to ensure compliance with the HCSO.

1. **Comments from the Henderson County Fire Marshal's Office.** See comments from Rocky Hyder of the Henderson County Fire Marshal's Office (Attached).
 - The Combined Master and Development Plan depicts one existing fire hydrant located on West Fairway Drive; however, does not show any additional hydrants proposed within the North Course Village development. As stated above, Section 170-20 of the HCSO requires that any subdivision served by a municipal public water system must meet the respective municipality's minimum standards for fire hydrants installation. The Planning Board may choose to require the a revised Combined Master and Development Plan that shows fire hydrants proposed for the development at the minimum spacing required by the City of Hendersonville.

STAFF RECOMMENDATION

Staff has found that given the above conditions, the major subdivision application for North Course Village appears to meet the minimum standards of the Henderson County Subdivision Ordinance. Staff recommends approval of the North Course Village Combined Master and Development Plan subject to the above comments being addressed, and the developer addressing any other issues raised by the Planning Board.

PLANNING BOARD ACTION

Suggested Motion

I move that the Planning Board find and conclude that the major subdivision application for North Course Village complies with the provisions of the Subdivision Ordinance except for those matters addressed in the Staff Comments section of the memo that need to be addressed;

AND

I further move that the Combined Master and Development Plan be approved subject to the following conditions: the applicant satisfies any conditions that result from the comments listed above and any other conditions that may result from discussion at the Planning Board meeting.

HENDERSON COUNTY PLANNING DEPARTMENT REVIEW AGENCY RESPONSE FORM

I have reviewed the plan(s) for subdivision application #2007-M03 (North Course Village) and offer the following comments:

Water Supply – All structures should be located within 1000 feet of a fire hydrant.

Road Width – 18 foot roadways provide adequate access for emergency service vehicles.

<u>Rocky Hyder</u>	<u>Emergency Services</u>	<u>1/29/07</u>
Reviewed By	Agency	Date

Please return to: Anthony Prinz, Planner
Henderson County Planning Department
101 E. Allen Street
Hendersonville, NC 28792
aprinz@hendersoncountync.org

File No. 2007- M03

**HENDERSON COUNTY
SUBDIVISION APPLICATION FORM**

1/17/07
Date of Application

NORTH COURSE VILLAGE
Subdivision Name

2007-1703
Application Number

☒ Major Subdivision

☐ Minor Subdivision

☐ Other

Property Owners Name: LAUGHTER INVESTMENTS, LLC

Address: PO Box 135

City, State, Zip: ETOWAH, NC 28729

Owner's Agent: TERRY BAKER

Telephone No: 606-4000

PIN 9529-3A-90AD/2953 Deed Book/Page 1301/393

Zoning District OPENUSE Fire District EHSVFRD Watershed NO

Location of property to be divided: off W. Fairway Drive is Etowah adjacent to Etowah C.C.

Type of Subdivision: ☒ Residential () Commercial () Industrial Present Use _____

No. Lots Created 26 Original Tract Size 7.98 New Tract Size 4.3 No. New Lots 24

Road System: () Public (X) Private () Combination Public and Private

Water System: () Individual () Community (X) Municipal

Sewer System: () Individual () Community (X) Municipal

Fee: \$ 200.00

Paid 1/17/07

Method Check

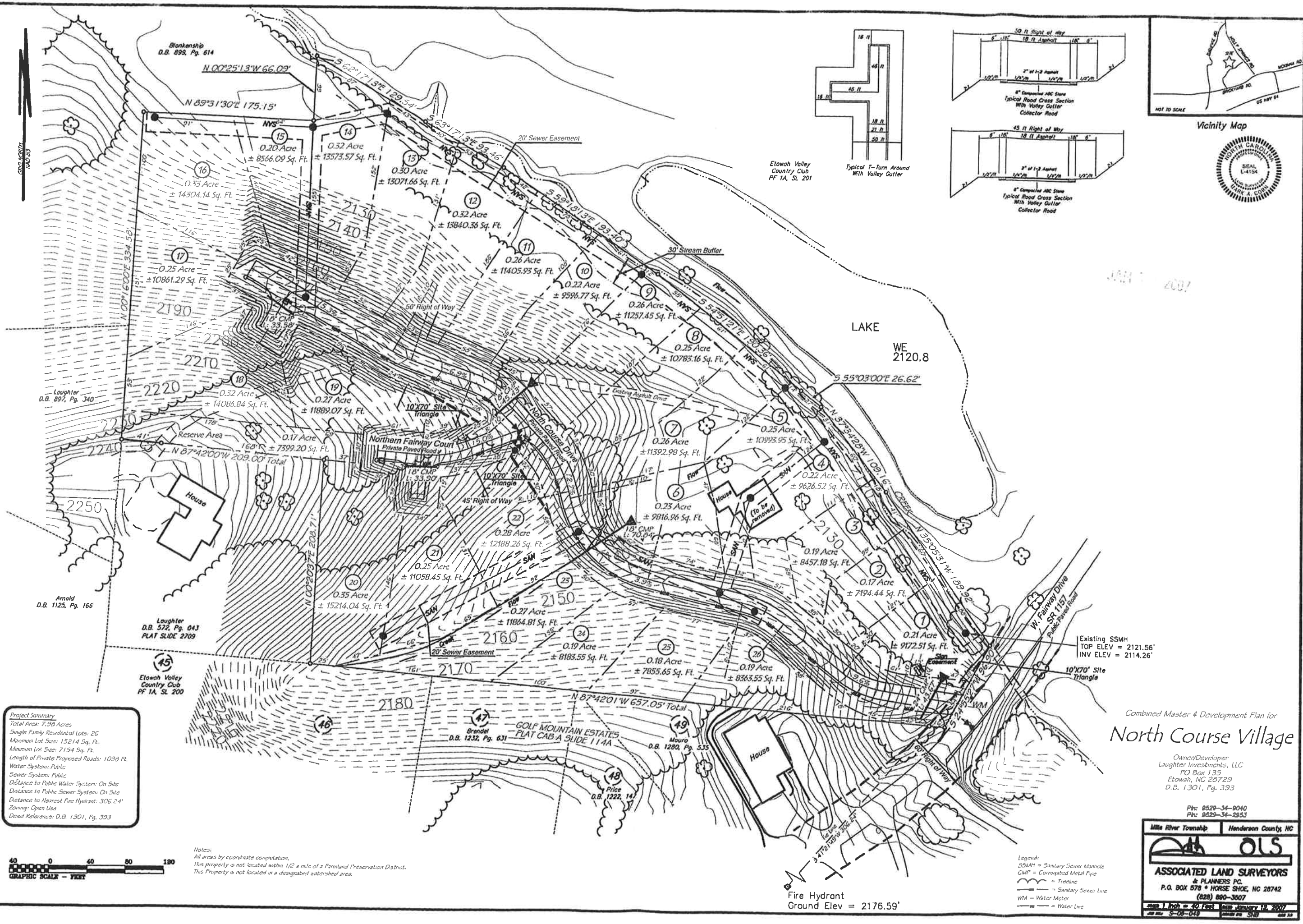
I certify that the information shown above is true and accurate and is in conformance with the Henderson County Subdivision Ordinance.

Eri Laughter
APPLICANT (OWNER OR AGENT)

1/12/07
DATE

Development Plan Approval / Conditions _____

Final Plat Approval: _____ Plat Recorded _____



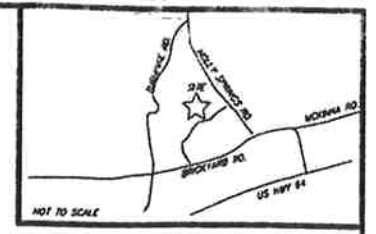
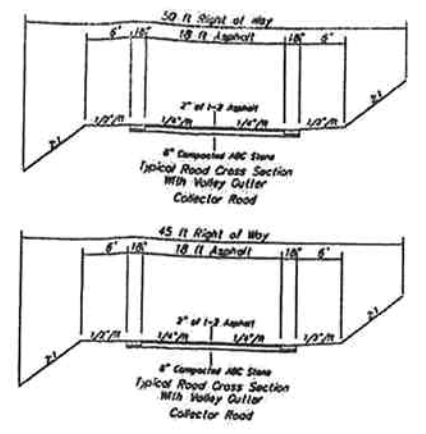
Project Summary
Total Area: 7.98 Acres
Single Family Residential Lots: 26
Maximum Lot Size: 15214 Sq. Ft.
Minimum Lot Size: 7194 Sq. Ft.
Length of Private Proposed Roads: 1038 Ft.
Water System: Public
Sewer System: Public
Distance to Public Water System: On Site
Distance to Public Sewer System: On Site
Distance to Nearest Fire Hydrant: 306.24'
Zoning: Open Use
Dead Reference: D.B. 1301, Pg. 393



Notes:
All areas by coordinate computation.
This property is not located within 1/2 mile of a Farmland Preservation District.
This property is not located in a designated watershed area.

Etowah Valley
Country Club
PF 1A, SL 201

Typical T-Turn Around
With Valley Gutter



JAN 12 2007

LAKE
WE
2120.8

Existing SSMH
TOP ELEV = 2121.56'
INV ELEV = 2114.26'

Combined Master & Development Plan for North Course Village

Owner/Developer
Laughter Investments, LLC
PO Box 135
Etowah, NC 28729
D.B. 1301, Pg. 393

Ph: 8528-34-8040
Ph: 8528-34-2853

Logo for Associated Land Surveyors & Planners PC, showing a stylized 'A' and 'P'.

**ASSOCIATED LAND SURVEYORS
& PLANNERS PC**
P.O. BOX 578 • HORSE SHOE, NC 28742
(828) 880-3507

Stamp 1 Feb = 40 First Jan January 12, 2007
JAN 12 2007

Legend:
SSMH = Sanitary Sewer Manhole
CMP = Corrugated Metal Pipe
= Trachline
= Sanitary Sewer Line
WM = Water Meter
= Water Line

Fire Hydrant
Ground Elev = 2176.59'

OFFICERS:

Greg Newman
Mayor
Barbara Volk
Mayor Pro-Tem
Chris A. Carter
City Manager

CITY OF HENDERSONVILLE

"The City of Four Seasons"

WATER AND SEWER DEPARTMENT
Lee Smith, Utilities Director

CITY COUNCIL:

BARBARA VOLK
JON LAUGHTER
WILLIAM O'CAIN
JEFF COLLIS

Friday, January 12, 2007

Mr. Eric Laughter
Laughter Investments, LLC
P.O. Box 135
Etowah, NC 28729

RE: NORTH COURSE VILLAGE
PARCEL IDENTIFICATION NUMBER
9529349040 AND 9529342953
WATER AVAILABILITY

Dear Mr. Laughter:

We have received and reviewed your request, dated January 12, 2007, regarding water availability for the above referenced project. We have determined that City water is available to this project to the eastern side of the project on W. Fairway Dr. Based on our findings, the above referenced project would be eligible for City water service.

If you have any questions or require additional information regarding this correspondence please let us know.

Sincerely,



Lee Smith
Utilities Director

Attachment

cc: Dennis Frady, Assistant Utilities Director (via email)

Etowah Sewer Company

Post Office Box 1659
Etowah, NC 28729
828-891-7022

January 12, 2007

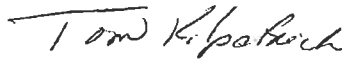
RE: Sewer Service Availability
North Course Village, 26 Lots
Off Fairway Dr. Near 7 W. Fairway Dr.

To Whom it may Concern:

This is to advise that sewer service can be made available and can be provided by the Etowah Sewer System for the above referenced Applicant/location. Excess capacity of approximately 50,000 gallons per day is available on the sanitary sewer system as of this date - a portion of which can be made available for use at this site.

If you have any questions, please feel free to call me a 891-8165.

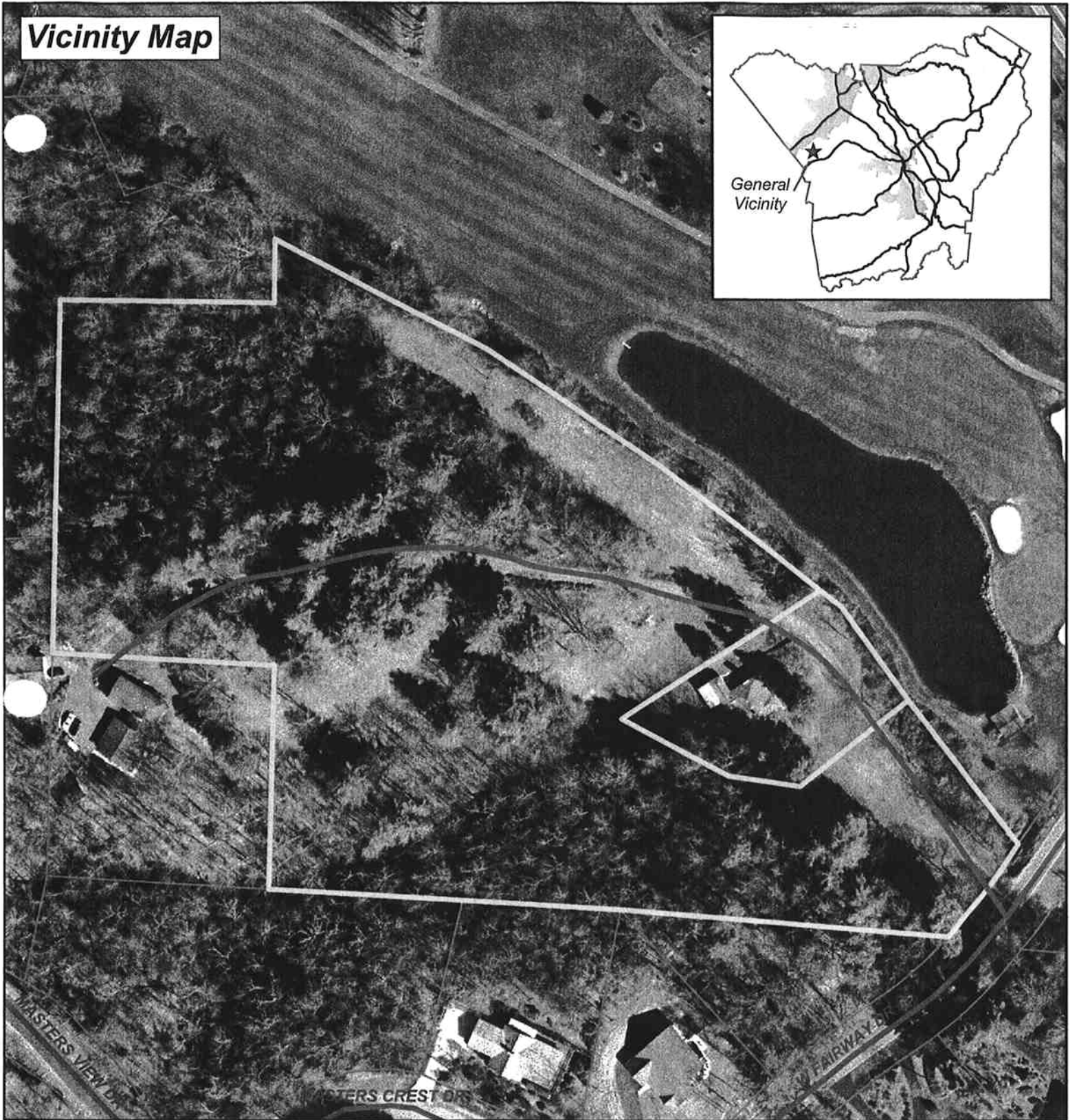
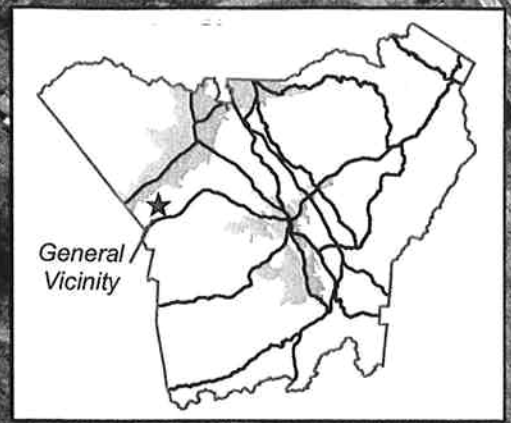
Sincerely,



Tom Kilpatrick
Manager & ORC

cc: Project File,
Eva McCrary, ESC, fax @ 884-8446

Vicinity Map



North Course Village

PROPERTY OWNER: Mr. Eric Laughter

DEVELOPER: Mr. Eric Laughter

AGENT: Associated Land Surveyors

PIN: 9529349040

ZONING: Open Use

WATERSHED: N/A

Henderson County Planning Department
1-22-07



— Secondary Roads

□ Parcels

Development Parcel