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HENDERSON COUNTY Planning Department

213 1st Avenue East • Hendersonville, NC 28792
Phone 828-697-4819 • Fax 828-697-4533

MEMORANDUM

TO: Henderson County Planning Board

FROM: Matt Card, Planner

DATE: March 6, 2007

SUBJECT: Combined Master and Development Plan for Mountain Dream,
Major Subdivision Application #2007-M02

ATTACHMENTS:

- 1. Vicinity Map
- 2. Review Agency Response Form – Emergency Services
- 3. Application
- 4. Combined Master and Development Plan

PROJECT OVERVIEW

Cabin Dream Homes, Inc. (property owner), has submitted, through Laughter, Austin, and Associates, a Combined Master and Development Plan for a proposed subdivision to be known as Mountain Dream. Cabin Dream Homes, Inc. will also be the developer of the subdivision. Mountain Dream is proposed to be developed on two parcels of land totaling approximately 17.5 acres in size (PIN 9599679371 and 9599660489) located off of Owensby Road (see attached Vicinity Map). Henderson County tax records indicate that one of the proposed development parcels is currently owned by Judith Tabor Huntley.

Mountain Dream is proposed to contain 19 single-family lots that will be developed in one phase. One out parcel is proposed for the development adjacent to Owensby Road in the area of an existing single-family dwelling. Ms. Huntley will retain ownership of the proposed out parcel. The developer plans for all of the homes to be served by private individual water and septic systems. One public road is proposed to serve the development with the main entrance on Owensby Road.

The project site is located in a County Open Use (OU) zoning district, which does not regulate residential uses of land and is not within a designated Water Supply Watershed area. See the attached Combined Master and Development Plan for more information.

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. **Application.** As a portion of the project area is currently owned by Ms. Judith Tabor Huntley, a subdivision application, or appointment of agent form, must be submitted on her behalf to demonstrate consent for the major subdivision approval.

2. **Revisions to Development Plan.** The following changes must be made for the Development Plan portion of the Combined Master and Development Plan to be in compliance with Appendix 5 (Development Plan Requirements) of the HCSO.
 - The project summary should be revised to reflect that the plans propose 19 single-family residential lots, one of them being an out parcel.
 - If a subdivision sign is proposed for the project, the sign location must be shown on the Development Plan.
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 Owensby Road and provide evidence of permit issuance to the Planning Department.
5. **Farmland Preservation Program.** The subject property is within ½ mile of a Henderson County Farmland Preservation District, by which, the developer is required by the HCSO to submit an Affidavit of Understanding of Farmland Preservation District (Appendix 11 of the HCSO) with the major subdivision application.
6. **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 Mountain Dream 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).
 - According to Section 170-20B (1) of the Henderson County Subdivision Ordinance, a subdivision shall be required to connect to a public water supply system when the subdivision is located within a distance from the existing water system equal to the product of 100 feet multiplied by the number of lots proposed for the subdivision (not to exceed 5,000 feet). Being that the subject property is not within 2,000 feet of existing public water infrastructure, the developer is not required by the HCSO to serve the development with public water.

STAFF RECOMMENDATION

Staff has found that given the above conditions, the proposed Combined Master and Development Plan for Mountain Dream appears to meet the technical standards of the Henderson County Subdivision Ordinance. Staff recommends approval of the 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

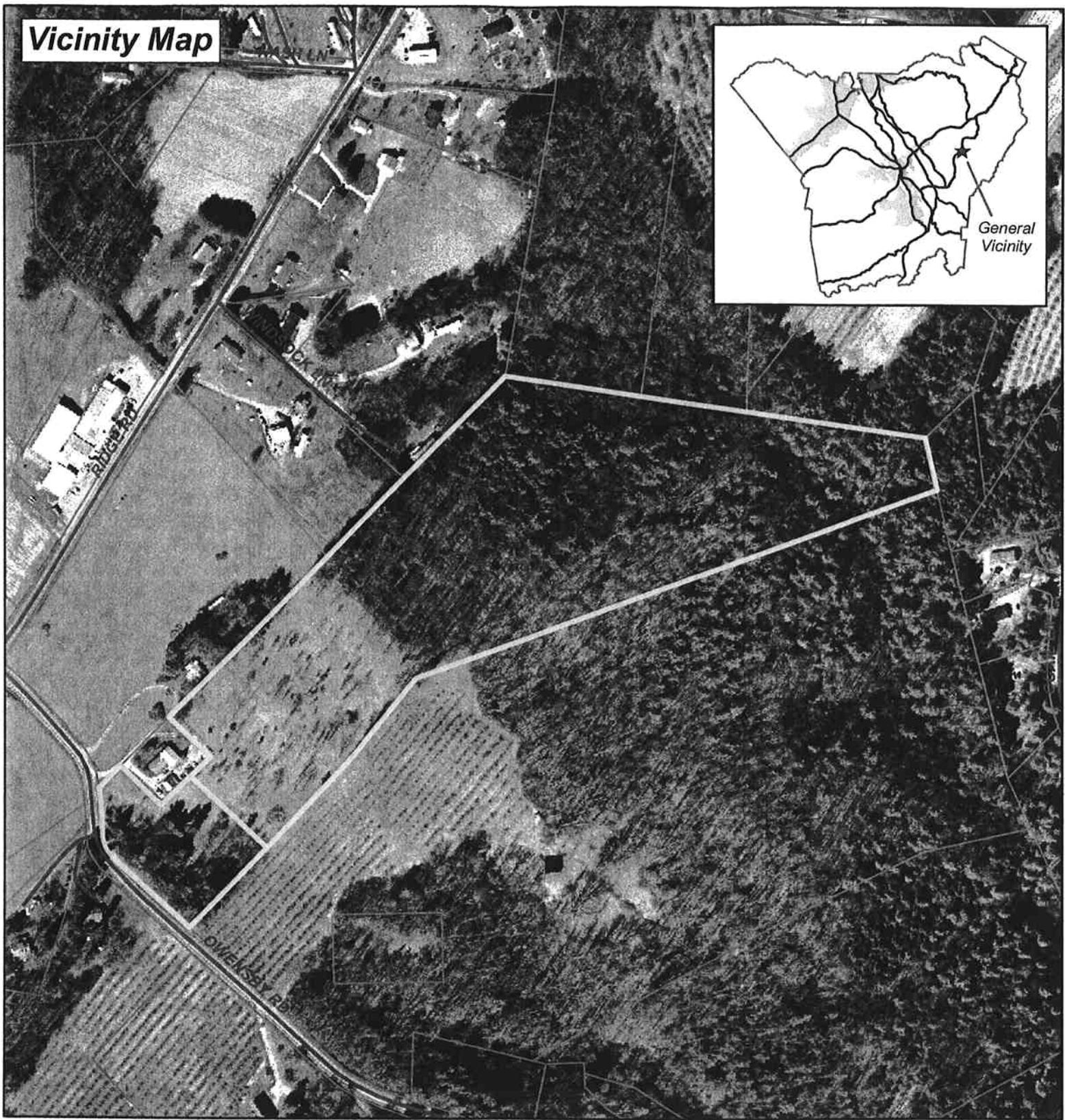
Suggested Motion

I move that the Planning Board find and conclude that the Combined Master and Development Plan for Mountain Dream 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.

Vicinity Map



Mountain Dream

PROPERTY OWNER: Cabin Dream Homes, Inc.

DEVELOPER: Cabin Dream Homes, Inc.

AGENT: Laughter, Austin & Assoc.

PIN: 9599679371

ZONING: Open Use

WATERSHED: N/A

Henderson County Planning Department
2-23-2007



— Secondary Roads

□ Parcels

Development Parcel

HENDERSON COUNTY PLANNING DEPARTMENT REVIEW AGENCY RESPONSE FORM

I have reviewed the plan(s) for subdivision application #2007-M02 (Mountain Dream) and offer the following comments:

Hydrants – No fire protection water supply provided. The proposed development is approximately ¾ mile from public water supply.

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

<u>Rocky Hyder</u>	Emergency Services	2/26/07
Reviewed By	Agency	Date

Please return to: Matt Card, Planner
Henderson County Planning Department
101 E. Allen Street
Hendersonville, NC 28792
mscard@hendersoncountync.org

File No. 2007- M02

HENDERSON COUNTY
SUBDIVISION APPLICATION FORM

12/28/06

MOUNTAIN DREAM

Date of Application

Subdivision Name

2007-M02

Application Number

Major Subdivision

Minor Subdivision

Other

Property Owners Name:

CABIN DREAM HOMES, INC.

Address:

P. O. Box 1578

City, State, Zip:

Flat Rock, NC. 28731

Owner's Agent:

Tony LAUGHLIN

Telephone No:

692-9089

PIN 9599-67-5065

Deed Book/Page

Zoning District OPCNUC

Fire District DRA 4

Watershed

Green River

Location of property to be divided:

Type of Subdivision: Residential Commercial Industrial Present Use 4000 sf

No. Lots Created 2 Original Tract Size 17.41 New Tract Size _____ No. New Lots 2

Road System: Public Private Combination Public and Private

Water System: Individual Community Municipal

Sewer System: Individual Community Municipal

Fee: \$ 400.00 Paid _____ Method _____

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

John L. Smith
APPLICANT (OWNER OR AGENT)

Dec 16, 06

DATE

Development Plan Approval / Conditions _____

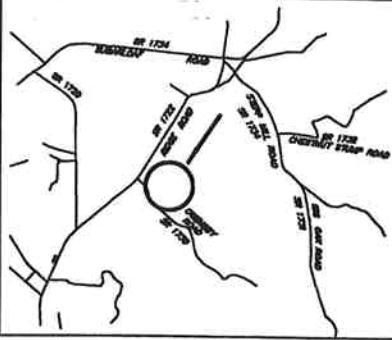
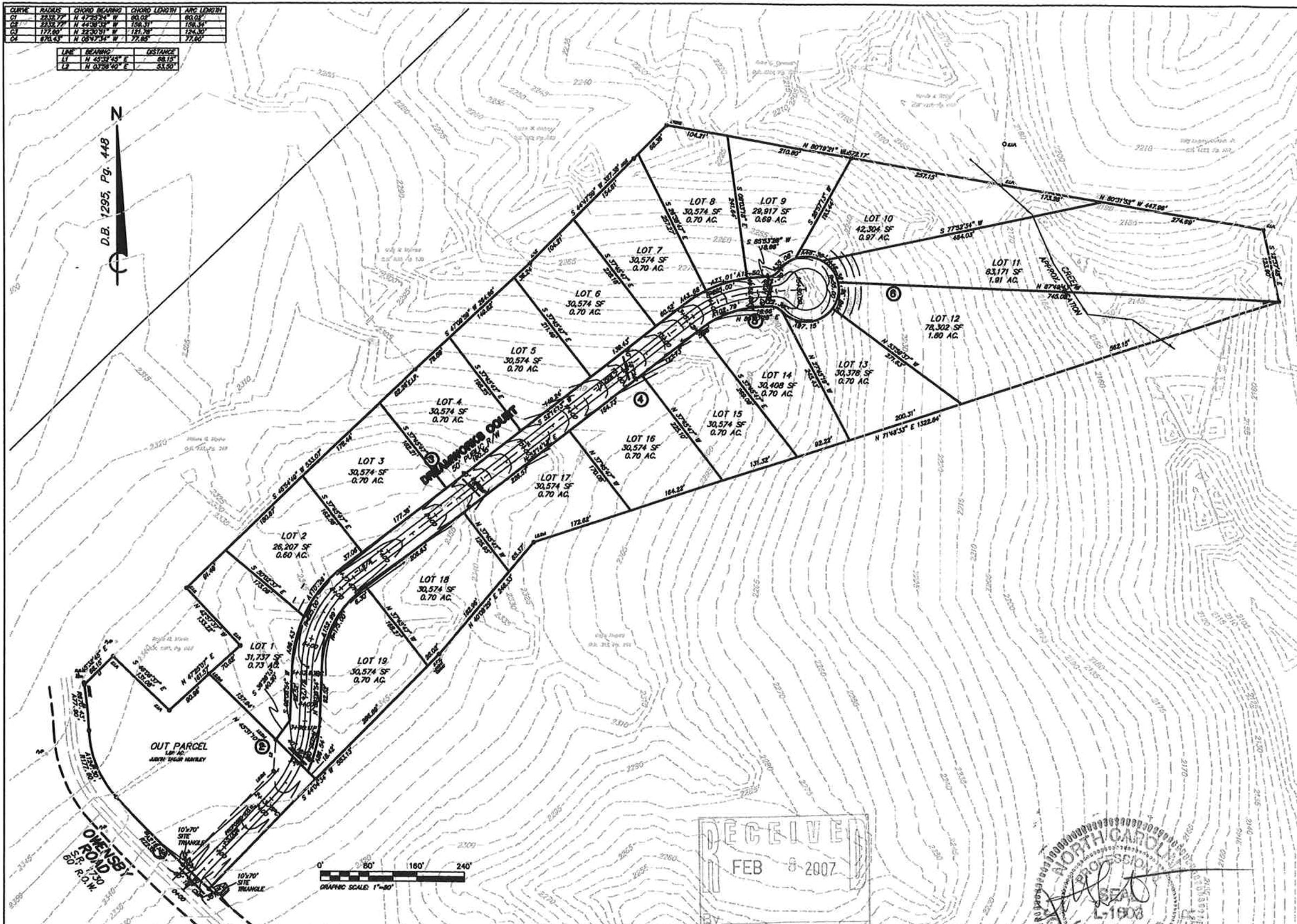
Final Plat Approval: _____ Plat Recorded: _____

CHORD	CHORD	CHORD LENGTH	ARC LENGTH
243.77'	N 45°32'45" E	68.07'	68.07'
232.77'	N 44°58'37" W	758.31'	758.31'
177.00'	N 32°03'37" W	131.78'	131.78'
87.43'	N 03°27'34" W	77.83'	77.83'

LINE	BEARING	DISTANCE
L1	N 45°32'45" E	68.07'
L2	N 03°27'34" W	77.83'

N

D.B. 1295, Pg. 448

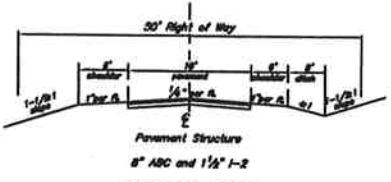


PROJECT SUMMARY

TOTAL PROJECT AREA	17.42 AC.
NUMBER OF PROPOSED LOTS/UNITS BY TYPE	21 SINGLE FAMILY
MINIMUM LOT SIZE (SF)	26,207 SF
MAXIMUM LOT SIZE (SF)	83,171 SF
LENGTH OF PROPOSED PUBLIC ROADS	1,872 LF
LENGTH OF PROPOSED PRIVATE ROADS	0 LF
WATER SYSTEM	INDIVIDUAL
SEWER SYSTEM	INDIVIDUAL
CURRENT ZONING	OPEN USE
Distance to public water system -	5+ Miles
Distance to public sewer system -	5+ Miles
SIGHT TRIANGLES -	AS SHOWN (10'x70')
SETBACK FROM PERENNIAL STREAMS -	30'



TYPICAL CUL-DE-SAC



No portion of the proposed roads shall have grades that exceed 10% as required for local residential paved surfaced roads.

OWNER/DEVELOPER
CABIN DREAM HOMES, INC.
P.O. BOX 1578
FLAT ROCK, N.C. 28731

RECEIVED
FEB 8 2007
BY
NORTH CAROLINA
PROFESSIONAL
LAND SURVEYORS
L-1603
AUSTIN HARVEY LAUGHTER

COMBINED MASTER AND DEVELOPMENT PLAN

CREW CHIEF	DJA	CHECKED BY	JHL	DATE	SHEET NO.
DRAIN BY	FSP	SCALE	1" = 80 FT.	12/06/06	1 OF 1
COORS. FILE	06391	DRIBBLE FILE	06391angr		
FLOOD MAP PANEL NUMBER	370125 0105	TAX PARCEL NUMBER	0599-67-5085		

02/07/07 REV PER COUNTY COMMENTS

JOB NO. 06-391

FEB 07 2007