

# HENDERSON COUNTY Planning Department

7

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

## MEMORANDUM

**TO:** Henderson County Planning Board

**FROM:** Matt Cable, Planner

**DATE:** March 6, 2007

**SUBJECT:** Combined Master and Development Plan for Pleasant View,  
Major Subdivision Application #2007-M07

**ATTACHMENTS:**

1. Vicinity Map
2. Review Agency Response Form – Emergency Services
3. Review Agency Response Form – Zoning
4. Application and Appointment of Agent Forms
5. Combined Master and Development Plan

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## PROJECT OVERVIEW

Juanita Brogden, TC Williams, and Eugina Barber (property owners), have submitted through Associated Land Surveyors and Planners PC., a Combined Master and Development Plan for the Pleasant View major subdivision. Brogden Contracting will be the developer of the project. Pleasant View is proposed to be developed on one parcel of land totaling approximately 19.36 acres in size (PIN 9528129855) located off of Pleasant Grove Road (see attached Vicinity Map).

Pleasant View is planned to contain 17 single-family lots that will be developed in one phase. The developer plans for all of the homes to be served by private individual water and septic systems. Two private roads are proposed to serve the development, with the main entrance off Pleasant Grove Road.

The subject property is located within a County Open Use zoning district, which does not regulate residential uses of land and is not located in a Water Supply Watershed area. One official blue line perennial stream flows along the western boundary of the project site. 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. **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.
  - Private local residential roads require a drainage ditch with a minimum of 3:1 slope. The private road cross-section must be revised to show an adequate drainage ditch for each of the proposed roads.

2. **Water Supply.** 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). According to the Combined Master Plan and Development Plan, the proposed project site is located within 1,500 feet of the nearest public water supply infrastructure (City of Hendersonville). Being within 1,700 feet of such infrastructure, the Applicant is required by the HCSO to serve the proposed development with public water. Exceptions to this requirement may be granted by the Planning Board based upon terrain hardships, inability to acquire easements, or inadequate capacity. The Planning Board should discuss with the Applicant why private wells have been proposed for the project and determine whether the developer should be required to extend public water to the site.
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 Pleasant Grove Road 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).
  - Comments regarding public water access have been addressed in the Staff Comments section above.
2. **Comments from the Henderson County Zoning Department.** See comments from Natalie Berry of the Henderson County Zoning Department (attached).
  - The Planning Board may choose to discuss potential flooding issues with the Applicant. Staff recommends that the Applicant contact Natalie Berry for more information regarding Henderson County's Flood Damage Prevention Ordinance.

#### **STAFF RECOMMENDATION**

Staff has found that given the above conditions, the major subdivision application for Pleasant View appears to meet the minimum 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**

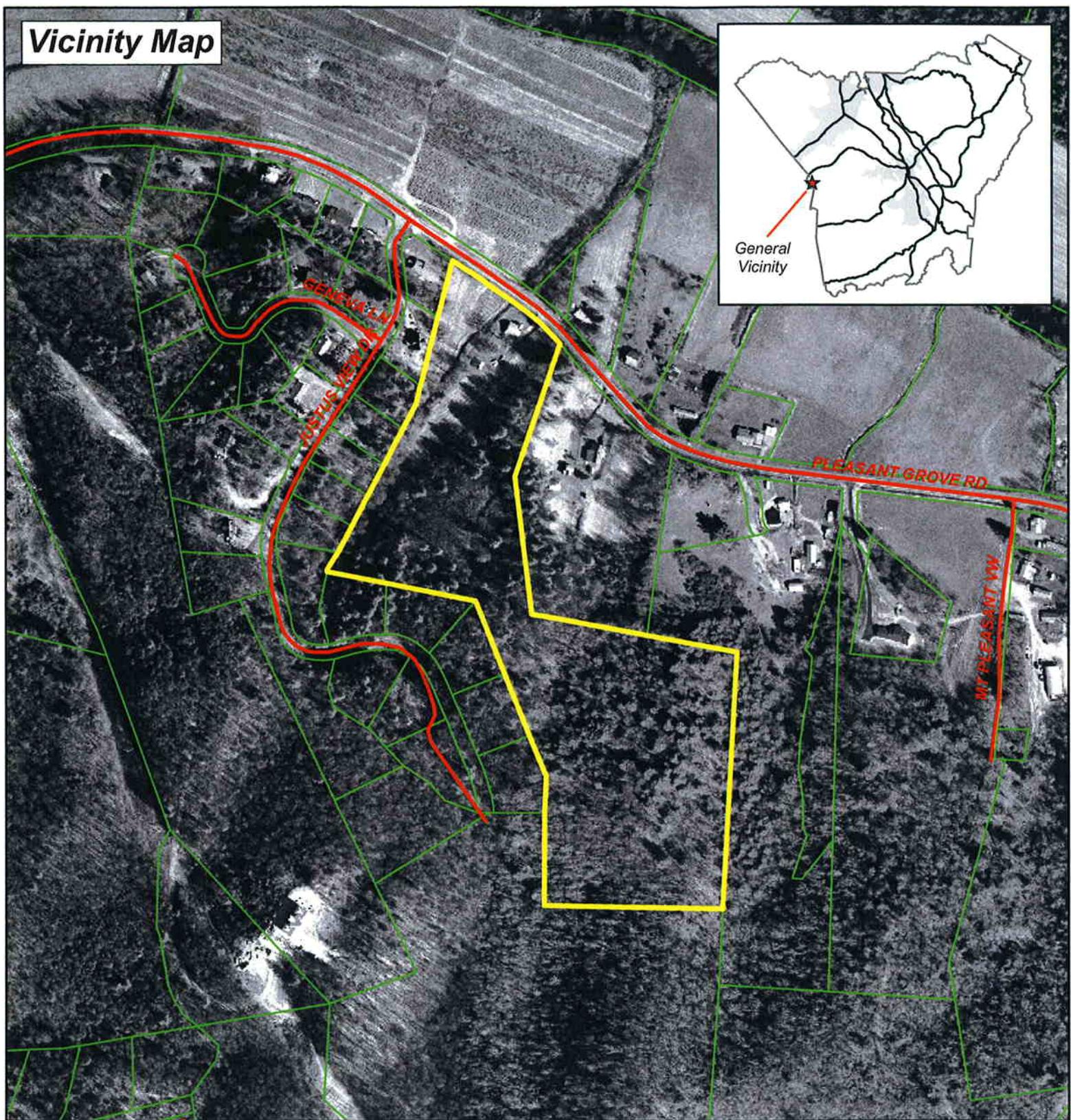
*Suggested Motion*

I move that the Planning Board find and conclude that the major subdivision application for Pleasant View 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



## Pleasant View

**PROPERTY OWNER:** Juanita Brogden, TC Williams  
and Eugina Barber

**DEVELOPER:** Brogden Contracting

**AGENT:** Associated Land Surveyors

**PIN:** 9528129855

**ZONING:** Open Use

**WATERSHED:** N/A



- Secondary Roads
- Parcels
- Development Parcel

## HENDERSON COUNTY PLANNING DEPARTMENT REVIEW AGENCY RESPONSE FORM

I have reviewed the plan(s) for subdivision application #2007-M07 (Pleasant View) and offer the following comments:

**Water Supply** – No fire protection water provided. The proposed development is approximately .66 mile from a fire hydrant.

**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](mailto:mscard@hendersoncountync.org)

**File No. 2007- M07**

Review Agency Response Form

Subdivision Application #2007-M 07

Date: 2007-02-27

## HENDERSON COUNTY PLANNING DEPARTMENT

### REVIEW AGENCY RESPONSE FORM

I have reviewed the plan(s) for subdivision application #2007-M 07 (Pleasant View)  and offer the following comments:

**Comments:**

Zoning: Open Use does not regulate single family dwelling subdivisions developments.

Watershed: None

Floodplain: Entrance is located in a Special Flood Hazard Area and must be shown on the plan as such. If this is the only entrance, the roadway must be elevated to Base Flood Elevation and anchored to prevent floatation, collapse, and lateral movement.

Natalie Jo Berry

Zoning Administrator - HC

Reviewed By

Agency

Please Return to:

, Planner

Henderson County Planning Department  
101 East Allen Street  
Hendersonville, NC 28791

File No. 2007-M 07

HENDERSON COUNTY  
SUBDIVISION APPLICATION FORM2/13/07  
Date of ApplicationPleasant View  
Subdivision Name2007-M07  
Application Number

\* Major Subdivision      \* Minor Subdivision      \* Other

Property Owners Name: JENNIFER BROGDENAddress: 10 MELODY LANECity, State, Zip: MILLS RIVER NC 28759Owner's Agent: Associated Land SurveyorsTelephone No: 828 891 4794PIN 9528-12-9855 Deed Book/Page 768/343Zoning District OPEN USE Fire District Elizabethtown/Horseshoe Watershed NONELocation of property to be divided: Pleasant Grove Rd.Type of Subdivision:  Residential  Commercial  Industrial Present Use \_\_\_\_\_No. Lots Created 17 Original Tract Size 19.36 New Tract Size \_\_\_\_\_ No. New Lots 17Road System:  Public  Private  Combination Public and PrivateWater System:  Individual  Community  MunicipalSewer System:  Individual  Community  MunicipalCemetery on Property:  Yes  NoFee: \$ 400.00 Paid 2/13/07 Method check

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

Jennifer Brogden  
APPLICANT (OWNER OR AGENT)2-09-07  
DATE

Development Plan Approval / Conditions \_\_\_\_\_

Final Plat Approval: \_\_\_\_\_ Plat Recorded: \_\_\_\_\_



SUBDIVISION OF LAND

170 Attachment 2

Appendix 2  
Henderson County  
Appointment of Agent Form  
(Optional)

I JUANITA BRODEN owner of property located on PLEASANT GROVE ROAD  
(name) (street name)  
recorded in 768/343 and having a parcel identification number (PIN) of 9528-12-9855  
(deed book / page) (agent's name)  
located in Henderson County, North Carolina, do hereby appoint Associated Land Surveyors.  
to represent me in an application for subdivision of land and authorize him/her to act as my  
agent in all matters, formal and informal, except as stated herein, and authorize him/her to  
receive all official correspondence. I however understand that as the listed property owner, I  
must sign all affidavits and statements required by this Ordinance.

Juanita Broden 2-09-07  
Property Owner Date



SUBDIVISION OF LAND

170 Attachment 2



Appendix 2  
Henderson County  
Appointment of Agent Form  
(Optional)

I EUGENIA BARBER owner of property located on Pleasant Grove Rd.  
(name) (street name)  
recorded in 768/343 and having a parcel identification number (PIN) of 9528-12-9855  
(deed book / page) (agent's name)  
located in Henderson County, North Carolina, do hereby appoint Associated Land Surveyors  
to represent me in an application for subdivision of land and authorize him/her to act as my  
agent in all matters, formal and informal, except as stated herein, and authorize him/her to  
receive all official correspondence. I however understand that as the listed property owner, I  
must sign all affidavits and statements required by this Ordinance.

Eugenia Barber  
EUGENIA BARBER  
Property Owner

2-16-07  
Date

SUBDIVISION OF LAND

170 Attachment 2

Appendix 2  
Henderson County  
Appointment of Agent Form  
(Optional)



I TC Williams owner of property located on Pleasant Grove Rd.  
(name) (street name)  
recorded in 768/343 and having a parcel identification number (PIN) of 9528-12-9855  
(deed book / page) (agent's name)  
located in Henderson County, North Carolina, do hereby appoint Associated Land Surveyors  
to represent me in an application for subdivision of land and authorize him/her to act as my  
agent in all matters, formal and informal, except as stated herein, and authorize him/her to  
receive all official correspondence. I however understand that as the listed property owner, I  
must sign all affidavits and statements required by this Ordinance.

TC Williams 2-16-07  
Property Owner Date

