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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
MEETING DATE: April 19, 2007
SUBJECT: Master Plan Review for Mountain Meadows (File # 07-M13)

PROJECT OVERVIEW

Mr. Jeffery Donaldson, developer and agent, submitted a revised Master Plan for an existing subdivision known as Mountain Meadows. Mountain Meadows is located on approximately 50 acres off Oleta Road (S.R. 1525). The original Master Plan and Phase I Development Plan for Mountain Meadows was conditionally approved by the Planning Board on November 18, 2003. Phase II was conditionally approved by staff on December 20, 2006.

The applicant is now requesting to add approximately 15 acres of land (Phase III), currently owned by William May, Jr. to the subdivision. Phase III will consist of 13 single-family residential lots. Private roads, individual septic systems and individual wells are proposed. Please see the attached Master Plan for more information.

STAFF COMMENTS

According to Section 170-16B of the Henderson County Subdivision Ordinance (HCSO), the purpose of a Master Plan is to present the overall development concept for a project and to provide general information about the project to allow for assessment of its impact on growth and development of the County, environmental quality, land values, natural features, etc. Staff has reviewed the submitted Master Plan for Mountain Meadows for conformance with Henderson County's Ordinances and offers the following comments:

Master Plan

1. **County Comprehensive Plan (CCP).** The Future Land Use map of the CCP shows that the subject property is located within the Rural / Urban Transition Area (RTA) of the Growth Management Strategy. The CCP states that the RTA is currently rural in character, with existing pockets of limited higher density residential and commercial development. It says that the primary factor preventing urban development in the RTA is the absence of sewer and water service. It also says that land development ordinances in the RTA should strive for a general, average density of 5 or fewer acres per residential dwelling unit.
2. **Land Development Code (LDC).** According to Draft 7 of the Land Development Code Zoning Map the proposed project site for this development is located entirely in the Residential Zoning District 2 (R2). The current draft of the Land Development Code

(LDC) requires a density of 1 unit per acre. It appears that the average density for Mountain Meadows is approximately .91 units per acre. As proposed, the R2 zoning district will allow for single-family residential units. Since differences exist between proposed densities with the LDC and the CCP, if the LDC is adopted as proposed then the CCP may need to be amended to be consistent with the LDC.

3. **Ownership.** An application form was submitted with the Master Plan on March 21, 2007, as required. The application form was signed by Mr. Jeffery Donaldson and not the current property owner of record, Mr. May. Staff has requested that Mr. Donaldson provide an application form or agent form signed by Mr. May. Staff suggests that the Planning Board require, as a condition of approval, Mr. Donaldson to provide staff with either an agent form or application form signed by Mr. May.

Review Agency Comments

4. **Comments from the Fire Marshal.** The Henderson County Fire Marshal's Office submitted comments regarding the subdivision (see attached). Note: The Planning Board can only require the applicant to meet the minimum standards of the Henderson County Subdivision Ordinance; the Planning Board may not have the authority to require any additional standards.
5. **Comments from Mountain Meadows.** See attached comments for the Henderson County Environmental Health Department.

STAFF RECOMMENDATION

Staff has found that the proposed Master Plan appears to meet the standards of the Henderson County Subdivision Ordinance. Staff recommends approval of the Master Plan subject to the developer addressing any issues raised by the Planning Board.

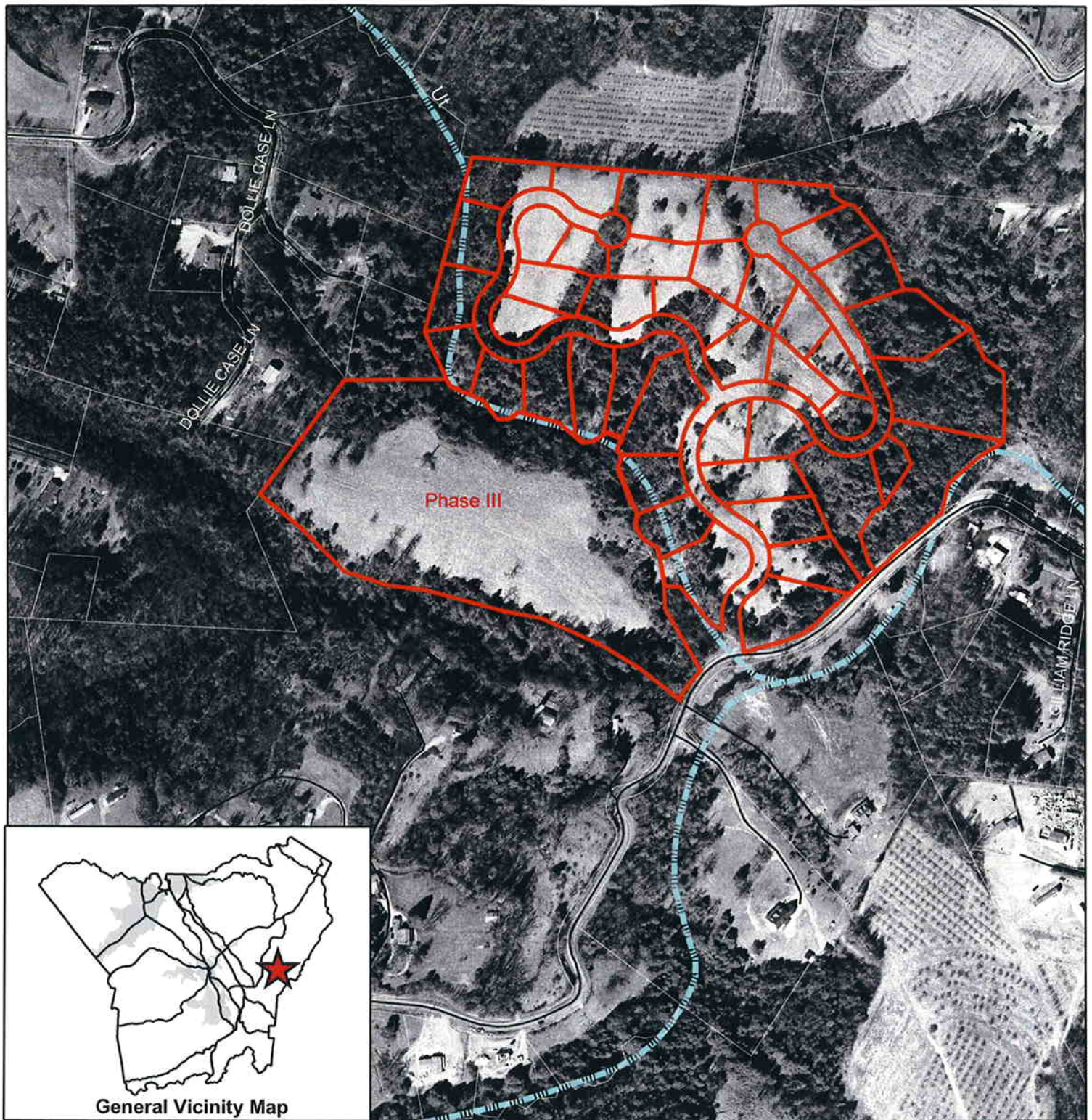
PLANNING BOARD ACTION

Suggested Motion

I move that the Planning Board find and conclude that the Master Plan appears to comply with the provisions of the Subdivision Ordinance;

AND

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



Mountain Meadows

DEVELOPER: Jeffery Donaldson and Kenneth Burgess

OWNER: William May Jr.

AGENT: Steven Waggoner

ZONING: OU

WATERSHED: None

WATER SYSTEM: Individual Wells

SEWER SYSTEM: Individual Septic

ROAD SYSTEM: Private



LEGEND

- Roads
- Parcels
- Surface Water
- Project Site

Map Created by the Henderson County Planning Department on 4/2/07
 See Combined Master Plan and Development Plan for exact location of project.
 Project site is located on approximately 15 acres of the May property.

HENDERSON COUNTY PLANNING DEPARTMENT REVIEW AGENCY RESPONSE FORM

I have reviewed the plan(s) for subdivision application **#2007-M13 (Mtn Meadows Phase III)** and offer the following comments:

Hydrants – Water supply for fire suppression is limited in this area. A dry hydrant should be located on any available lake or stream.

<u>Rocky Hyder</u>	<u>Emergency Services</u>	<u>3/04/07</u>
Reviewed By	Agency	Date

Please return to: Matt Card, Planner
Henderson County Planning Department
213 First Avenue East
Hendersonville, NC 28792
mscard@hendersoncountync.org

File No. 2007- M13

HENDERSON COUNTY PLANNING DEPARTMENT

REVIEW AGENCY RESPONSE FORM

I have reviewed the plan(s) for subdivision application #2007-M13 (Mountain Meadows) and offer the following comments:

As always, each lot will need to be evaluated by Environmental Health representatives for suitability for the installation of individual on-site wastewater treatment and disposal systems and for possible well sites.

Some lots may not be suitable due to soil depth and characteristics, slope, space, topography or required setbacks. Based on the topography map some slopes appear to be rather steep, which can restrict septic system usability.

Jerry Robinson, R.S.

(If necessary use back of form or additional sheets for comments)


Reviewed By

HCDPH
Agency

4-10-2007
Date

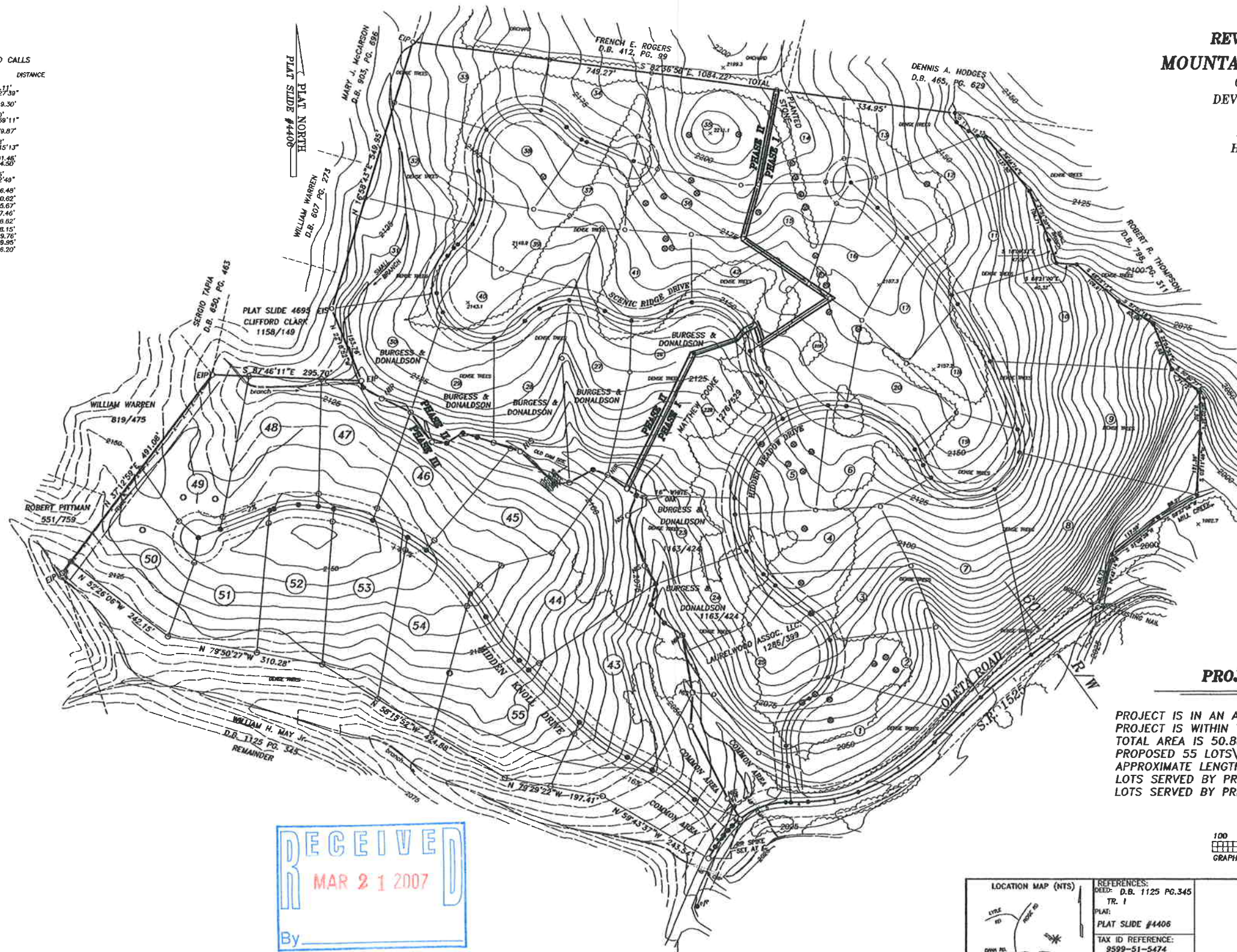
Please Return to:

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File No. 2007-M13

TABLE OF NUMBERED CALLS

COURSE	BEARING	DISTANCE
RAD: 1788.86'	TAN: 211.11'	
LEN: 420.27'	DELTA: 132.739'	
1	S 50°41'36"W	419.30'
RAD: 400.00'	TAN: 92.30'	
LEN: 181.89'	DELTA: 39.59'11"	
2	S 56°57'25"W	178.87'
RAD: 319.81'	TAN: 51.38'	
LEN: 101.89'	DELTA: 18'15"13"	
3	S 79°04'39"W	101.48'
4	S 88°12'08"W	44.50'
RAD: 152.20'	TAN: 50.85'	
LEN: 98.16'	DELTA: 39°55'49"	
5	S 69°45'44"W	96.49'
6	S 48°48'10"W	20.62'
7	S 42°25'06"W	25.67'
8	S 35°27'21"W	27.44'
9	S 30°40'41"W	26.62'
10	S 10°30'41"E	18.15'
11	S 53°08'53"E	28.76'
12	S 61°44'34"E	19.95'
13	S 62°39'01"E	18.20'

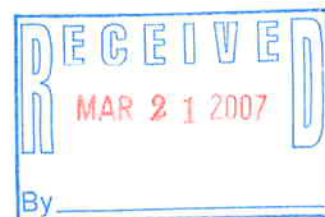


REVISED MASTER PLAN OF
MOUNTAIN MEADOWS SUBDIVISION

OWNER-WILLIAM H. MAY Jr.
DEVELOPERS- KENNETH BURGESS
& JEFF DONALDSON
2968 CHIMNEY ROCK ROAD
HENDERSONVILLE, N.C. 28792
BLUE RIDGE TOWNSHIP
HENDERSON CO., N.C.
SCALE 1"=100'
FEBRUARY 1st, 2007

PROJECT SUMMARY

PROJECT IS IN AN AREA THAT IS ZONED OPEN USE
PROJECT IS WITHIN THE BOUNDS OF THE DANA FIRE DISTRICT
TOTAL AREA IS 50.88 ACRES
PROPOSED 55 LOTS SINGLE FAMILY DWELLINGS
APPROXIMATE LENGTH OF PROPOSED PRIVATE ROADS IS 5031 FT.
LOTS SERVED BY PRIVATE WATER SYSTEMS
LOTS SERVED BY PRIVATE SEPTIC SYSTEMS



<p>LOCATION MAP (NTS)</p>	<p>REFERENCES:</p> <p>DEED: D.B. 1125 PG.345</p> <p>TR. 1</p> <p>PLAT:</p> <p>PLAT SLIDE #4406</p>	<p>SURVEY BY</p> <p>STEVEN LLOYD WAGGONER</p> <p>NC PLS 2874</p> <p>WAGGONER & RHODES</p> <p>LAND SURVEYORS, INC.</p> <p>545 OLD SPARTANBURG ROAD</p> <p>HENDERSONVILLE, NORTH CAROLINA 28792</p> <p>PHONE: 828-683-1022</p> <p>FAX: 828-683-4019</p>
	<p>TAX ID REFERENCE:</p> <p>9599-51-5474</p>	
	<p>SCRN FILE 03073MR</p> <p>DWG FILE:</p> <p>REVISIONS:</p>	
	<p>DATE: 02/01/07</p>	
<p>DRAWN BY: SLW</p>		<p>JOB NUMBER: 03-073</p>

