

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: April 4, 2005

SUBJECT: Water Line Extensions

ATTACHMENTS:

1. Naples Commerce Park Water Line Extension Materials
2. Sunset Ridge, Phase III, Water Line Extension Materials
3. Fruitland Baptist Bible Institute Water Line Extension Materials

SUMMARY OF REQUEST:

The City of Hendersonville has requested County comments on three proposed water line extension projects: Naples Commerce Park; Sunset Ridge, Phase III, and Fruitland Baptist Bible Institute.

A City of Hendersonville Project Summary sheet and a County review sheet with staff comments for each of the projects are attached for Board review and action.

**City of Hendersonville - Project Summary
Water Line Extension
Naples Commerce Park**

Date: March 7, 2005

This is a project to extend existing water lines to provide water service to 6 acres of commercial property located on US Hwy 25 North.

This project is under the reviewing jurisdiction of: **Henderson County.**

This project requires approximately **400 LF** linear feet of water line sized as following:

Description	Approximate Length
6 " DIP CL350	400

Fire Protection will be provided by the installation of 1 fire hydrant(s).

The entire cost of the proposed water line extension is to be paid for by Steve Constantinou of Hendersonville, NC.

Water pressure and flow in this area is as follows:

Static Pressure	120	Psi	<i>Hydrant # 02-0202</i>
Residual	95	Psi	
Flow	1000+	GPM	<i>Hydrant # 02-0196</i>

Based on the above information, the Water & Sewer department is capable of supporting the additional connections and recommends approval of the project contingent upon approval of the final plans and specifications from the Water & Sewer Department.

A motion is needed to approve and accept this project. Suggest wording is as follows:

I move to accept this water line extension project and to authorize the City manager to execute the water line extension agreement on behalf of the City.

Water & Sewer Department:	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: _____
Hendersonville City Council:	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: _____

The undersigned represents this utility extension line request has been evaluated in light of the adopted land use plan for the municipality or Henderson County. In the absence of such a plan for the general area to be served, this extension has been evaluated in terms of its future impact on existing land uses.	
Reviewing Jurisdiction: Henderson County	
Signing Official: _____	
Date of Review: _____	
<input type="checkbox"/> Approved <input type="checkbox"/> Disapproved	
Narrative Comments Provided: <input type="checkbox"/> Yes <input type="checkbox"/> No	

HENDERSON COUNTY REVIEW OF CITY WATER LINE EXTENSIONS

Project Name: Naples Commerce Park Water Line Extension
 Size of Water Line (Main & Distribution Pipe Size): Approximately 400 LF 6" DIP CL 350
 County Staff Reviewing Extension: Karen C. Smith, Planning Director; Rocky Hyder, Emergency Management Director

Has the project been reviewed under the **County Subdivision Ordinance**? Yes No N/A

Date reviewed: _____
 Action: _____
 Conditions: _____
 Comments: _____

The County's Subdivision Ordinance requires Planning Board review for commercial subdivisions, however no application has been submitted. According to the project engineer, the developer does not plan to subdivide the subject parcel any time soon, but wants to install utilities, curb cuts and a road this summer while the construction for the US Highway 25 widening project is underway. The subject property is within the US Hwy 25 North Zoning Study area and is currently under a Board of Commissioners' order for the temporary cessation of permits and land use changes. The property may also be subject to a proposed moratorium on zoning changes and certain land uses that the Commissioners will consider on 4/4/05. *If the moratorium is approved, the developer will not be able to obtain subdivision or permit approvals from Henderson County during the term of the moratorium.*

Has the project been reviewed under the **County Manufactured Park Ordinance**? Yes No N/A

Date reviewed: _____
 Action: _____
 Conditions: _____
 Comments: _____

Has the project been reviewed under the **County Zoning Ordinance (i.e. Special-Use or Conditional-Use Permit)**? Yes No N/A

Date reviewed: _____
 Action: _____
 Conditions: _____
 Comments: _____

The subject property is zoned Open Use, however it is within the US Hwy 25 North Zoning Study area and is, therefore, under a Board of Commissioners' order for the temporary cessation of permits and land use changes. It may also be subject to a proposed moratorium on zoning changes and certain land uses that Commissioners will consider on 4/4/05.

Is the project subject to **any other County Land Use Ordinance**? Yes No N/A

If yes, explain:
 See notes, above, regarding the temporary cessation of permits and land use changes as well as the proposed moratorium.

Does the project conform with the **2020 Henderson County Comprehensive Plan (CCP)**? Yes No N/A

If no, explain:

Does the project have **adequate hydrant location and spacing**? Yes No N/A

Description of **hydrant type and thread**: Mueller Centurion National Standard Thread

Does the estimated flow rate (gpm) meet **fire protection standards**? Meets standard for structure spacing of 11 ft or more. Yes No N/A

BOARD OF COMMISSIONERS APPROVAL

Approved Date of Board Review: _____
 Not Approved Comments: _____
 Conditional Approval (See Comments)

**City of Hendersonville - Project Summary
Water Line Extension
Sunset Ridge – Phase 3**

Date: March 15, 2005

This is a project to extend existing water lines to provide water service to phase 3 of a subdivision located off Turnpike Road in the Etowah Community.

This project is under the reviewing jurisdiction of: **Henderson County**

This project requires approximately **1,346** linear feet of water line sized as following:

Description	Approximate Length
6" PVC C900 DR18	1346

Fire Protection will be provided by the installation of **two (2)** fire hydrant(s).

The entire cost of the proposed water line extension is to be paid for by Dan L. Ducote, Owner.

Water pressure and flow in this area is as follows:

Static Pressure	72	Psi	Hydrant: 11-0778
Residual	40	Psi	
Flow	690	GPM	Hydrant: 11-0800

Based on the above information, the Water & Sewer department is capable of supporting the additional connections and recommends approval of the project contingent upon approval of the final plans and specifications from the Water & Sewer Department.

A motion is needed to approve and accept this project. Suggest wording is as follows:

I move to accept this water line extension project and to authorize the City manager to execute the water line extension agreement on behalf of the City.

Water & Sewer Department:	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: _____
Hendersonville City Council:	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: _____

The undersigned represents this utility extension line request has been evaluated in light of the adopted land use plan for the municipality or Henderson County. In the absence of such a plan for the general area to be served, this extension has been evaluated in terms of its future impact on existing land uses.

Reviewing Jurisdiction: **HENDERSON COUNTY**

Signing Official: _____

Date of Review: _____

Approved Disapproved

Narrative Comments Provided: Yes No

HENDERSON COUNTY REVIEW OF CITY WATER LINE EXTENSIONS

Project Name: Sunset Ridge – Phase 3 Water Line Extension
 Size of Water Line (Main & Distribution Pipe Size): Approximately 1,346 LF 6" PVC C900 DR18
 County Staff Reviewing Extension: Karen C. Smith, Planning Director; Rocky Hyder, Emergency Management Director

Has the project been reviewed under the **County Subdivision Ordinance**? Yes No N/A

Date reviewed: _____
 Action: _____
 Conditions: _____
 Comments: _____

Planning Board review under the County's Subdivision Ordinance will be required. The developer had a Master Plan and Development Plan approved in 2001 for Sunset Ridge, but at that time, the developer did not own the property that is the subject of the waterline extension (Phase III) and, therefore, it was not part of the prior subdivision application. *Approval of Phase III under the Henderson County Subdivision Ordinance should be a condition of approval of the water line extension request.*

Has the project been reviewed under the **County Manufactured Park Ordinance**? Yes No N/A

Date reviewed: _____
 Action: _____
 Conditions: _____
 Comments: _____

Has the project been reviewed under the **County Zoning Ordinance (i.e. Special-Use or Conditional-Use Permit)**? Yes No N/A

Date reviewed: _____
 Action: _____
 Conditions: _____
 Comments: _____

The subject property is zoned Open Use, which does not regulate residential uses of land unless the development is a manufactured home park.

Is the project subject to **any other County Land Use Ordinance**? Yes No N/A

If yes, explain: _____

Does the project conform with the **2020 Henderson County Comprehensive Plan (CCP)**? Yes No N/A

If no, explain: _____

Does the project have **adequate hydrant location and spacing**? Yes No N/A

Description of **hydrant type and thread**: Mueller Centurion – national standard thread

Does the estimated flow rate (gpm) meet **fire protection standards**? Meets standard for structure spacing of more than 50 feet. Yes No N/A

BOARD OF COMMISSIONERS APPROVAL

- | | | |
|--------------------------|-------------------------------------|-----------------------------|
| <input type="checkbox"/> | Approved | Date of Board Review: _____ |
| <input type="checkbox"/> | Not Approved | Comments: _____ |
| <input type="checkbox"/> | Conditional Approval (See Comments) | |

**City of Hendersonville - Project Summary
Water Line Extension
Fruitland Baptist Bible College**

Date: March 15, 2005

This is a project to extend existing water lines to provide water service to the existing campus at the corner of Fruitland and Gilliam Road.

This project is under the reviewing jurisdiction of: **Henderson County.**

This project requires approximately **7500** linear feet of water line sized as following:

Description	Approximate Length
8" DIP CL350	7500 lf

Fire Protection will be provided by the installation of 8 fire hydrant(s).

The entire cost of the proposed water line extension is to be paid for by Fruitland Baptist Bible College.

Water pressure and flow in this area is as follows:

Static Pressure	82	Psi	<i>Hydrant: 04-0058</i>
Residual	62	Psi	
Flow	1000	GPM	<i>Hydrant: 04-0059</i>

Based on the above information, the Water & Sewer department is capable of supporting the additional connections and recommends approval of the project contingent upon approval of the final plans and specifications from the Water & Sewer Department.

A motion is needed to approve and accept this project. Suggest wording is as follows:

I move to accept this water line extension project and to authorize the City manager to execute the water line extension agreement on behalf of the City.

Water & Sewer Department:	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: _____
Hendersonville City Council:	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date: _____

The undersigned represents this utility extension line request has been evaluated in light of the adopted land use plan for the municipality or Henderson County. In the absence of such a plan for the general area to be served, this extension has been evaluated in terms of its future impact on existing land uses.

Reviewing Jurisdiction:

Signing Official: _____

Date of Review: _____

Approved Disapproved

Narrative Comments Provided: Yes No

HENDERSON COUNTY REVIEW OF CITY WATER LINE EXTENSIONS

Project Name: Fruitland Baptist Bible Institute Water Line Extension
 Size of Water Line (Main & Distribution Pipe Size): Approximately 7,500 LF of 8" DIP CL350
 County Staff Reviewing Extension: Karen C. Smith, Planning Director; Rocky Hyder, Emergency Management Director

Has the project been reviewed under the **County Subdivision Ordinance**? Yes No N/A
 Date reviewed: _____
 Action: _____
 Conditions: _____
 Comments: _____

Has the project been reviewed under the **County Manufactured Park Ordinance**? Yes No N/A
 Date reviewed: _____
 Action: _____
 Conditions: _____
 Comments: _____

Has the project been reviewed under the **County Zoning Ordinance (i.e. Special-Use or Conditional-Use Permit)**? Yes No N/A
 Date reviewed: _____
 Action: _____
 Conditions: _____
 Comments: _____

The subject property is zoned Open Use and its use is not regulated under that zoning district.

Is the project subject to **any other County Land Use Ordinance**? Yes No N/A
 If yes, explain: _____

Does the project conform to the **2020 Henderson County Comprehensive Plan (CCP)**? Yes No N/A

Comments:
 The extension is proposed in the Rural Transition Area (RTA) identified in the CCP's Growth Management Strategy. The CCP states that expansions of sewer and water infrastructure into the RTA should be timed to coincide with deliberate expansions of the Urban Services Area (USA). For the USA, the CCP also notes that priority for water and sewer extensions should be given to areas prone to septic failures. Although the line is not proposed in the USA nor is it required due to septic failure, it appears to be needed for public health reasons related to contamination of one of the Fruitland Baptist Bible Institute's two community wells. NC DENR ordered that the contaminated well be shut down. The CCP states that extensions of sewer and water infrastructure into the RTA should be consistent with the proposed Water and Sewer Master Plan envisioned by the CCP. According to the County Engineer, the proposed water line along Gilliam Road would be considered a distribution line rather than a transmission line, and he believes that it would work with the proposed Water and Sewer Master Plan.

Does the project have **adequate hydrant location and spacing**? Yes No N/A

Description of **hydrant type and thread**: Mueller Centurion – national standard thread

Does the estimated flow rate (gpm) meet **fire protection standards**? Yes No N/A

BOARD OF COMMISSIONERS APPROVAL

- Approved
- Not Approved
- Conditional Approval (See Comments)

Date of Board Review: _____
 Comments: _____