

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

Meeting Date: February 21, 2007

Subject: Set Public Hearing on Vested Rights Application (VR-2007-01) for the development known as “The Glen and Highlands at Flat Rock”

Attachments: 1. Vested Rights Application (VR-2007-01) and Supplemental Materials
2. Master Plan – The Glen and Highlands at Flat Rock

SUMMARY OF REQUEST:

On February 5, 2007 Mr. Jerry Grant, CEO of Beverly-Grant, applicant, and Mr. Jimmy Edwards of Edwards Associates, architect for the applicant, submitted a Vested Rights Application (VR-2007-01) and accompanying site specific development plan in order to seek the establishment of development vested rights for the development known as “The Glen and Highlands at Flat Rock” (see Attachments 1, 2 and 3).

Chapter 189 of the Henderson County Code (Vested Rights Ordinance) provides a landowner the ability to establish a development vested right through the approval of a site specific development plan. An established vested right allows a property owner (or his/her successors in ownership) to proceed with specific development plans regardless of zoning changes that might affect such development.

Before taking action on the application, the Board of Commissioners must hold a quasi-judicial public hearing. The hearing must be held within 45 days of the application for a development vested right. Staff recommends that the Board of Commissioners schedule the public hearing for vested rights application (VR-2007-01) for March 21, 2007, to fulfill this requirement. Due to the quasi-judicial nature of the hearing, staff comments on the development will be presented at the public hearing.

BOARD ACTION REQUESTED:

Planning Staff requests the Board of Commissioners accept vested rights application (VR-2007-01) and schedule a quasi-judicial public hearing for Wednesday, March 21, 2007, at 11:00 A.M., or schedule a special called meeting.

Suggested Motion: I move that the Board accept vested rights application (VR-2007-01) and schedule a quasi-judicial public hearing for Wednesday, March 21, 2007, at 11:00 A.M.

Henderson County
PC/Codebook for Windows


Application for Vested Right
Pursuant to N.C.G.S. 153A-344.1

NAME Jerry Grant
ADDRESS 64 Peachtree Road
Asheville, NC 28803
PROPERTY ADDRESS 691 Crab Creek Road
Hendersonville, NC
PROPERTY PIN NUMBER 9546514260

CERTIFICATION

I, F. JERRY GRANT, hereby certify that I am seeking to acquire a vested right pursuant to N.C.G.S. 153A-344.1 and the Henderson County Vested Rights Ordinance. I understand and agree that my application will be considered by the Board of County Commissioners following notice and a public hearing and that I am under a duty to provide complete and accurate information to the Board of Commissioners.

This 5TH day of FEBRUARY, 2007.


Applicant

OFFICIAL USE ONLY

DATE RECEIVED:

2/5/07 - Check #1009
\$400⁰⁰-

Matt Cable

From: Jimmy Edwards [jimmy@edwardsassoc.net]
Sent: Wednesday, February 07, 2007 4:28 PM
To: Matt Cable
Subject: Re: Vested Rights Application

Jimmy Edwards
Edwards Associates
4601 Lake Boone Trl.
Raleigh, NC 27607
ph. 919-782-2272
fax. 919-781-4641

Matt, Just a short reply to your question about The Summit House and the proposed parking count at The Glen. I will do a more detailed narrative for the hearing.

Proposed Parking Count at The Glen only :
141 cars (surface parking)
68 cars (under the building)
150 cars (at the homes) two per home

Total proposed parking +/- 350 cars including +/- 18 H.C.

The Summit House is proposed to be a community building to be used by all. This is a small gathering place for viewing, bird watching, picnics, enjoying the season color,etc.

MASTER PLAN HENDERSON COUNTY, NC

THIS SITE SPECIFIC DEVELOPMENT PLAN ESTABLISHES A DEVELOPMENT VESTED RIGHT PURSUANT TO N.C.G.S. 153A-3441, UNLESS TERMINATED AT AN EARLIER DATE. THE DEVELOPMENT VESTED RIGHT SHALL BE VALID UNTIL _____.

CHAIRMAN
BOARD OF COMMISSIONERS



PROJECT DATA:

SITE: 132.72 ACRES PARCEL LOCATED ON SOUTH SIDE OF CRAB CREEK ROAD (SR 1127) NEAR PEARL LANE. PIN: 9646514280. PID: 96596935. MAP SHEET 9646.00. CHARACTER: OPEN FIELD AND WOODED, NO STRUCTURES.

OWNER/DEVELOPER: PARKRIDGE MOB LLC, A N.C. LL COMPANY, 64 PEACHTREE ROAD, SUITE 201, ASHEVILLE, N.C. 28803. PHONE: (828) 274-7084. CONTACT: JERRY GRANT. EMAIL: JGRANT@BEVERLY-GRANT.COM

AGENTS FOR OWNER: GLEN-GRANT LLC, A N.C. LL COMPANY, 64 PEACHTREE ROAD, SUITE 201, ASHEVILLE, N.C. 28803. PHONE: (828) 274-7084. CONTACT: JERRY GRANT. EMAIL: JGRANT@BEVERLY-GRANT.COM

AGENTS FOR OWNER: DAVID AMMONS, 2304 WESVILL COURT, SUITE 310, RALEIGH, N.C. 27607. PHONE: (919) 785-0044. EMAIL: DAVID@KJAINC.COM

AGENTS FOR OWNER: WILLIAM LAPSLEY, 1635 ASHEVILLE HWY, HENDERSONVILLE, N.C. P.O. BOX 546. PHONE: (828) 697-7334. EMAIL: VLAPSLEY@WGLA.COM

AGENTS FOR OWNER: JIMMY EDWARDS, 4601 LAKE BOONE TRAIL, RALEIGH, N.C. 27607. PHONE: (919) 782-2272. EMAIL: JIMMY@EDWARDSASSOC.NET

PROPOSED USE: A CONTINUING CARE RETIREMENT COMMUNITY AND ADJACENT RESIDENTIAL COMMUNITY

ZONING: OPEN USE ZONING

DISTRICTS: FIRE DISTRICT 14 VALLEY HILL # 2 WATER SHED: MUD CREEK

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THE GLEN and HIGHLANDS at Flat Rock

THE GLEN: a CONTINUING CARE RETIREMENT COMMUNITY

BUILDING "A": MAIN CENTER BUILDING: +/- 180,000 S.F. - FIVE LEVELS
INCLUDES:
MAJOR COMMON SPACES, I.E. DINING, LIVING SPACES, AUDITORIUM, THEATER, LIBRARY, ACTIVITY SPACES, ARTS & CRAFTS, WELLNESS, POOL, SHOP, SPA, BEAUTY SHOP, STORE, MAIL CENTER, ADMINISTRATION, KITCHEN & STAFF AREAS, AND HEALTH CLINIC. ALSO 17 UNITS OF ELDERLY LIVING CARE AND 55 UNITS OF INDEPENDENT LIVING CARE. LOWER LEVEL PARKING FOR +/- 24 CARS AND STORAGE.

BUILDING "B": APARTMENT BUILDING: +/- 88,000 S.F. - FOUR LEVELS
46 UNITS OF INDEPENDENT LIVING CARE AND RESIDENT STORAGE.

BUILDING "C": APARTMENT BUILDING: +/- 130,000 S.F. - FIVE LEVELS
64 UNITS OF INDEPENDENT LIVING CARE AND PARKING FOR +/- 44 CARS AND STORAGE.

HEALTH CENTER: +/- 42,000 S.F. - TWO LEVELS
80 BEDS PLUS FULL SUPPORT SERVICE

16 TOWNHOMES: +/- 32,000 S.F. - 1 & 2 LEVEL

75 HOMES: +/- 180,000 S.F. - 1 & 2 LEVEL

+/- 8,400 LINEAR FEET OF ROAD

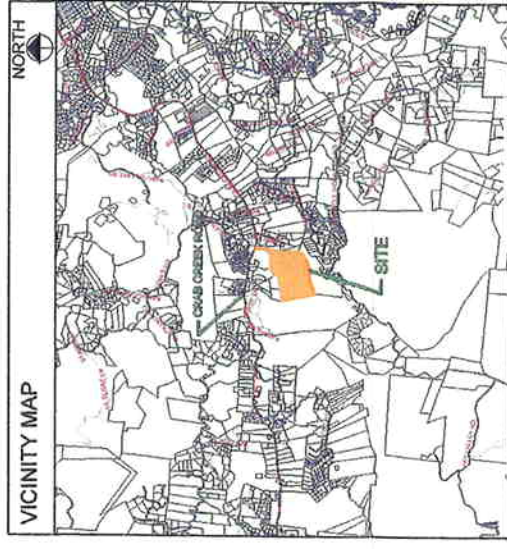
NOTE: ALL BUILDINGS IN THE GLEN (SHADED RED) AND ASSOCIATED PARCELS OF LAND ARE TO BE OWNED BY THE GLEN AND NOT SUBDIVIDED SEPARATELY (PARCELS 1-75).

HIGHLANDS:

45 LOTS (+/- 1 AC. TO 4 AC.) HOME SIZES NOT DETERMINED. LOTS 1 THROUGH 45 ARE TO BE SUBDIVIDED FROM THE GLEN. +/- 5,600 LINEAR FEET OF ROAD.

GENERAL:

ROAD SYSTEM IS COMBINATION OF PUBLIC AND PRIVATE
WATER SUPPLY IS PRIVATE COMMUNITY SYSTEM WITH WELLS AND STORAGE TANK
SANITARY SEWER IS PRIVATE COMMUNITY TREATMENT PLANT
OPEN SPACE IS +/- 28 ACRES
ADDITIONAL PEDESTRIAN WALKWAYS AND WALKING TRAILS MAY BE ADDED



ORIGINAL SCALE: 1"=200'



February 1, 2007

**Edwards Associates
architects**
4601 Lake Boone Trail
Raleigh, NC 27607

WILLIAM G. LAPSLEY & ASSOCIATES, P.A.
Consulting Engineers & Land Planners
1835 Ashville Highway
Hendersonville, NC 28753

THE GLEN AND HIGHLANDS AT FLAT ROCK CONTINUING CARE RETIREMENT COMMUNITY 691 CRAB CREEK ROAD HENDERSONVILLE, NORTH CAROLINA	
REVISIONS 1-15-07 2-1-07	DATE 1-11-07 DRAWN BY
PROJECT NO. 2403	SHEET TITLE MASTER SITE PLAN
FILE NAME F:\2403\Flat Rock	SHEET SP-1
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