

Henderson County

Code Enforcement Services

240 2nd Avenue East Hendersonville, North Carolina 28792
Phone (828) 697-4857 Fax (828) 697-4658

MEMORANDUM

DATE: February 18, 2008
TO: Technical Review Committee
TRC MEETING DATE: March 4, 2008
REGARDING: Major Site Plan Review
NAME OF APPLICANT: Roy P. Dalton / Poplar Top Mobile Home Park
DEPARTMENT: Code Enforcement Services
STAFF CONTACT: Toby Linville
ATTACHMENTS: Site Plans

Please find attached plans for the following development proposal to be reviewed by the Henderson County Technical Review Committee on March 4, 2008.

Major Site Plan Review

Steven Lloyd Waggoner, Plan Preparer / Surveyor, on behalf of the owner, Roy P. Dalton submitted the major site plan for this project. They wish to utilize the property for a Mobile Home Park use which requires major site plan review per S.R. 1.13.

SR 1.13. Manufactured Home Park

- (1) Site Plan. A *Manufactured home park site plan* shall be required in accordance with §200A-294 (Manufactured Home Park Site Plan Review).
- (2) Establishing a Manufactured Home Park. Three (3) or more *manufactured homes* and/or *manufactured home spaces* on a *tract* shall be considered an *MHP*. Each *applicant* for an *MHP* shall choose a name for the *MHP* which shall not be substantially identical or so similar as to likely cause confusion among prospective residents to any other *MHP* or named community in Henderson County. An *MHP site plan* shall contain certification that the public records of Henderson County have been searched and the proposed *MHP* name meets the standards set forth in this Chapter. Single and doublewides are permitted as long as it is permitted in the *use district*.
- (3) Phasing. *Manufactured home parks* may be developed in *phases* of at least three (3) spaces, except where less than three (3) spaces remain to be developed on a *tract*.
- (4) Accessibility Requirements. A *MHP* shall be accessible by:
 - a. A minimum of 30 feet in *public road frontage*; or
 - b. A private *right-of-way* corridor (see Road Construction Standards) to the property measuring 30 feet in width at its narrowest point.In no case shall a manufactured home space have direct access to a *road* outside the *MHP* except through those *roads* indicated on the *MHP Site Plan*.
- (5) Road Construction Standards. *Roads* shall be the responsibility of the *MHP applicant*. *Road* construction standards shall be determined by road classification as noted in Table 2.13.

The project site is located on approximately 16.67 acres of land (PIN 0611750241) located at Poplar Top Lane, Edneyville, NC (Directions: Route 64 East to Gilliam Mountain Road. Left on Bald Rock Road. Cross bridge, 2nd mobile home on left). The project is located in a Residential 3 (R3) zoning district. Shared water and individual sewer are proposed. The project meets the requirements of the Land Development Code and all the applicable major site plan requirements are met.

If you would like to submit your changes early please use the comment sheet provided and sending it back via email to tlinville@hendersoncountync.org.

HENDERSON COUNTY PLANNING DEPARTMENT
REVIEW AGENCY RESPONSE FORM

I have reviewed the major site plan for Poplar Top Mobile Home Park and offer the following comments:

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

Reviewed By _____

Agency _____

Date _____

Please Return to:

Toby Linville
tlinville@hendersoncountync.org
828-694-6627

TABLE OF NUMBERED CALLS

COURSE	Bearing	DISTANCE
1	S 49°20'31"W	23.17
2	S 64°07'31"W	214.28
3	S 39°48'47"W	81.67
4	S 17°46'22"W	86.37
5	S 22°35'27"E	86.53
6	S 12°04'45"E	76.13
7	S 07°08'15"W	50.20
8	S 12°02'37"E	46.02
9	S 33°01'14"E	30.38
10	S 81°17'02"E	23.97
11	S 88°37'42"E	33.16
12	S 83°30'22"E	17.88
13	N 87°27'51"E	26.03
14	N 86°13'23"E	25.25
15	N 78°31'31"E	23.57
16	N 76°52'22"E	16.62
17	N 81°17'10"E	32.72
18	S 89°34'42"E	19.73
19	S 78°56'52"E	28.03
20	S 68°40'04"E	15.48
21	S 61°07'54"E	29.98
22	S 51°36'56"E	32.38
23	S 44°30'23"E	39.07
24	S 36°22'14"E	42.78
25	S 27°00'43"E	36.47
26	S 20°04'45"E	24.41
27	S 11°41'44"E	46.40
28	S 31°28'27"E	47.88

SITE PLAN FOR
POPLAR TOP MOBILE HOME PARK

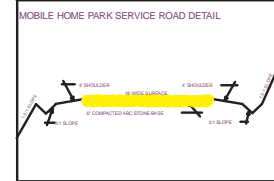
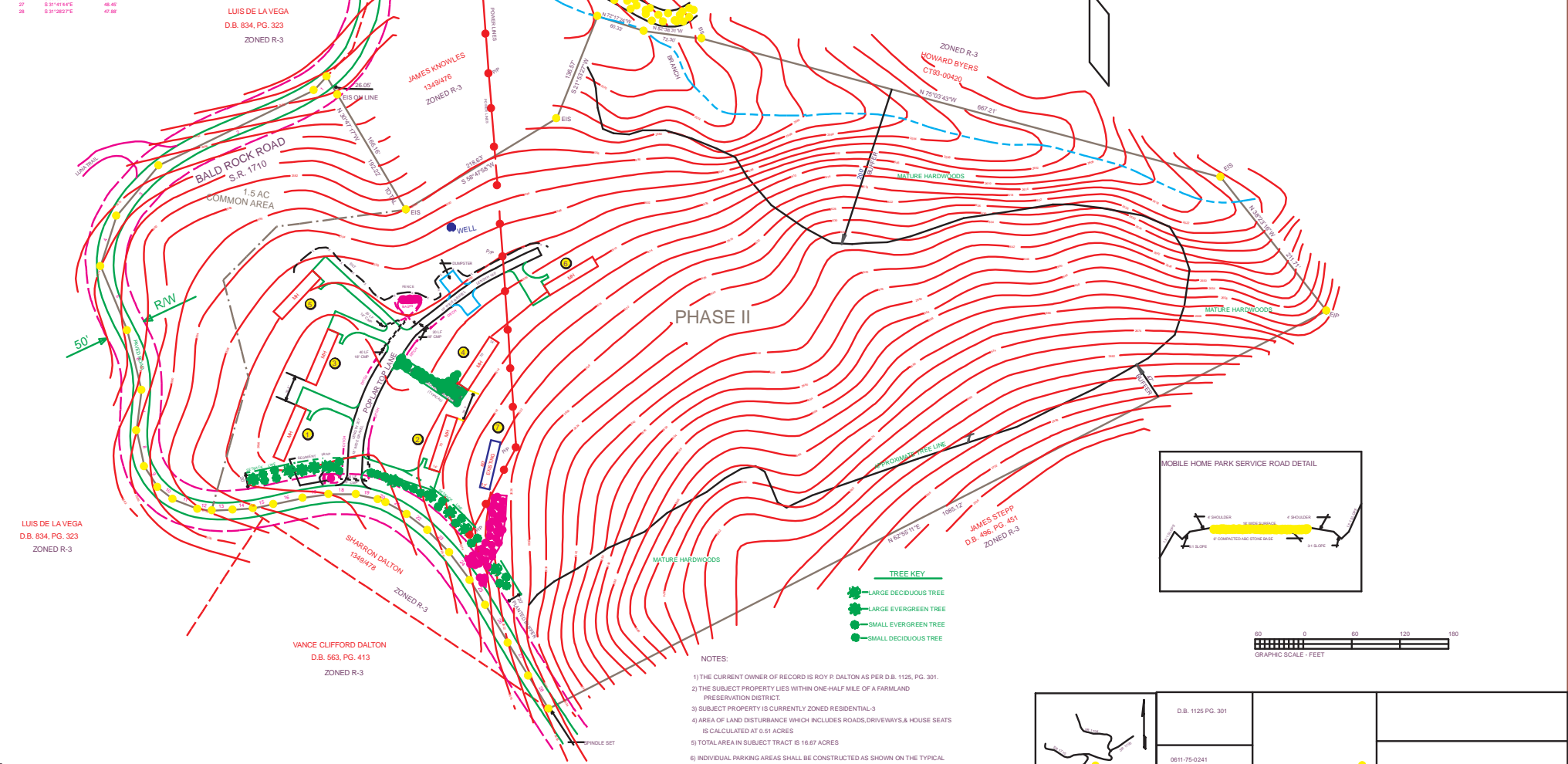
ROY P. DALTON OWNER

3225 SUMMER ROAD
HENDERSONVILLE, N.C. 28792
PHONE # 828-243-1356

EDNEYVILLE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

JANUARY 15th, 2008
SCALE 1" = 60'

PROJECT NORTH



	D.B. 1125 PG. 301	
	0611-75-0241	
	07077MHP	
<p>JANUARY 15th, 2008</p>		<p>SLW/DKS</p>