



# Henderson County, North Carolina Code Enforcement Services

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## MEMORANDUM

**DATE:** July 27, 2011  
**TO:** Technical Review Committee  
**TRC MEETING DATE:** August 16, 2011  
**REGARDING:** Fatland Bed and Breakfast  
**NAME OF APPLICANT:** James and Linda Fatland  
**DEPARTMENT:** Code Enforcement Services  
**STAFF CONTACT:** Toby Linville  
**ATTACHMENTS:** Site Plans

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Please find attached plans for the following development proposal to be reviewed by the Henderson County Technical Review Committee on August 16, 2011.

### **Major Site Plan Review**

David Hill submitted the major site plan for this project for the owners, James and Linda Fatland. They wish to utilize the property for a Bed and Breakfast which requires major site plan review per S.R 1.2.

### **SR 1.2. Bed and Breakfast Inn**

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-299 (Major Site Plan Review).
- (2) Certification, Licensure and Permitting. No *person* shall operate a *bed and breakfast inn* who does not possess a valid permit from the Department of Environmental Health and Natural Resources (in accordance with 15A NCAC 18A .3002 (a)).
- (3) Size. The total number of guest rooms in a bed-and-breakfast inn shall not exceed 12 (in accordance with NCGS §140A-247 (6)).
- (4) Structure. The bed-and-breakfast inn shall contain at least:
  - a. One (1) *bathroom* for every two (2) *bedrooms* (guestrooms) (in accordance with 15A NCAC 18A .3009 (a)); and
  - b. One (1) kitchen facility.
- (5) Residential Character. The inn shall be located in a *structure* originally constructed as and adhering to, the standards of a *single-family dwelling*.
- (6) Operations. The inn shall (in accordance with NCGS §130A-247 (6)):
  - a. Be the permanent residence of the *owner* and/or manager of the business (or such *owner* and/or manager may live on site in an *accessory structure*);
  - b. Not serve food or drink to the general public for pay;
  - c. Serve only the breakfast meal, and that meal served only to overnight guests of the business;
  - d. Include the price of breakfast in the room rate; and
  - e. Be permitted to contain a *home occupation* and adhere to the additional standards outlined therefore (see SR 2.7 (*Home Occupation, General*))

The project site is located on 1.20 acres of land (PIN 9566493941) located at 163 Northern Lights Ln. located off Little River Rd. The project is located in the R-40 zoning district. 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](mailto:tlinville@hendersoncountync.org).

Toby Linville  
Director, Code Enforcement Services  
100 N King St.  
Hendersonville, North Carolina 28792  
[tlinville@hendersoncountync.org](mailto:tlinville@hendersoncountync.org)  
[www.hendersoncountync.org](http://www.hendersoncountync.org)  
828-694-6627

# HENDERSON COUNTY REVIEW AGENCY RESPONSE FORM

I have reviewed the major site plan and offer the following comments:

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

\_\_\_\_\_  
Reviewed By

\_\_\_\_\_  
Agency

\_\_\_\_\_  
Date

Please Return to:

Toby Linville  
Director, Code Enforcement Services  
100 N King St.  
Hendersonville, North Carolina 28792  
[tlinville@hendersoncountync.org](mailto:tlinville@hendersoncountync.org)  
[www.hendersoncountync.org](http://www.hendersoncountync.org)  
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Henderson County Government  
 Geographic Information Systems (GIS)  
 200 North Grove Street  
 Hendersonville, NC 28792  
 P - 828-698-5124  
 F - 828-698-5122



**Parcel Information**

PIN: 9566493941 Parcel Number: 9975226  
 Listed To: FATLAND, JAMES R ; FATLAND, LINDA A  
 Physical Address: 163 NORTHERN LIGHTS LN  
 Deed: 1333/481  
 Date Recorded: 09/11/2007  
 Mailing Address: 163 NORTHERN LIGHTS LN  
 Mailing City, State, Zip Code: HENDERSONVILLE, NC 28739  
 Property Description: Lot # TRACT 2 1193/462  
 Map Sheet: 9566.00  
 Neighborhood: FLAT ROCK R/40  
 Township: Hendersonville  
 Revenue Stamps: 900  
 Assessed Acreage: 1.2000  
 Building Value: \$423,100.00  
 Land Value: \$32,000.00  
 Total Value: \$455,100.00

Jurisdiction:  
 Fire District: VALLEY HILL FIRE  
 County Zoning: R-40,Cities  
 Elementary School District: ATKINSON  
 Middle School District: FLAT ROCK MIDDLE  
 High School District: EAST HIGH  
 Soils: Ashe stony sandy loam, 15 to 25 percent slopes  
 Voting Precinct: Flat Rock  
 Commissioner District: 1  
 Agricultural District: None Found

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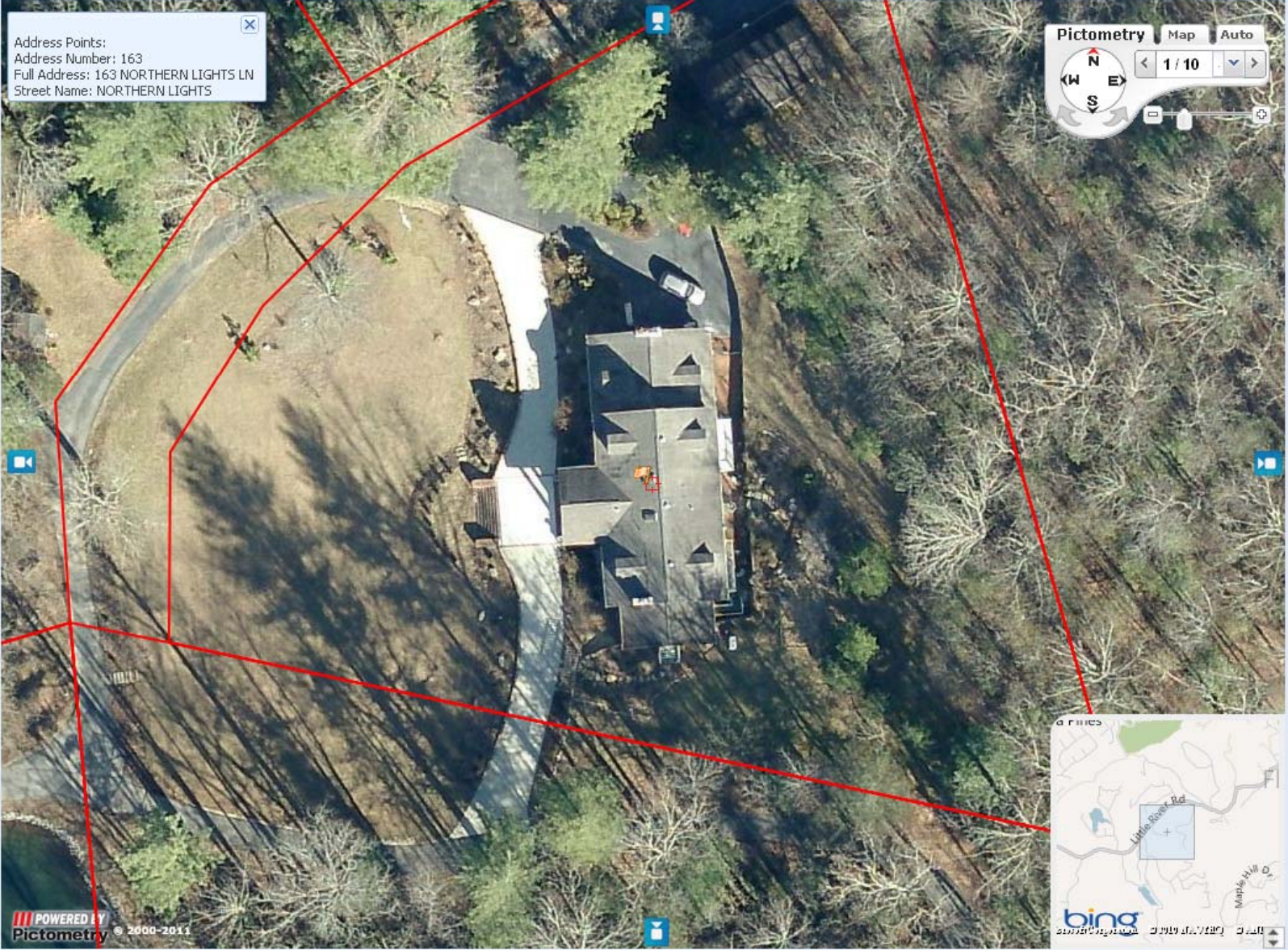
**Workspace**

- Workspace (Author)
  - Annotations
  - Bookmarks
  - Layers - BETA
    - Address Points
    - PARCELS

**Properties**

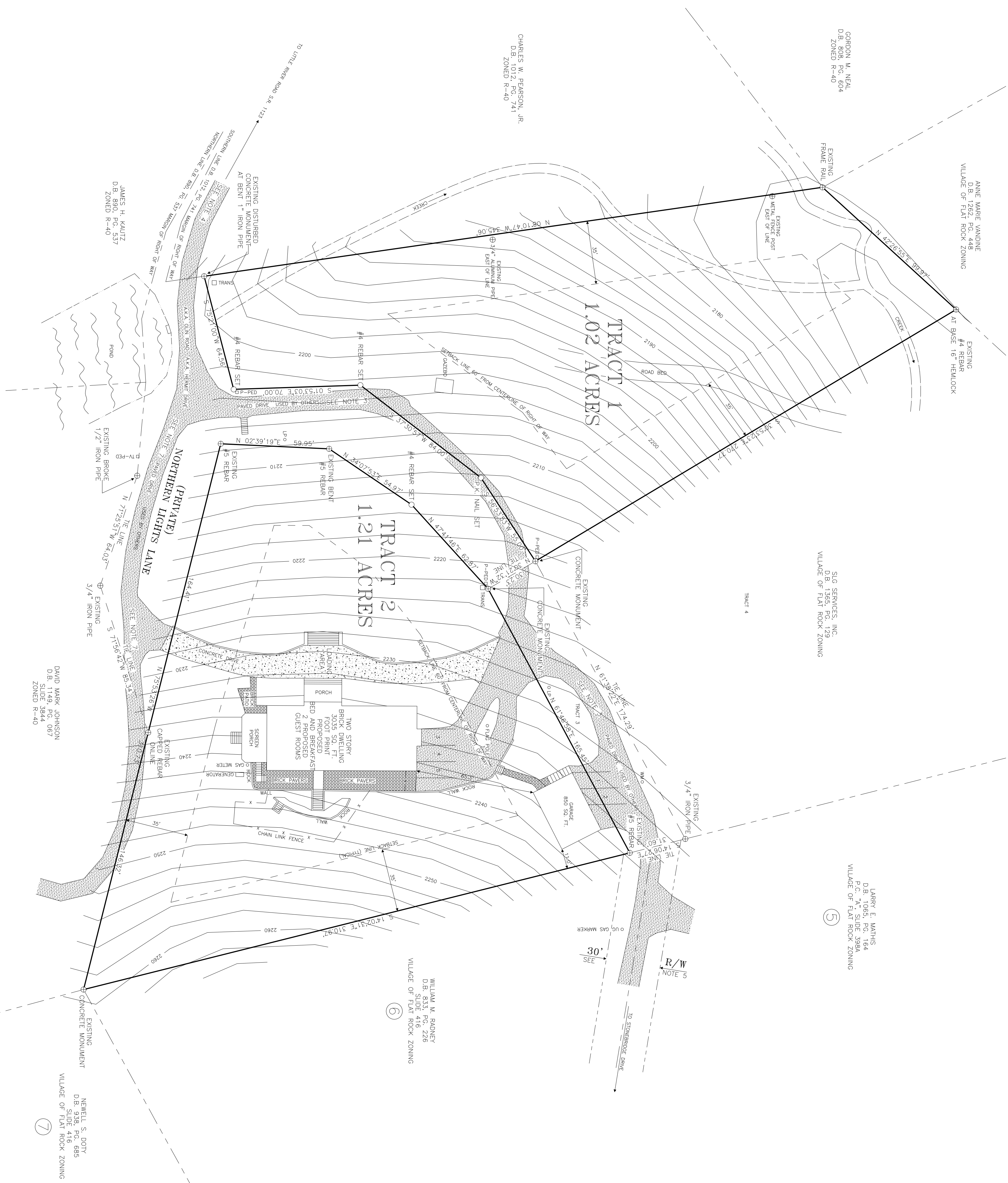
Name	Value

**Selections**



POWERED BY Pictometry © 2000-2011





- NOTES:**
- 1- AREAS BY COORDINATE COMPUTATION.
  - 2- EXISTING AND RESTRICTIONS OF RECORD OR UNRECORDED THAT MAY DIRECTLY AFFECT ALL AREAS SHOWN.
  - 3- RIGHT OF WAY ALONG PAVED DRIVE PER DEED BOOK 1365, PAGE 129.
  - 4- 45' RIGHT OF WAY ALONG NORTHERN LIGHTS LANE, A.K.A. OLIN ROAD AND HERMIT ROAD (DRIVE), PER DEED BOOK 1012, PAGE 741.
  - 5- SEE P.C. 74, SLIDE 398A AND SLIDE 418 FOR 30' RIGHT OF WAY COUNTY.
  - 6- SEE P.C. 74, SLIDE 398A AND SLIDE 418 FOR 30' RIGHT OF WAY COUNTY.
  - 7- ROAD MAINTENANCE AGREEMENT FOUND IN DEED BOOK 1149, PAGE 087.
  - 8- NOT FOR RECORDATION.

- LEGEND:**
- ⊕ MONUMENT SET AS NOTED
  - POINT NOT STAKED
  - P-PED - PHONE PEDESTAL
  - UP - UTILITY POLE
  - PH-P - PHONE POLE
  - TRANS - TRANSFORMER
  - TV-FED - CABLE TV PEDESTAL
  - WM - WATER METER
  - WV - WATER VALVE

UNCERTIFIED ELECTRONIC COPY

PLAT OF SITE PLAN  
FOR  
**JAMES R. FATLAND**  
AND WIFE  
**LINDA A. FATLAND**

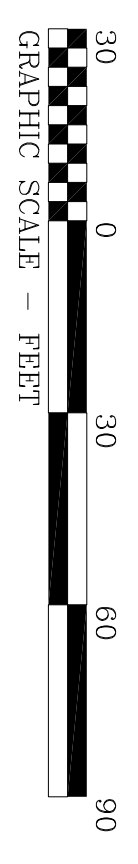
BEING THE PROPERTY DESCRIBED IN  
DEED BOOK 1333, PAGE 481

HENDERSONVILLE TOWNSHIP  
HENDERSON COUNTY  
NORTH CAROLINA

SCALE: 1" = 30'  
JULY 22nd, 2011

**PROJECT DATA**

- OWNER: JAMES R. FATLAND AND WIFE LINDA A. FATLAND  
HENDERSONVILLE, NC 28729
- SPECIAL USE PERMIT FOR BED AND BREAKFAST, S.R. 12.
- EXISTING DWELLING FOOT PRINT AREA, 3025 SQ. FT.
- BED AND BREAKFAST TO USE 2 EXISTING ROOMS TO BE USED AS 2 GUEST ROOMS.
- THIS PROPERTY IS ZONED R40 BY HENDERSON COUNTY, ADJOINING PROPERTIES TO NORTH AND EAST ARE WITHIN THE VILLAGE OF FLAT ROCK WILKINS HIGH SCHOOL DISTRICT.
- THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP 17090C0249D.
- 5 PARKING SPACES TO BE PROVIDED 9'X19'
- EXISTING LANDSCAPING TO BE USED. SEE PHOTOS ATTACHED TO SPECIAL USE PERMIT APPLICATION CONTRACT.
- UTILITIES:
  - SEWER: INDIVIDUAL PRIVATE SEPTIC AND DRAIN FIELD.
  - WATER: UNDERGROUND SERVICE BY OLINE ENERGY.
  - GAS: PSC ENERGY.
  - PHONE: UNDERGROUND SERVICE BY A&R.
  - CABLE TV: UNDERGROUND SERVICE BY MORRIS BROADBAND.



**LOCATION MAP (NTS)**

DEED REFERENCES:  
D.B. 1333, PG. 481

TAX REFERENCES:  
9566-49-3641  
9567-40-1008

PARTY CHIEF: DHH

REVISIONS:

CHECKED BY: DHH  
DATE: JULY 22nd, 2011

DRAWN BY: DHH  
FILE: 29021

SURVEY BY  
**HILL AND ASSOCIATES**  
SURVEYORS, P.A.

403 WEST BLUE RIDGE ROAD  
EAST FLAT ROCK, NORTH CAROLINA 28726  
PHONE: (828)693-1409



















