

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: May 20, 2020

SUBJECT: Water/Sewer Extension Request

PRESENTER: Autumn Radcliff, Planning Director

ATTACHMENTS: 1. Kantom Properties, LLC Availability Letter

SUMMARY OF REQUEST:

The City of Hendersonville has requested that the County comment on one potential waterline extension:

1. The Kantom Properties, LLC site has not yet applied for Henderson County approval for 98,000sqft of flex space. The City of Hendersonville has an 8" DIP water main within the vicinity of the subject area. The waterline extension to serve the site would be approximately 183ft. If the site can obtain an easement from the adjacent property owner, a waterline extension would not be required.

BOARD ACTION REQUESTED:

Action by the Board of Commissioners is needed to either grant or deny the request. If the Board decides to approve the extension the following motion has been provided.

SUGGESTED MOTION:

I move that the Board approve the waterline extension request for Kantom Properties, LLC project. I further move that the Board direct staff to convey the County's comments to the City of Hendersonville.

CITY COUNCIL:
BARBARA G. VOLK
Mayor
JERRY A. SMITH, JR.
Mayor Pro Tem
JEFF MILLER
DR. JENNIFER HENSLEY
LYNDESEY SIMPSON

CITY OF HENDERSONVILLE

The City of Four Seasons

ENGINEERING DEPARTMENT
Brent G. Detwiler, PE
City Engineer

OFFICERS:
JOHN F. CONNET
City Manager
SAMUEL H. FRITSCHNER
City Attorney
TAMMIE K. DRAKE
City Clerk

Tyson Griswold, PE
Griswold Engineering & Environmental, PLLC
421 5th Avenue West
Hendersonville, NC 28739

April 22, 2020

RE: KANTOM PROPERTIES – 127 OLD HENDERSONVILLE RD
PARCEL IDENTIFICATION NUMBER (PIN): 9652638332
WATER AVAILABILITY

Dear Mr. Griswold:

We received on 4/21/2020 and reviewed your request regarding water availability for the above referenced property located in unincorporated Henderson County in the Fletcher Fire district. The subject parcel does not have frontage that abuts a City of Hendersonville public water main. The nearest water main is an 8" DIP at the intersection of Old Brickyard Rd and Old Hendersonville Rd. This main continues to the south along Old Hendersonville Rd and to the west along Old Brickyard Rd. Typically, a property without frontage that abuts a public water main requires an extension of the main to the property frontage prior to a service connection being made. However, an alternative option is available for the above referenced property that will comply with [section 52-130](#) of the City ordinance. If an easement to traverse PIN: 9652633421 with a water service line is obtained by the owner of the above referenced property from the owner of 139 Old Hendersonville Rd an extension may not be required.

The subject parcel does not have frontage that abuts a City of Hendersonville public sewer main. Note that Cane Creek Sewer District provides sanitary service in this area.

Public water and sewer extensions must be designed and constructed in accordance with the North Carolina Division of Environmental Quality's (NCDEQ) [Rules Governing Public Water Systems](#) and [02T Rules](#), respectively. Extensions and connections to the City's public utility systems must also abide by the City's [Code of Ordinances](#) and Construction Standards. Refer to the City's Water and Sewer [Fee Schedule](#). Applicable fees may include engineering review, connection and/or construction inspection (per linear foot of extension).

This letter is for informational purposes only, to assist with preliminary plan development and is not an approval for any extension of or connection to the City's public utilities. Field verification is recommended to confirm the location, size and materials of the existing infrastructure. Please don't hesitate to contact me if you should have any questions.

Thank you,



Brendan Shanahan
Civil Engineer III
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Hendersonville, NC 28792-4461

bdetwiler@hvlnc.gov
www.hendersonvillenc.gov

Phone: 828.697.3000

*Attachments: Infrastructure System Map
Availability Request*

Cc: City of Hendersonville:

Andy Brogden, Operations Manager
Brent Detwiler, City Engineer
Gracie Erwin, Environmental Services Coordinator
Andrew Jones, Utilities Systems Supervisor
Tim Sexton, Collection System Supervisor
Lee Smith, Utilities Director
Adam Steurer, Utilities Engineer
Paul Williams, Operations Support Specialist

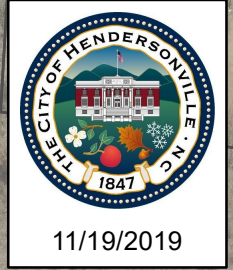
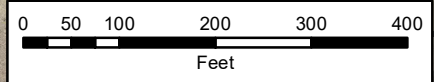
Henderson County:

Matt Champion, Development Project Planner
Denisa Lauffer, Permit Coordinator
Crystal Lyda, Building Services Director
Autumn Radcliff, Planning Director
Kevin Waldrup, Fire Marshal

[20108 - Kantom Properties Availability Letter](#)

CITY OF HENDERSONVILLE UTILITY AVAILABILITY KANTOM PROPERTIES, LLC

KANTOM PROPERTIES, LLC
127 OLD HENDERSONVILLE RD
PIN:9652638332



11/19/2019

The City of Hendersonville makes every effort to confirm the accuracy of this information; however, it does not warrant or guarantee that any information provided is accurate or current.



AVAILABILITY INQUIRY

EXTENSIONS WILL REQUIRE STATE APPROVAL

Project Name: TBD @ 127 OLD HENDERSONVILLE RD Phase/Section:

Property Owner(s): KANTON PROPERTIES, LLC Submittal Date: 4/21/2020

PIN(s) or PID(s): 965 263 8332

Submitted By: Tyson Griswold, P.E. Phone Number: (828) 393-5820

Engineering Firm: GRISWOLD ENG + ENV Engineer: Tyson Griswold, P.E.

Mailing Address: 421 5th AVE W, HENDERSONVILLE, NC 28739

GENERAL INFORMATION -

An extension of existing **water/sewer** (circle) line(s) to provide service to:

(provide a brief description of the facility and the size/type of extensions proposed)

PROPOSED FLEX SPACE OF APPROX. 98,000 sq. ft
@ 127 OLD HENDERSONVILLE RD NEAR FLETCHER, NC
Propose 6" WATER LINE EXTENTION FROM NEAREST
WATER LINE. AT 8.32 acre site.

Water Project

No. of Lots or Units: N/A 98,000 sq. ft flex space

Estimated Demand Per Day: 2500 gallons per day

Adjacent Street(s) or Road(s): OLD HENDERSONVILLE + Ammons Dr.

Sewer Project

No. of Lots or Units:

Estimated Demand Per Day: gallons per day

Adjacent Street(s) or Road(s): _____

Does the project require a pump station: Yes No If yes, check one: Proposed Existing