

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

Meeting Date: Thursday, November 20, 2008

Subject: Northwoods (File # 2006-M35) Development Plan Extension

Attachments:

1. Letter Requesting Extension
2. Northwoods Development Plan (File #2006-M35)
3. Revised Master and Development Plan for Northwoods Subdivision (Section 200A-310 (Development Plans))

SUMMARY OF REQUEST:

On August 15, 2006, the Planning Board approved the Master Plan and Development Plan for the proposed Northwoods major subdivision subject to the completion of conditions that were imposed during the Planning Board meeting. Per Section 200A-310 of the Land Development Code, Development Plan approval is valid for two years, however the approving agency may, for just cause, grant up to two (2) one-year extensions for development plan approval. On October 2, 2008, Mr. Barry Collins, agent on behalf of Northwoods Subdivision, submitted a letter requesting a one year extension of the Development Plan for Northwoods (See attached letter). As part of the request for extension, the agent has submitted a revised Master and Development Plan showing the road, Northwoods Trail, as a private road. The Planning Board originally approved Northwoods Trail as a public road. Although, the road is denoted as private, it still appears to meet public road standards. The revised Master and Development Plan for Northwoods major subdivision appear to meet all applicable requirements of the Land Development Code.

PLANNING BOARD ACTION REQUESTED:

Action by the Planning Board is needed to either grant or deny the extension and approve the revised master and development plan as submitted. Such actions should be made with consideration to the Land Development Code.

Suggested Motion:

I move that the Planning Board approve a one-year Development Plan extension for Northwoods through August 15, 2009 and approve the revised master and development plan as submitted.

RECEIVED
OCT 13 2008

Barry Collins Land Surveyor
135 Artie Drive
Pickens, SC 29671

Phone: (828) 891-4505

To: Henderson County Planning Commission

From: Barry Collins

Date: October 3, 2008

Re: Northwoods Subdivision

I am requesting a one year extension of the approved plan for Northwoods Subdivision Phase 2. All required construction is complete. I have submitted all required maps to the planner.

Thank You,



Barry Collins
Agent for Northwoods Subdivision

