

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

Meeting Date: Thursday, February 19, 2009

Subject: North Course Village Development Plan Extension

Attachments:

1. Letter Requesting Extension
2. Development Plan

SUMMARY OF REQUEST:

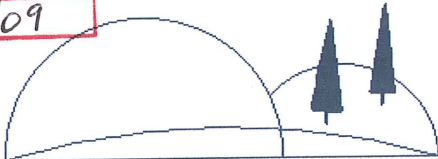
On February 15, 2007, the Planning Board approved the North Course Village Combined Master and Development Plan subject to the completion of conditions imposed during the Planning Board meeting. Per Section 200A-310 of the Land Development Code, Development Plan approval is valid for two (2) years; however, the approving agency may, for just cause, grant up to two (2) one-year extensions for development plan approval. On January 15, 2009, Mr. Terry Baker acting on behalf Mr. Eric Laughter of Laughter Investments, LLC, submitted a letter requesting a one-year extension of the Development Plan for North Course Village (See Attachment 1).

PLANNING BOARD ACTION REQUESTED:

The Planning Board may grant or deny the extension request.

Suggested Motion:

I move that the Planning Board grant a one-year Development Plan extension for North Course Village, extending approval through February 15, 2010.



ALS

Associated Land Surveyors & Planners, P.C.

PO Box 578 Horse Shoe, NC 28742 - Phone (828) 890-3507 Fax (828) 890-3520

January 15, 2009

Mr. Matt Cable
Henderson County Planning Department
213 First Avenue East
Hendersonville, NC 28792

Re: Combined Master and Development Plan for Combined Master and Development
Plan for Pleasant View Major Subdivision, File 2007-M03

Dear Mr. Matt Cable:

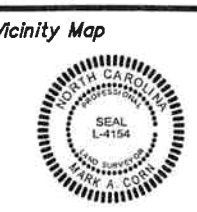
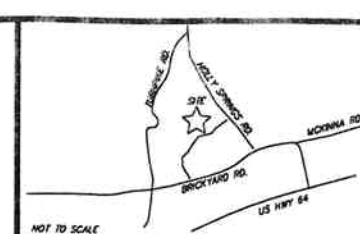
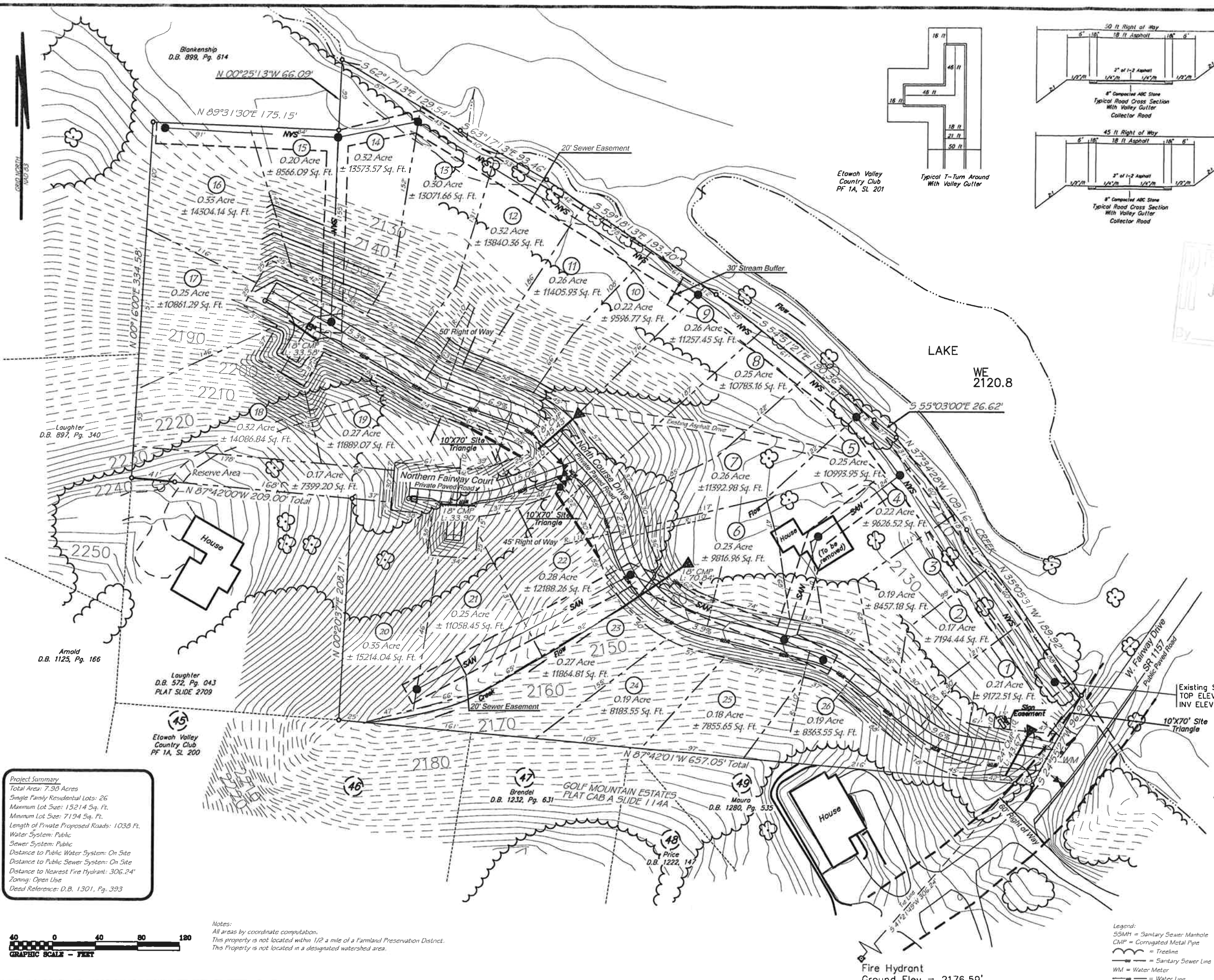
The approved combined master and development plan will expire in February 2009. Laughter Investments, LLC would like to request a one year extension of the plan approval for North Course Village. The twenty-four lots of this subdivision have been surveyed and staked. The roads have been graded. Also, the water and sewer systems are already in place. The power and natural gas for the project have already been placed in the project, as well. The subdivision sign is built at the entrance. The final paving and curbing, backfill, and shoulder landscaping is all that remains on this project to be complete. Our goal is to finish these items within the next six months to a year. Thank you for your time and consideration on the matter at hand.

Sincerely,

Terry A. Baker, President
N.C. Professional Land Surveyor 3107

Sincerely,

Eric Laughter
Laughter Investments, LLC



RECEIVED
JAN 17 2007
By

Project Summary
Total Area: 7.98 Acres
Single Family Residential Lots: 26
Maximum Lot Size: 15214 Sq. Ft.
Minimum Lot Size: 7194 Sq. Ft.
Length of Private Proposed Roads: 1038 Ft.
Water System: Public
Sewer System: Public
Distance to Public Water System: On Site
Distance to Public Sewer System: On Site
Distance to Nearest Fire Hydrant: 306.24'
Zoning: Open Use
Deed Reference: D.B. 1301, Pg. 393

Notes:
All areas by coordinate computation.
This property is not located within 1/2 a mile of a Farmland Preservation District.
This Property is not located in a designated watershed area.

Legend:
SSMH = Sanitary Sewer Manhole
CMP = Corrugated Metal Pipe
— = Tree Line
— = Sanitary Sewer Line
WM = Water Meter
— = Water Line

Combined Master & Development Plan for North Course Village

Owner/Developer
Laughter Investments, LLC
PO Box 135
Etowah, NC 28729
D.B. 1301, Pg. 393

Pin: 8529-34-8040
Pin: 8529-34-2953

Mills River Township Henderson County, NC

ASSOCIATED LAND SURVEYORS
& PLANNERS PC
P.O. BOX 578 • HORSE SHOE, NC 28742
(828) 890-3507

Scale 1 inch = 40 Feet Date January 12, 2007
Job No. S-08-049 Surveyor M. S. S. 008 2.0

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