

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

Meeting Date: Thursday, February 19, 2009

Subject: Pleasant View Development Plan Extension

Attachments:

1. Letter Requesting Extension
2. Development Plan

SUMMARY OF REQUEST:

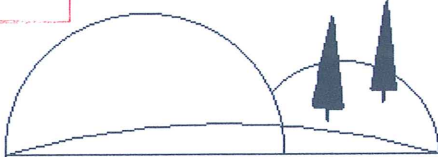
On March 15, 2007, the Planning Board approved the Pleasant View Combined Master and Development Plan subject to the completion of conditions imposed during the Planning Board meeting. Per Section 200A-310 of the Land Development Code, Development Plan approval is valid for two (2) years; however, the 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. Lathe Brogden fo Brogden Contracting, LLC, submitted a letter requesting a one-year extension of the Development Plan for Pleasant View (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 Pleasant View, extending approval through March 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-M07

Dear Mr. Matt Cable:

The approved combined master and development plan will expire in March 2009. We would like to request a one year extension of the plan approval for Pleasant View Subdivision. They are in the process of having the property timbered and are currently taking bids on the grading and roads for the project. They are waiting on approvals and the downturn in the economy to level out and have been liquidating some other projects. Their goal is to have the project moving within the next six months to a year. Thank you for your time and consideration of the matter at hand.

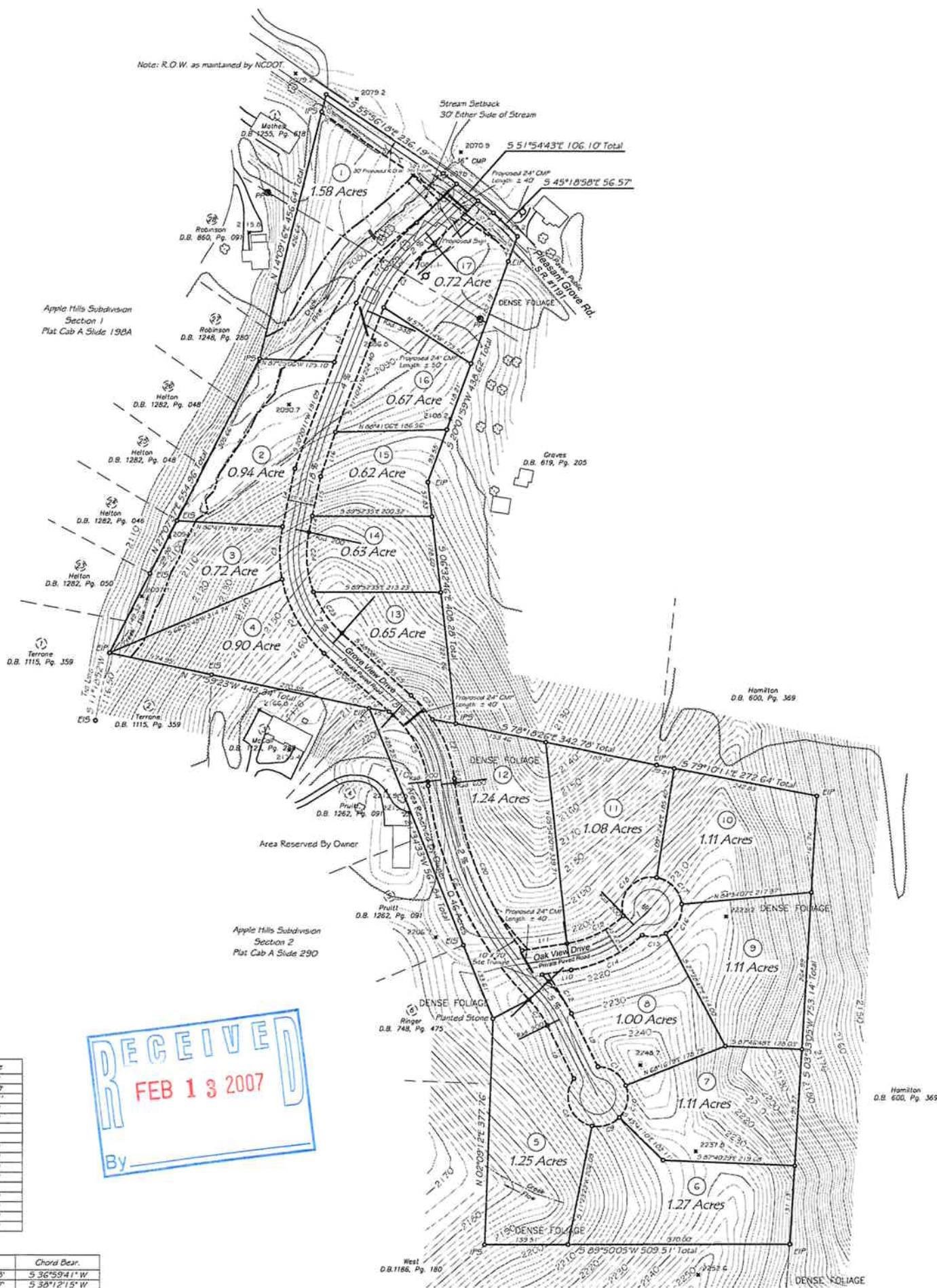
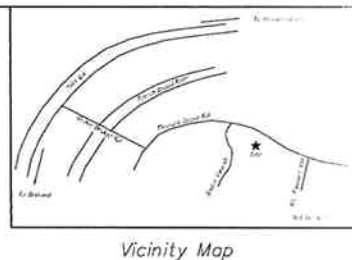
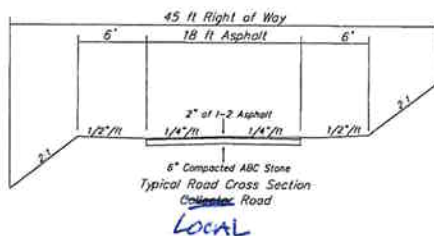
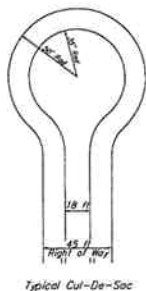
Sincerely,

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

Sincerely,

Lathe Brogden
Brogden Contracting, LLC

Put North
Put Calmer A. Slide 290



Course	Bearing	Distance
L1	S 45°39'02" W	93.26'
L2	S 45°39'02" W	101.20'
L3	S 20°21'52" W	105.51'
L4	S 12°13'21" W	99.37'
L5	N 79°48'06" W	34.17'
L6	S 48°06'17" E	4.48'
L7	S 06°30'34" E	7.23'
L8	S 26°29'32" E	99.34'
L9	N 26°29'32" W	99.34'
L10	N 80°56'25" E	49.58'
L11	S 80°56'25" W	76.00'
L12	N 06°30'34" W	7.23'
L13	S 79°48'06" E	40.13'
L14	N 12°08'26" E	27.93'
L15	N 12°08'26" E	67.65'
L16	N 18°34'41" E	78.58'

Curve	Radius	Length	Chord	Chord Bear.
C1	360.68'	169.95'	169.38'	S 36°59'41" W
C2	315.68'	139.09'	137.97'	S 38°12'15" W
C3	222.50'	89.26'	88.66'	S 00°36'53" W
C4	222.50'	144.82'	142.28'	S 29°29'28" E
C5	177.50'	128.96'	126.14'	S 27°19'25" E
C6	622.50'	403.72'	396.68'	S 25°05'21" E
C7	177.50'	53.21'	53.01'	S 35°04'49" E
C8	50.00'	100.68'	84.51'	S 20°55'23" E
C9	50.00'	49.81'	47.77'	N 72°51'06" E
C10	50.00'	57.63'	54.49'	N 11°17'34" E
C11	50.00'	59.36'	55.93'	N 55°44'18" W
C12	222.50'	66.70'	66.45'	N 35°04'49" W
C13	577.50'	16.09'	16.09'	N 42°52'14" W
C14	222.50'	134.38'	132.34'	N 63°58'19" E
C15	50.00'	40.65'	39.54'	N 65°46'49" E
C16	50.00'	59.30'	55.88'	N 28°32'40" E
C17	50.00'	65.76'	61.12'	N 43°06'34" W
C18	50.00'	101.77'	85.09'	S 40°54'17" W
C19	177.50'	106.82'	105.21'	S 63°42'00" W
C20	577.50'	306.25'	302.67'	N 31°42'05" W
C21	222.50'	107.34'	106.31'	N 20°19'49" W
C22	222.50'	54.31'	54.18'	N 41°08'40" W
C23	177.50'	84.62'	83.69'	N 34°38'49" W
C24	177.50'	102.12'	100.72'	N 04°20'28" W

Project Summary

Total Area: 19.36 Acres
Single Family Residential Lots: 17
Maximum Lot Size: 68825 Sq. Ft.
Minimum Lot Size: 27007 Sq. Ft.
Length of Private Proposed Roads: 2008 Ft.
Water System: Individual
Sewer System: Individual
Distance to Public Water System: ± 1500'
Distance to Public Sewer System: ± 3500'
Distance to Nearest Fire Hydrant: ± 3500'
Zoning: Open Use
Deed Reference: D.B. 768, Pg. 343

Combined Master and Development Plan of

Pleasant View

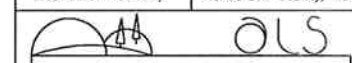
Owners:
Juanita Brogden
TC Williams
Eugenia Barber

Developer:
Brogden Contracting
2801 Morningside Drive
Hillsville, NC 27321

10 Melody Lane
Horse Shoe, NC 28642
D.B. 768, Pg. 343

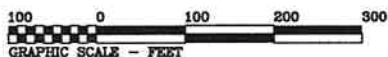
Pin: 9528-12-9855

Crab Creek Township Henderson County, NC



ASSOCIATED LAND SURVEYORS
& PLANNERS P.C.
P.O. BOX 578 • HORSE SHOE, NC 28747
(828) 890-3507

SCALE: 1 Inch = 100 Feet DATE: February 9, 2007
JOB NO: S - 06 - 191 DRAWN BY: JRG/SNB CAC: 70



Notes:
This property is not located within a watershed.
This property is not located within a 1/2 mile
of a farmland preservation district.
All areas by coordinate computation.
2 Ft. Contour Interval

Legend:
EIP = Existing Iron Pipe
IPS = Iron Pipe Set
R.O.W. = Right of Way
EIS = Existing Iron Stake
PP = Power Pole
CMP = Corrugated Metal Pipe
UP = Utility Pole