

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 of Mr. Lathe Brogden for Brogden Contracting, LLC, submitted a letter requesting a one-year extension of the Development Plan for Pleasant View (See Attachment 1).

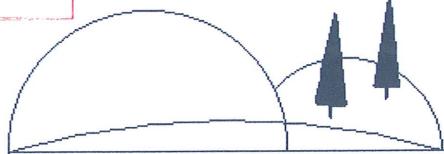
PLANNING BOARD ACTION REQUESTED:

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.

received
1/16/09



OLS

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.

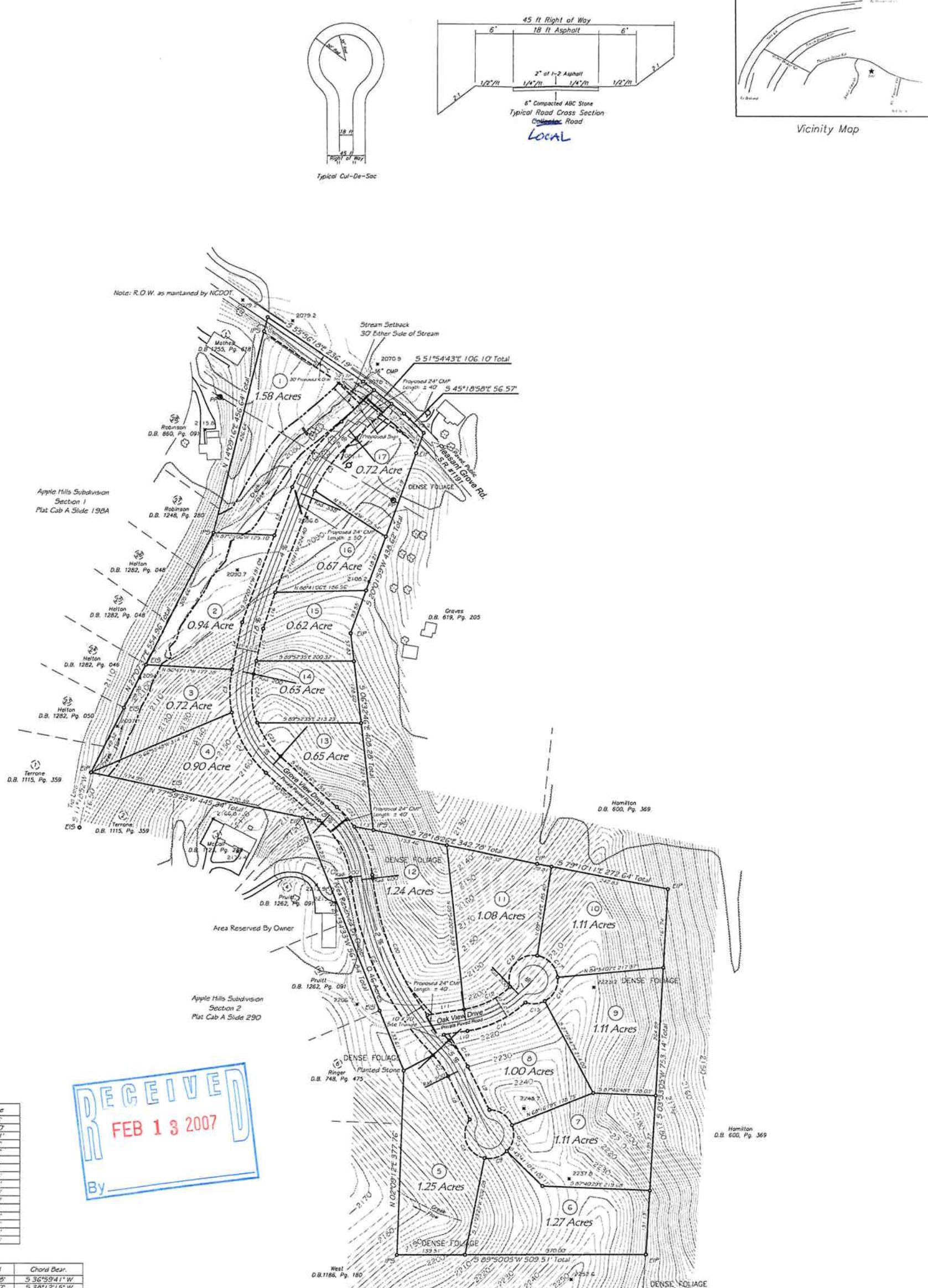
Sincerely,

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

Sincerely,

Lathe Brogden
Brogden Contracting, LLC

Put North
Put Cabinet A, Slide 290



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: ± 5500'
 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
 10 Melody Lane
 Horse Shoe, NC 28642
 D.B. 768, Pg. 343

Developer:
 Brogden Contracting
 2501 Normandy Drive
 H.ville, NC 28791

Pin: 9528-12-9855

Crab Creek Township Henderson County, NC
 
ASSOCIATED LAND SURVEYORS
 & PLANNERS PC
 P.O. BOX 578 • HORSE SHOE, NC 28642
 (828) 890-3507
 Scale: 1 Inch = 100 Feet Date: February 9, 2007
 Job No: S - 06 - 191 Drawn By: [Signature]

100 0 100 200 300
GRAPHIC SCALE - FEET

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