

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

Meeting Date: Thursday, February 19, 2009

Subject: Soapstone (File # 2006-M51) Development Plan Extension

Attachments:

1. Letter Requesting Extension
2. Soapstone Phase II and III Development Plan (File #2006-M51)

SUMMARY OF REQUEST:

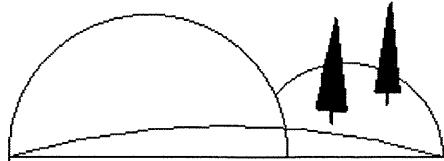
On January 18, 2007, the Planning Board approved the Master Plan and Development Plan for Phase II and III of Soapstone major subdivision subject to the completion of conditions that were imposed during the Planning Board meeting. Per Section 200A-310 of the Land Development Code, Development Plan approval 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 February 10, 2009, Mr. Mark Corn, agent on behalf of Soapstone Subdivision, submitted a letter requesting a one year extension of the Development Plan for Soapstone Phase II and III (See attached letter). As part of the request for extension, the agent has submitted a revised Master and Development Plan showing a change in the road alignment for Soapstone Creek Drive. The revised Master and Development Plan for Soapstone 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 Soapstone Phase II and III through January 18, 2010 and approve the revised master and development plan as submitted.



OLS

Associated Land Surveyors & Planners, P.C.

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

February 10, 2009

Autumn Radcliff
Henderson County Planning Department
213 First Avenue East
Hendersonville, NC 28792

Re: Combined Master and Development Plan for Combined Master and Development Plan for Soapstone Creek Estates, File 2006-M51

Dear Mr. Autumn Radcliff:

The approved combined master and development plan has expired in January 2009. Soapstone Creek Estates LLC, would like to request a six month extension of the plan approval for Soapstone Creek Estates. Phase One and Two have been completed. The final paving, backfill, and shoulder landscaping is all that remains to complete Phase Three. Our goal is to finish these items within the next six months. Thank you for your time and consideration on the matter at hand.

Sincerely,

Mark A. Corn, Survey Manager
N.C. Professional Land Surveyor 4154

Sincerely,

Tim Phillips
Soapstone Creek Estates, LLC

