

## 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:**

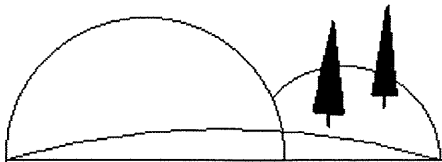
On January 18, 2007, the Planning Board approved the Master Plan and Development Plan for Phase II and III of Soapstone major subdivision subject to the completion of conditions that were imposed during the Planning Board meeting. Per Section 200A-310 of the Land Development Code, Development Plan approval 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.



**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.

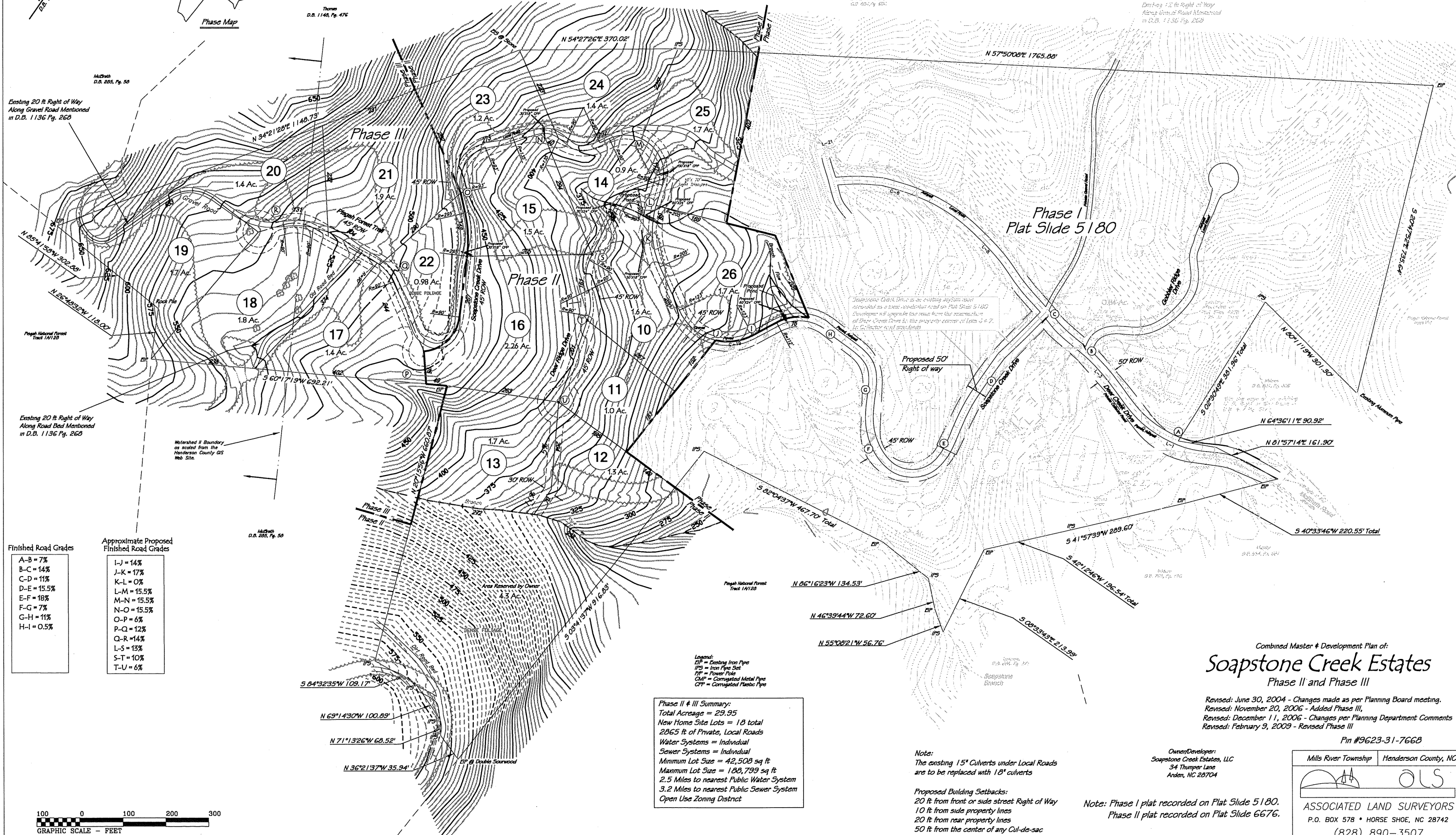
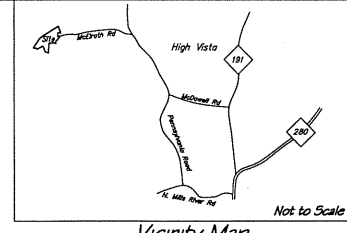
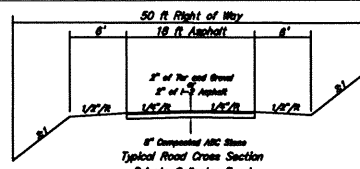
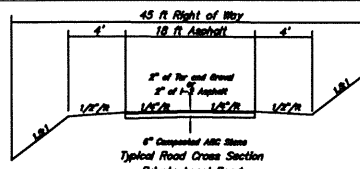
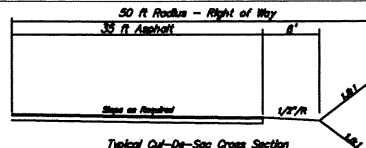
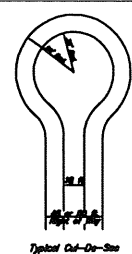
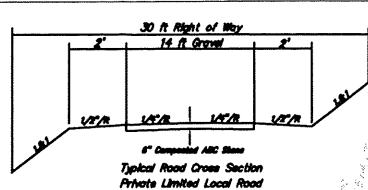
Sincerely,

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

Sincerely,

Tim Phillips  
Soapstone Creek Estates, LLC

Note:  
Property is within 1/4 Mile of a Farmland Preservation District.  
There is a 30 ft. building setback on all Perennial Streams.  
All areas are by coordinate computation.  
The Nearest Water Point for Fire Protection is 1.6 miles to a Dry Hydrant in a pond .8 mile North of McElrath Rd on Pennsylvania Rd



Finished Road Grades

A-B = 7%
B-C = 14%
C-D = 11%
D-E = 15.5%
E-F = 18%
F-G = 7%
G-H = 11%
H-I = 0.5%

Approximate Proposed Finished Road Grades

I-J = 14%
J-K = 17%
K-L = 0%
L-M = 15.5%
M-N = 15.5%
N-O = 15.5%
O-P = 6%
P-Q = 12%
Q-R = 14%
R-S = 13%
S-T = 10%
T-U = 6%

Phase II & III Summary:  
Total Acreage = 29.95  
New Home Site Lots = 18 total  
2865 ft of Private, Local Roads  
Water Systems = Individual  
Sewer Systems = Individual  
Minimum Lot Size = 42,500 sq ft  
Maximum Lot Size = 188,799 sq ft  
2.5 Miles to nearest Public Water System  
3.2 Miles to nearest Public Sewer System  
Open Use Zoning District

Note:  
The existing 15" Culverts under Local Roads are to be replaced with 18" culverts

Proposed Building Setbacks:  
20 ft from front or side street Right of Way  
10 ft from side property lines  
20 ft from rear property lines  
50 ft from the center of any Cul-de-sac

Note: Phase I plat recorded on Plat Slide 5180.  
Phase II plat recorded on Plat Slide 6676.

### Combined Master Development Plan of: Soapstone Creek Estates Phase II and Phase III

Revised: June 30, 2004 - Changes made as per Planning Board meeting.  
Revised: November 20, 2006 - Added Phase III,  
Revised: December 11, 2006 - Changes per Planning Department Comments  
Revised: February 9, 2009 - Revised Phase III

Pin #9623-31-7668

Owner/Developer:  
Soapstone Creek Estates, LLC  
34 Thumper Lane  
Arden, NC 28704

Mills River Township	Henderson County, NC
ASSOCIATED LAND SURVEYORS P.O. BOX 578 • HORSE SHOE, NC 28742 (828) 890-3507	
SCALE: 1 inch = 100 feet	DATE: May 17, 2004
JOB NO.: 5-03-136	DRAWN BY: RCC

