

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

Meeting Date: Thursday, June 18, 2009

Subject: Seven Falls Golf and River Club Phase I Development Plan Extension

Attachments:

1. Letter Requesting Extension
2. Phase I Development Plan

SUMMARY OF REQUEST:

On June 21, 2007, the Planning Board approved the Seven Falls Golf and River Club Phase I Development Plan subject to the completion of conditions imposed during the Planning Board meeting. A total of 168 residential lots (containing single-family residential and townhome units) are proposed on the 226.60 acres that constitute Phase I. Of the proposed lots, 149 have been platted and recorded. 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 June 3, 2009, Mr. Keith Vinson, Member Manager for Seven Falls Golf and River Club submitted a letter requesting a one-year extension of the Development Plan for Phase I (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 Seven Falls Golf and River Club Phase I, extending approval through June 21, 2010.



June 3, 2009

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

RE: Phase 1 Development Plan
Seven Falls Golf & River Club
File # 2007-M19

Dear Mr. Cable:

It is our understanding that the Henderson County Planning Board approved the above referenced project on June 21, 2007.

As you know work has been progressing on the various site improvements for this project. There have been major delays with permitting and other matters which have prevented completion of the project within the 2 year approval period.

Please consider this letter to be our request for a 1 year time extension to complete the infrastructure improvements for this development.

If you have any questions or need additional information please feel free to contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Keith A. Vinson", is written over a horizontal line.

Keith A. Vinson, Member Manager

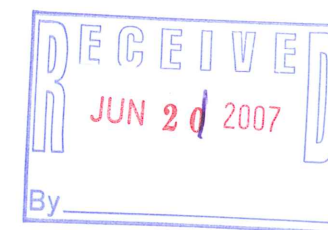


WILLIAM G. LAPSLEY & ASSOCIATES P.A.
CONSULTING ENGINEERS & LAND PLANNERS
ASHEVILLE, NORTH CAROLINA

SEVEN FALLS
GOLF & RIVER CLUB
HENDERSON COUNTY
NORTH CAROLINA

PROPOSED - PHASE I
SITE DEVELOPMENT PLAN

sheet
2 of 25



PROJECT SUMMARY	
TOTAL AREA -	226.60 AC.
RESIDENTIAL LOTS -	126 EACH
TOWNHOMES	38 EA
MAXIMUM LOT SIZE -	2.88 AC.
MINIMUM LOT SIZE -	0.67 AC.
ZONING CLASSIFICATION -	OPEN USE
ROAD SYSTEM -	PRIVATE
WATER SYSTEM -	INDIVIDUAL
SEWER SYSTEM -	INDIVIDUAL
FIRE DISTRICT -	INDIVIDUAL
PIN # -	ETOWAH/HORSE SHOE
	9528-71-4607
	9528-71-7921
	9528-71-8561
	9528-71-7504
	9527-88-5823
	9527-96-2819
	9528-80-0455
	9528-70-7141
DISTANCE TO PUBLIC WATER -	1.5 MILES
DISTANCE TO PUBLIC SEWER -	3.0 MILES
PROPOSED BUILDING SETBACKS:	
FRONT -	50 FEET
SIDE -	20 FEET
REAR -	25 FEET

Land Surveyor:
Ed Holmes and Associates
P.O. Box 17395
374 Old County Home Road
Asheville, North Carolina 28808
828-225-8582
www.edholmessurveying.com

Topographic Map:
Spatial Data, Inc.
1008 Hutton Lane, Suite 109
High Point, North Carolina 27828
336-841-1247
www.spatialdata.com

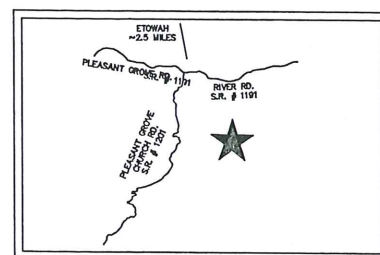
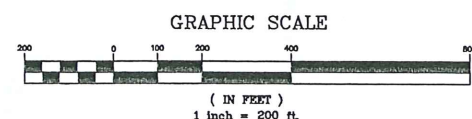
Owner/Developer:
Mountain Development Co., LLC.
32 Orange Street
Asheville, North Carolina 28801

6/21/07
[Signature]
SEAL
8489
[Stamp]

WILLIAM G. LAPSLEY & ASSOCIATES P.A.
Consulting Engineers & Land Planners
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Biltmore Park
Asheville, NC 28803
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www.wgla.com

Revisions

date: 8/06
job: 07108
drawn: KHC



VICINITY MAP
(N.T.S.)

Golf Course

FOLLEY CREEK

LITTLE WILLOW CREEK

PLEASANT GROVE ROAD
(SR #1199)

100 YEAR FLOOD
ELEV. = 2084.0'

Phase I
220.70 ac