

Henderson County Planning Department

213 1st Avenue East, Hendersonville, North Carolina 28792
Phone (828) 697-4819 Fax (828) 697-4533

MEMORANDUM

DATE: February 21, 2008
TO: Technical Review Committee
Review Agencies (see distribution list)
TRC MEETING DATE: March 4, 2008
REGARDING: Re-alignment of Pleasant Grove Church Road (SR#1201)
NAME OF APPLICANT: Seven Falls, LLC and Mr. William Lapsley, Agent
DEPARTMENT: Planning
STAFF CONTACT: Matt Card, Planner
ATTACHMENTS: Vicinity Map
Plan Showing Re-alignment
Seven Falls Master Plan

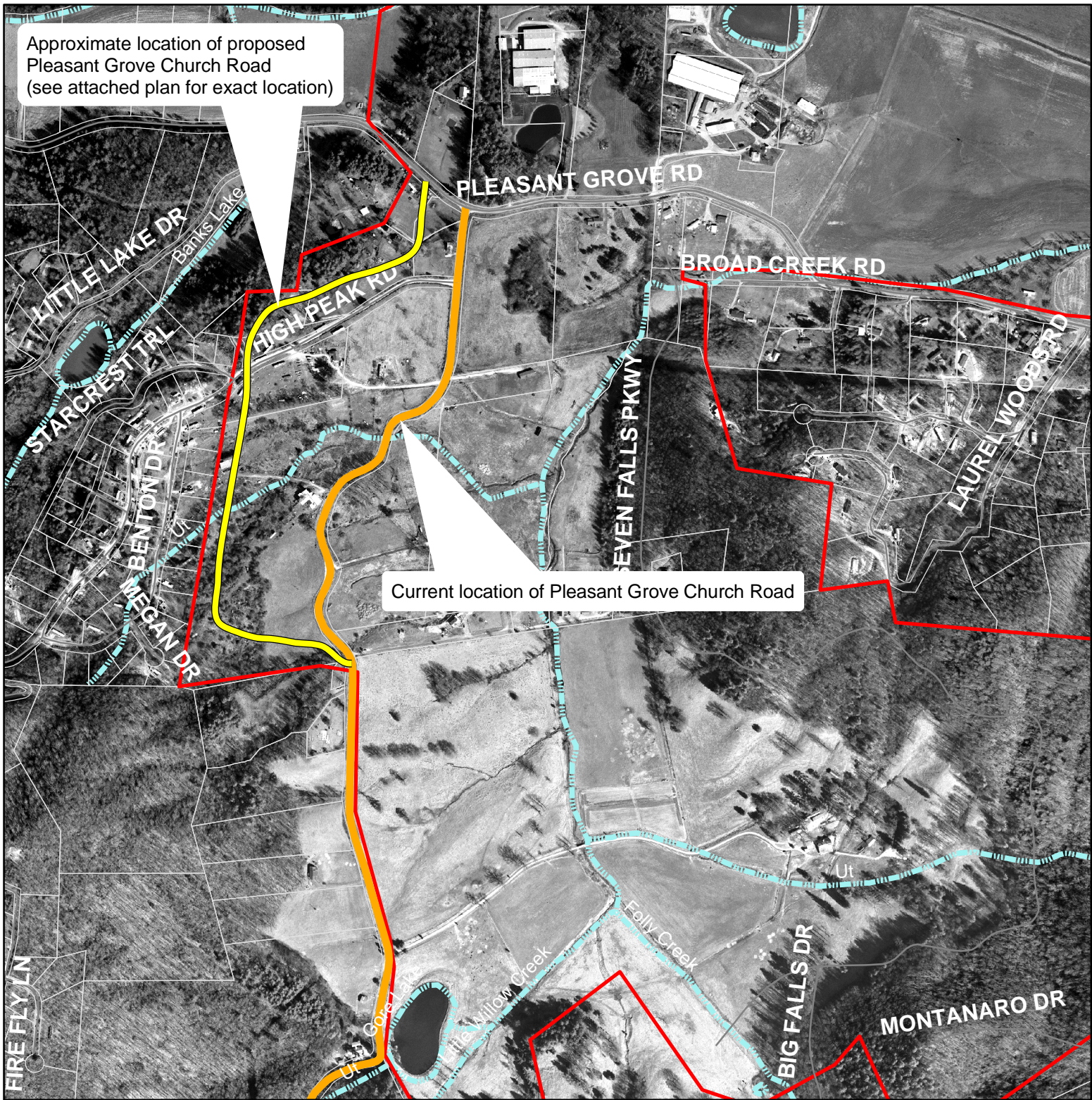
At its regular meeting on February 20, 2008 the Henderson County Board of Commissioners set a public hearing for the closure and realignment of a section of Pleasant Grove Church Road (SR#1201). The hearing was set for April 1, 2008 at 6:00 P.M. The applicant's agent, Mr. William Lapsley, is proposing to move 2,400 linear feet of road to another location on property currently owned by Seven Falls, LLC. This request comes as part of the Seven Falls major subdivision which was originally approved by the Planning Board on April 17, 2007.

In order to process the realignment request, the County must act on the request to abandon 2,400 linear feet of existing public roadway, act on the request to add 3,200 linear feet of new public roadway and hold the public hearing to permanently close said section of Pleasant Grove Church Road. It is planning staff's position that the new section of Pleasant Grove Church Road be installed and taken over by NCDOT before the conditional order closing the existing section of Pleasant Grove Church Road is recorded with the County. When the Board of Commissioners reviews the proposal your comments will be considered.

Please review the attached plans and return any comments to the Henderson County Planning Department by March 14, 2008 either by printing out the comment sheet provided and sending it back to the Planning Department at the address on the sheet or send your comments via email to mcard@hendersoncountync.org.






Distribution List

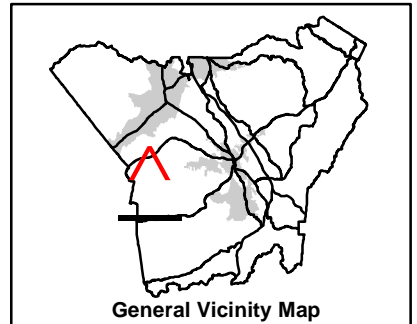
Henderson County Technical Review Committee
Terry Layne, Henderson County EMS Director
Curtis Griffin, Henderson County Property Addressing Coordinator
Commander Eddie Watkins, Henderson County Sheriff's Dept.
Chief Roger Freeman, Etowah-Horseshoe Fire & Rescue Department
Josh Lanning, Assistant District Engineer, NCDOT
Mark Gibbs, District Engineer, NCDOT
Dr. Stephen Page, Superintendent, Henderson County Public Schools

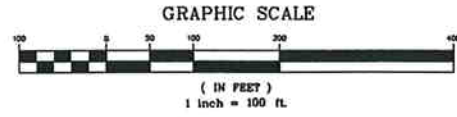
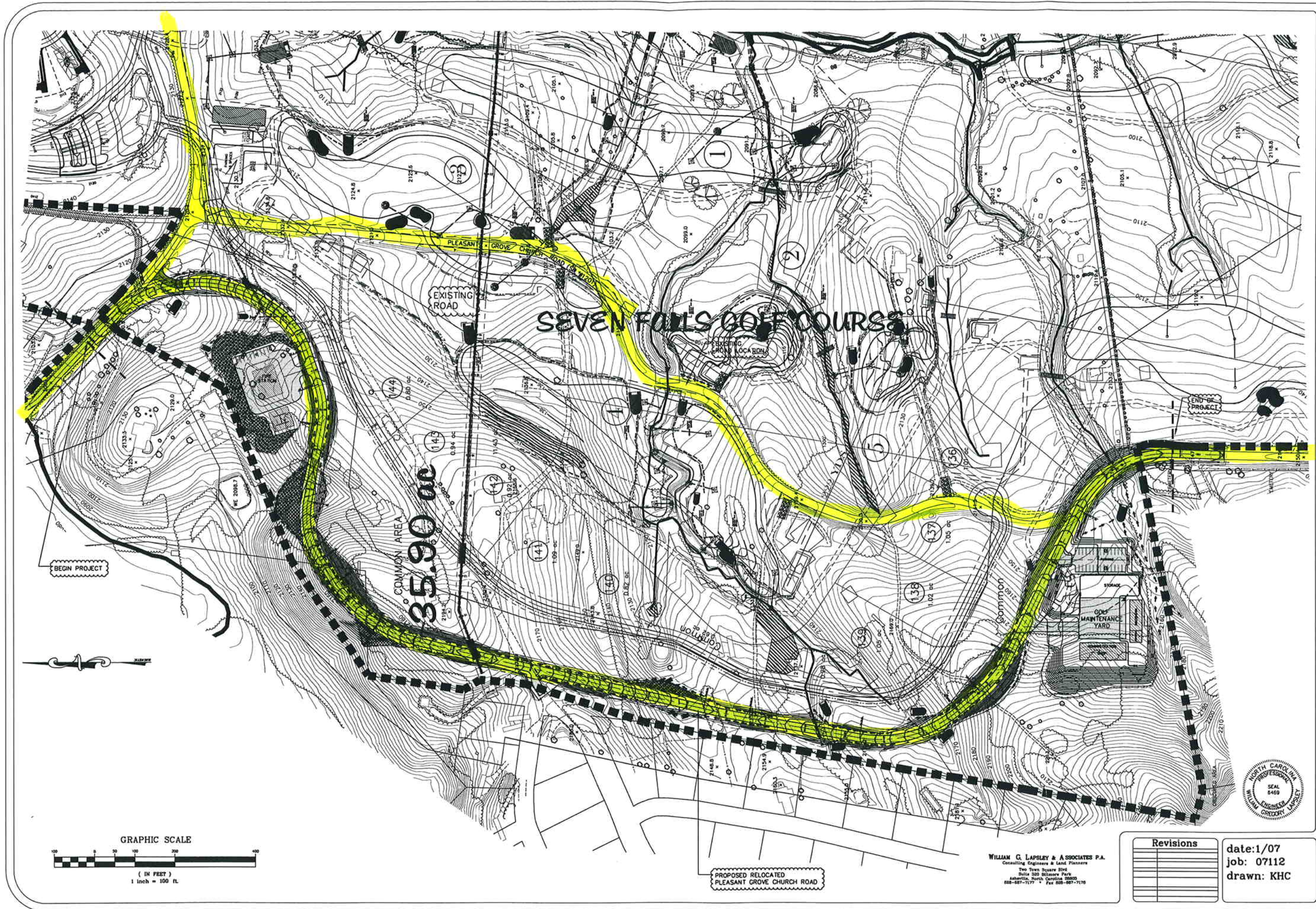


Seven Falls Golf & River Club

OWNER: Mountain Development Company, LLC and Seven Falls, LLC
 AGENT: William Lapsley & Associates P.A.

-  Roads
-  Pleasant Grove Church Rd
-  Seven Falls Project Site
-  Other Parcels
-  Streams





PROPOSED RELOCATED
PLEASANT GROVE CHURCH ROAD

WILLIAM G. LAPSLEY & ASSOCIATES P.A.
Consulting Engineers & Land Planners
Two Town Square Blvd
Suite 300 Billmore Park
Asheville, North Carolina 28803
888-687-7177 Fax 888-687-7178

Revisions

date:1/07
job: 07112
drawn: KHC



PROPOSED
PLEASANT GROVE CHURCH ROAD
RELOCATION PROJECT

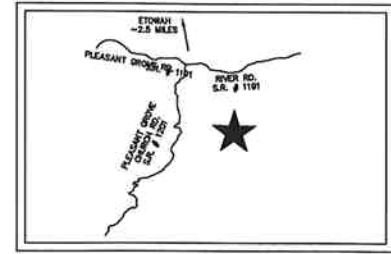
SEVEN FALLS
GOLF & RIVER CLUB
HENDERSON COUNTY,
NORTH CAROLINA

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



ETOWAH SCHOOL ROAD
(S.R. 1206)
1.7 MILES TO
U.S. HIGHWAY 64

FOLLY ROAD
(S.R. 1199)
1.7 MILES TO
WILLOW ROAD



VICINITY MAP
(N.T.S.)

Owner/Developer:
Seven Falls, LLC
P.O. Box 5778
Asheville, North Carolina 28813
Mountail Development Co., LLC
208 Folkstone Lane
Orden, North Carolina 28704

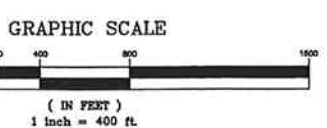
Land Use Summary

Phase	Area	Estate Lots	Town Homes	Total
I	217 ac.	126	40	166
II	127 ac.	63	14	77
III	221 ac.	92	70	162
IV	154 ac.	88	-----	88
V	111 ac.	52	8	60
VI	119 ac.	64	12	76
Village				
Single Family	-----	191	-----	191
Town Homes	-----	-----	18	18
Condominiums	-----	-----	-----	36
	232 ac.	676	162	874
Golf Course				
	216 ac.	-----	-----	-----
	1397 ac.	676	162	874

Density: 1 Unit per 1.60 acres

ENTRANCE

1.3 MILES TO
U.S. HIGHWAY 64



Land Surveyor:
Ed Holmes and Associates
P.O. Box 17935
374 Old County Home Road
Asheville, North Carolina 28808
828-225-8582
www.edholmesurveying.com

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



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Asheville, NC 28805
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www.wgla.com

Revisions

date: 5/07
job: 07121
drawn: KHC



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

SEVEN FALLS
GOLF & RIVER CLUB
HENDERSON COUNTY
NORTH CAROLINA

MASTER PLAN
PHASE MAP OF DEVELOPMENT PLANS

sheet
1 of 1