

**HENDERSON COUNTY  
BOARD OF COMMISSIONERS**

**MEETING DATE:** January 5, 2009

**SUBJECT:** Extension of Special Intensity Allocation (SIA) permits for  
WS-2008-05-01 (Village Green at Mills River)

**ATTACHEMENTS:** 1. Staff Memorandum  
2. Applicants formal request  
3. Vicinity Site Map

**MEETING DATE:** January 5, 2009

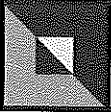
**SUMMARY OF REQUEST:**

H.M. "Skip" Dunn, Member, Village Green at Mills River, LLC would like to request a single six month extension for the Special Intensity Allocation (SIA) permit that was approved by the Board of Commissioners at their May 21, 2008 regular meeting. Mr. Dunn requests this extension to provide enough time to finalize the financing that is required to construct the project as submitted. The Property Identification Number (PIN) is 9631-83-6963 and is approximately 2.07 acres.

The Land Development Code Article 200A-324.E states "Upon the approval of an *SIA*, the *applicant* shall have six (6) months from the date of issuance thereon to obtain a building permit or begin substantial construction work on the project. Failure to obtain a building permit or make substantial construction progress within six (6) months shall render the *SIA* void. The approving authority (*Watershed Administrator* or the Commissioners) may grant a single extension of this time period of up to six (6) months upon submittal by the *applicant* of sufficient justification for the extension via written request." The applicant received the permit on June 5, 2008 and the permit expired on December 5, 2008. The applicant did request an extension on December 4, 2008 therefore the permit had not expired.

**BOARD ACTION REQUESTED:** The Watershed Administrator recommends approval of project as submitted. The Planning Department and The Town of Mills River staff has no objections to the extension.

**Suggested Motion:** I move that the Board approve the application for Carolina Flooring Contractors Special Intensity Allocation (WS-III Balance of Watershed) subject to the applicant satisfying all recommendations of the Watershed Administrator, Senior Planner, Mills River staff and the Board.



Primary Business Address  
4140 Haywood Road  
Mills River, NC 28759

828-891-6640  
Fax 891-6643

December 4, 2008

Board Of Commissioners  
Henderson County, NC

Delivered Via : Ms. N. Berry

**Request For Extension**

Village Green At Mills River, LLC by this letter is requesting an extension of Watershed Approval Number 08280106632 and 08280106631. This approval was for the property located at Banner Farm Road and Highway 191 (Haywood Rd), Mills River, NC.

This request is supported by the need for our financing to be finalized. At the time of the original request we were assured that our application with First Citizens Bank was in good shape. But as the market and financial institutions came upon problems, our situation changed, we are working things out and hope to have something approved in the very near future.

What we have planned for this property is both retail and office space and is needed in the Mills River Area.

We extend our appreciation for your consideration.

Respectfully

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H.M. "Skip" Dunn, Member  
Village Green At Mills River, LLC



377 & 379 Banner Farm Road - Village Green at Mills River



**Legend**

- Imagery 2007
- PARCELS
- streams centerline
- streets