



Town of Laurel Park Planning Board
Regular Meeting Minutes
Date of Meeting: August 12, 2025

Chairman Wiehe called the Regular Planning Board Meeting to order at 3:00 PM on August 12, 2025 at Town Hall, 441 White Pine Drive, Laurel Park, NC 28739

The following attended in person representing a quorum:

Chairman Philip Wiehe
Co-Chair Mary Margaret Licisyn
Secretary Jeffrey Pieper
Luke Costlow
Edward Eaves
Scott Gregg

Other Attendees:

Commissioner Deborah Bridges – Council Representative
Cara Reeves – Town Manager

1) Approval of the Agenda

- a) No modifications to the published Agenda were presented for consideration
- b) Motion to Approve was made by Mary Margaret Licisyn, Seconded by Scott Gregg
- c) Motion received unanimous approval of the Board

2) Approval of the Minutes

- a) Motion to Approve the Minutes of July 8, 2025 meeting was made by by Scott Gregg, Seconded by Luke Costlow
- b) Motion received unanimous approval of the Board

3) New Business (this was before the Old Business as we were waiting for the rest of the Fawn Ridge team to arrive)

a) Planning Process Update

- i) Distribution of "Development Suitability Analysis Methodology" document
- ii) Authored by Caitlin prior to her departure; routed through Philip Wiehe

- iii) Document outlines steps for planning steering process and comprehensive plan (comp plan)
- iv) Key steps assigned
 - (1) First three steps: Technical Review Committee (TRC)
 - (2) Identify competing desires and land uses
 - (3) Determine goals based on compromise
 - (4) Identify criteria for suitability
 - (5) TRC composition: chair of planning, chair of adjustment, town manager, zoning person, upper staff, board chairs (Will, Brandon, Bobby, Karen)
 - (a) TRC has met twice previously, typically for large development reviews
 - (i) Expanded role under consultant Mary Roderick (Land of Sky)
 - (6) Next steps: Land of Sky consultant to collect and organize data, perform suitability analysis
 - (a) New staff member Alexis onboarded, will engage with TRC and planning board
 - (b) Sequence clarification:
 - (i) Criteria developed by TRC, then planning board/steering committee, then public input after land use map drafted
 - (ii) Some disagreement about timing of public input; recommended to pass suggestion for earlier involvement to Eric
 - (7) Drafts of Chapters 1 and 2 of the comprehensive plan received from Mary
 - (a) Detailed drafts reflecting ongoing discussions
 - (8) Steering committee has met three times, monthly, to work through material
- v) Timeline & Deadlines:
 - (1) Official comp plan deadline: July 1 (not hard and fast; statute requires "orderly time period")
 - (2) Norm: Comp plans updated every 10 years, possibly more frequently if conditions change
 - (3) Delays due to personnel changes (Helene and Land of Sky staff)

4) Old Business

a) Lot 3 Fawn Turn Lane Site Plan Approval – Updated Plan

- i) Updated site plan presented; 40 pages of supporting documents with new drawings
- ii) Similar footprint to previous proposals, minor changes in square footage (~180 sq ft difference)
- iii) Driveway location unchanged (single viable access), adjusted for less steepness, closer to the road within setback
- iv) House relocated to more natural, flatter area; previously was higher up the slope
- v) Septic system now placed to the right of the house in a natural clearing, requires pumping
- vi) Stormwater management:
 - (1) Two cisterns, detention/infiltration swale down driveway side
 - (2) Steeper driveway (18%), with consideration of semi-permeable materials in flatter sections
 - (3) Runoff directed to existing swales and catch basins; intention to slow and infiltrate water as much as possible

- (4) Neighboring property has crushed culvert, impacting water flow; potential collaboration suggested for improved drainage
- (5) Clarification on septic placement—updated drawings provided, old drawings void
- vii) Stormwater & Runoff Calculations
 - (1) Post-development runoff to increase by 490% (from current state), difference of 2,600 gallons
 - (2) Existing tree canopy to be preserved at ~50%
 - (3) Stormwater holding capacity detailed: two cisterns (~1,000 gallons total), infiltration trench (~160 gallons), total capacity 1,200+ gallons
 - (4) Calculations based on four-inch storm for conservatism (previous standard was two-inch)
- viii) Board discussion
 - (1) General agreement on the effectiveness and necessity of stormwater measures
 - (2) Recognition of the site's challenging topography and shape
 - (3) Questions raised about runoff impact on neighboring lots and the need for broader watershed-level planning
 - (4) Maintenance & Policy Considerations
 - (a) Concerns raised about long-term maintenance of stormwater measures and septic systems
 - (b) No current mechanism (e.g., HOA, deed covenants, CC&Rs) in place to enforce maintenance post-sale
 - (c) Suggestion to address these issues in the comprehensive plan
 - (d) Responsibility sometimes falls to real estate agents, but not codified in UDO or as a material fact
 - (e) Importance of holistic watershed management emphasized
 - (i) Noted that remaining undeveloped lots in the same watershed are even steeper and will further challenge stormwater management
 - 1. Financial implications discussed: road and culvert repairs (estimated \$5–10 million for recent damage caused by creek flooding)
 - 2. Need for policy solutions and more robust tools highlighted for discussion in comp plan updates
 - (f) Site-Specific & Broader Environmental Concerns
 - (i) Plan praised for exceeding minimum stormwater management requirements
 - (ii) Discussion about shifting storm patterns (short, intense storms) leading to adaptation in planning (larger holding basins, more vegetation)
 - (iii) Reference to geotechnical reports recommending distributed surface flow rather than sub-surface piping
 - (iv) Invitation extended for further input from site engineers and planners during comp plan and steering committee discussions

ix) Decisions & Action Items

(1) Motion to approve Fawn Turn Lane site plan made by Mary Margaret Licisyn,
second by Luke Costlow

(2) Motion passed unanimously

5) Noted for comp plan: need to address

- a) Watershed-level stormwater management
- b) Maintenance and responsibility for stormwater infrastructure
- c) Policy tools for ensuring long-term compliance and communication to future property owners

6) Adjournment

- a) Being that there were no additional items on the agenda, Chair Weihe asked for a motion to adjourn
- b) The Motion was made by Scott Gregg, seconded by Luke Costlow. Motion received unanimous approval of the Board

Philip Wiehe, Chair

Date

Jeffrey Pieper, Secretary

Date