



Town of Laurel Park
Planning Board
October 14, 2025, at 3:00 PM
Town Hall - 441 White Pine Drive, Laurel Park, NC 28739

1. Call to Order
2. Approval of the Agenda
3. Approval of the Minutes
 - a. September 9, 2025
4. Old Business
 - a. 86 Tudor Lane Site Plan Review
5. New Business
 - a. 210 Somersby Parkway Site Plan Review
6. Adjourn

Title of Item: 86 Tudor Lane Site Plan Review

Presenter: Zoning Administrator Berry

Attachment(s): Yes/No

- Aerial Map
- Site Plan
- Landscape Plan

Summary of Item:

With the help of General Contractor Ed Nunez of Vista Home Builders, John Delvecchio and Barbara Lloyd (owners) are proposing to build a new single family dwelling unit located on Tudor Lane. The parcel is identified on the Henderson County Geographic Information System (GIS) as property identification number 9548940936. This property is in the ETJ R-30 zoning district. The estimated acreage is .58 acres, the slope of the property is estimated at 16%, which is considered a steep slope. This is a non-conforming lot; however, the proposed dwelling meets all dimensional standards.

The Laurel Park Unified Development Ordinance (UDO) section 2.5.3: Dimensional Standards for the R-30 zone indicates that lots with steep slopes (15%-25%) require a minimum street setback of 40 feet. The side and rear setbacks are to be a minimum of 35 feet.

The applicant has consulted with Gentry Geotechnical Engineering for the predevelopment investigation. This has been approved by the Town Engineer, Will Buie.

The applicant has also prepared a Landscape Plan for the Planning Board's review.

Suggested Action: Staff requests the Planning Board to review the attachments and review criteria of UDO 6.3.16.

Suggested Motion: Motion to approve, approve with conditions, or deny the site plan.

Title of Item: 210 Somersby Parkway Site Plan Approval

Presenter: Zoning Administrator Berry

Attachment(s): Yes/No

- Aerial Map
- Site Plan
- Landscape Plan

Summary of Item:

With the help of Construction Manager Austin Matthews, Masterpiece Custom Builders, Mr. and Mrs. Kelly (owners) are proposing to build a new single family dwelling unit located on Somersby Parkway. The parcel is identified on the Henderson County Geographic Information System (GIS) as property identification number 959548940936 This property is in the R-30 zoning district. The estimated acreage is .44 acres and the slope of the property is estimated at 23%, which is considered a steep slope. This is a non-conforming lot however the proposed dwelling meets all dimensional standards.

The Laurel Park Unified Development Ordinance (UDO) section 2.5.3: Dimensional Standards for the R-30 zone indicates that lots with steep slopes (15%-25%) require a minimum street setback of 40 feet. The side and rear setbacks are to be a minimum of 35 feet.

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