



**Planning Board
Regular Meeting Minutes
February 13, 2024 – 3:00 p.m.**

Chair Rainey called the Regular Planning Board Meeting to order at 2:59 p.m. on February 13, 2024, electronically through Zoom and in person.

The following attended in person at Town Hall, 441 White Pine Drive, Laurel Park NC 28739:

- Chair Philip Wiehe
- Vice Chair Mary Margaret Licisyn
- Secretary Jeffrey Pieper
- Moyland Rainey
- Luke Costlow
- Scott Gregg
- Commissioner Paul Hansen - Council Representative
- Town Manager Alex Carmichael
- Town Clerk Tamara Amin
- Interim Planner Kaitland Finkle
- Dallas Ducote- Fisher representative

APPROVAL OF THE AGENDA

Chair Rainey added Oaths and election of officers to the agenda. Mr. Wiehe moved to approve the amended agenda; seconded by Mr. Gregg. Chair Rainey asked for discussion; there was none. The vote was unanimous in favor of the motion.

APPROVAL OF THE MINUTES

The December 12, 2023 minutes were approved on motion by Mr. Wiehe and seconded by Ms. Licisyn. Chair Rainey asked for discussion; there was none. The vote was unanimous in favor of the motion.

OLD BUSINESS

OATHS OF OFFICE

Town Clerk Amin presented the oaths of office to Mr. Gregg, Mr. Rainey, Mr. Wiehe and Mr. Pieper.

ELECTION OF OFFICERS

Chair Rainey said he would like to step down as Chair. Secretary Pieper nominated Mr. Wiehe

as Chair. There were no other nominations. Mr. Rainey moved to appoint Mr. Wiehe as Chair for the Planning Board, seconded by Secretary Pieper. Chair Rainey asked for discussion; there was none. The vote was unanimous in favor of the motion.

Incoming Chair Wiehe took over the meeting.

Chair Wiehe nominated Ms. Licisyn for Vice Chair. There were no other nominations. Mr. Rainey moved to appoint Ms. Licisyn as Vice Chair for the Planning Board and Mr. Pieper as Secretary, seconded by Chair Wiehe. Chair Wiehe asked for discussion; there was none. The vote was unanimous in favor of the motion.

130 BIRCHWOOD DR- REVIEW CONDITIONS REQUESTED DECEMBER 12TH, 2023

Interim Planner Finkle said SBA Communications Corporation is proposing to make modifications to an existing cellular tower located at 130 Birchwood Dr. This site is in the R-30 zoning district and identifies as a steep slope at 15%. Proposed modifications include adding new concrete foundations pads (30 square feet total), adding three (3) 20-foot long micropiles, and modifying/reinforcing various hardware items located on the tower according to table 1.1, sheet number S-1.

At the December 12th Planning Board meeting, SBA was asked to come back before the Board with drawings of the enclosure as well as information regarding sound abatement, including the location and types of proposed landscaping.

Mr. Rainey had some concerns to discuss with SBA. For example, cycling of generators, coordinating with the City of Hendersonville to have all generators go on at the same time, buffers, level of sound abatement.

Ms. Finkle presented SBA's compound drawing.

- a. Compound Drawing - The aforesaid drawing is attached to, and made part of, these minutes as Appendix 1.

Vice Chair Licisyn would like SBA to present better graphics with size, type of plants, etc. Check if the location is a factor where there's better abatement.

Secretary Pieper would like to know if SBA is going to coordinate with AT&T since they will impact their generator.

Commissioner Hansen pointed out that vehicle access around the tower is important.

NEW BUSINESS

2241 WILLOW ROAD- SUBDIVISION REVIEW FOR 1 NEW 4.51 ACRE LOT IN ETJ

Interim Planner Finkle said the proposal is to subdivide 4.51 acres off Parent PIN 9558828737 (approximately 40.87 acres) creating a new lot on Willow Road. Another part of the proposal is to add .9 acres from Parent PIN 9558828737 to PIN 9558910990 (currently 7 acres) resulting in a 7.9-acre tract. This is referred to as a lot line adjustment and is not up for review.

Divisions of land that qualify as subdivisions in accordance with Section 160D-802 of the North Carolina General Statutes, but that do not qualify as an expedited subdivision, shall be reviewed, and decided as a preliminary plat in accordance with UDO 6.3.14. Step 6 of the Preliminary Plat Procedure requires the Planning Board to review and make a formal Recommendation.

Steven and Charles Fisher own approximately 40.87 acres identified on the records of the Henderson County Mapping Office as PIN# 9558828737. The attached Subdivision Plat shows the proposal is to subdivide 4.51 acres and create a new lot on Willow Road. Another part of the proposal (not up for review) is to add .9 acres to PIN 9558910990 (currently 7 acres) resulting in a 7.9-acre tract as a lot line adjustment approved administratively.

The Official Zoning Map shows that this area is located in the ETJ (Extra-Territorial Jurisdiction) and is zoned R-20 (Moderate Density Residential). Given the proposed lot has slope less than 15%, the dimensional requirements for the new lot are as follows:

- Minimum Lot Area (sq. ft.) 30,000
- Minimum Lot Width (feet) 100

The Land Use Cover Map includes the ETJ as part of the study area with this specific area being designated as Developed, Open Space.

The Development Suitability Map includes the ETJ as part of the study area with this specific area being designated between Moderate and Suitable for development.

The Protected Ridges and Slope Map includes the ETJ as part of the study area with this specific area not having a designated Protected Ridge and having average slopes less than 10%.

Lastly, the Wildland Urban Interface Map includes the ETJ as part of the study area with this specific area being designated between Moderate and Minor Wildfire Risk.

Finally, the proposed subdivision is “encouraging redevelopment by subdividing large parcels of land” which is consistent with the spirit, purpose, and intent of the 2026 Comprehensive Plan. The following is also applicable:

- Goal 4-1: New Development Implements Environmentally Sound Practices
- Strategy: Protect the community and its residents from the

effects of development on unsuitable soils, flood plains,
and steep slopes.

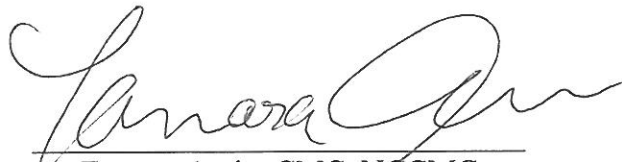
Mr. Ducote, who is representing the Fishers, said there is no access off of Fairway, there is only access from the right of way off Willow Drive.

Commissioner Hansen pointed out that if they needed access to water, they would need to come back to the Town since it is in our Sphere of Influence.

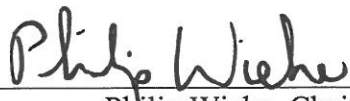
Mr. Rainey moved to recommend approval of the subdivision as proposed; seconded by Mr. Gregg. Chair Wiehe asked for discussion; there was none. The vote was unanimous in favor of the motion.

ADJOURNMENT

There being no further business, Secretary Pieper moved to adjourn the meeting at 3:42 p.m.; seconded by Mr. Gregg. Chair Wiehe asked for discussion; there was none. The motion carried unanimously.



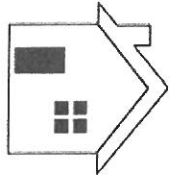
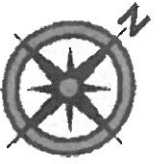
Tamara Amin, CMC, NCCMC
Town Clerk/Deputy Tax Collector



Philip Wiehe, Chair

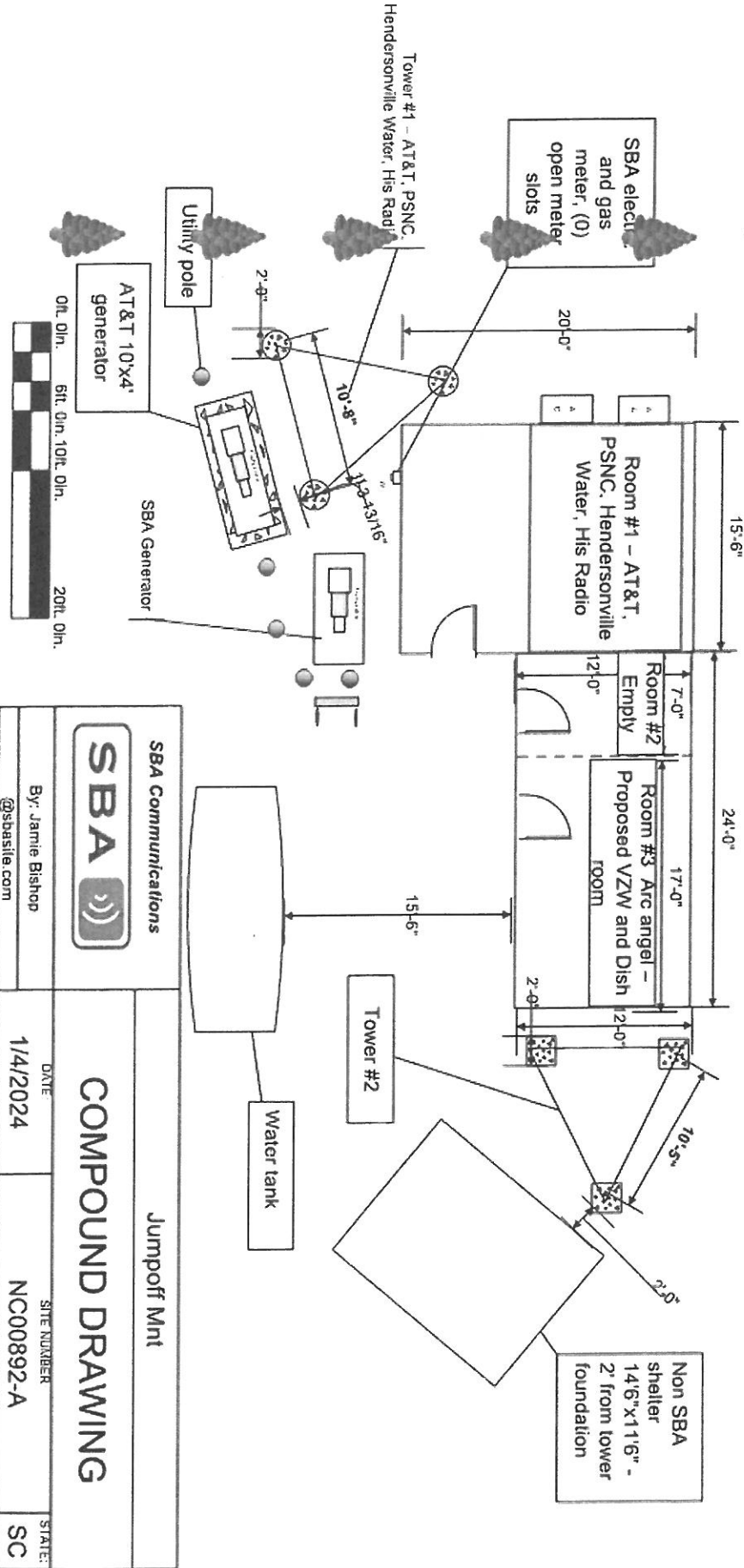
4/9/2024

Date



Steep hill

Any changes must be approved by the Town of Laural Park



SBA Communications

By: Jamie Bishop
@sbsbasille.com

Jumpoff Mt

COMPOUND DRAWING

DATE: 1/4/2024
SITE NUMBER: NC00892-A
STATE: SC