



LAUREL PARK BOARD OF ADJUSTMENT
Regular Meeting Minutes
March 13, 2025 at 4:00 pm

Chair Morse called the Regular Board of Adjustment Meeting to order at 4:00 p.m. on March 13, 2025, in person at Town Hall, 441 White Pine Drive, Laurel Park, NC 28739.

The following attended in person at Town Hall:

- Chair Morse
- Groves
- Bajakian
- Packard
- Alternate Bell
- Town Manager Reeves
- Town Clerk Banks
- Regional Planner Finkle
- Applicant Ulrike Entwistle

The following were absent:

- Susan Laborde
- Pamela Stover

CALL TO ORDER

Mr. Morse called the meeting to order at 4 pm.

APPROVAL OF THE AGENDA

Chair Morse called for a motion to approve the agenda. Packard made the motion and Groves seconded the motion. The vote was unanimous in favor of the motion.

APPROVAL OF THE MINUTES

Chair Morse called for motion to approve the January 16, 2025 meeting minutes. Chair Morse asks for any corrections. Paul Bell stated the vote was not unanimous in favor. He abstained due to not attending the meeting on November 24, 2024. This was for minutes only not the variance request for Ransier Drive and Crystal Spring Drive. Chair Morse called for a motion to approve the minutes. Packard approved the motion and Groves seconded the motion. The vote was unanimous in favor of the motion.

Chair Morse called for a motion to excuse Pamela Stover and bring in Paul Bell as the alternate. Packard approved the motion and Groves seconded the motion. The vote was unanimous in favor of the motion.

OLD BUSINESS

- a. Order of Approval for Variance Request - 641 Ransier Drive – Chair Morse reviewed the original order. Chair Morse called for a motion to approve the written order. Packard made the motion and Groves seconded the motion. The vote was unanimous in favor of the motion.
- b. Order of Approval for Variance Request – 320 Crystal Spring Dr. - Chair Morse reviewed the original order. Chair Morse called for a motion to approve the written order. Packard made the motion and Groves seconded the motion. The vote was unanimous in favor of the motion.

NEW BUSINESS

- a. Evidentiary Hearing for Variance Request – 1735A Brevard Rd – Chair Morse called for a motion to open a variance request. Packard approved the motion and Groves seconded the motion. The vote was unanimous in favor of the motion.

Chair Morse swore in Kaitland Finkle & applicant Ulrike Entwistle for their testimonies. Finkle stated the applicant leases her shop from Ingles and is asking for a variance for signage for her shop due to the monument sign being damaged by hurricane Helene. DOT required Ingles to remove the monument sign until road construction is complete. Then the monument sign will be replaced. The request is for a temporary four-by-eight banner to be placed on the backside of the shop on the facade above the exit door due to the visibility hardship for her business from the road. Once Ingles replaces the monument sign, Mrs. Entwistle will remove her banner. The Council were generous with offer in giving her permission to have 50% of her rear Exit door/ wall be used for signage.

Chair Morse call for a motion to approve the variance for signage. Mrs. Entwistle may have 50% of the facade for signage until April 2028 -or- Ingles provides the monument for signage whichever is later. Packard call for a motion and Groves seconded the motion Pertaining to the first of five statutory hardships:

- 1. The hardship must be far greater for the applicant than the other subjects with the same restrictions. The vote is unanimous in favor of the motion.
- 2. Hardship cannot be general to the neighborhood or public. The vote was unanimous in favor of the motion.
- 3. The hardship cannot be a result of actions taken by the applicant. The vote was unanimous in favor of the motion.
- 4. Makes reasonable use of land, building or structure, The vote was unanimous in favor of the motion.
- 5. The variance is consistent with spirit purpose with the attended ordinance such as public safety secured substantial justice achieved.

Chair Morse called for a motion to close the hearing. Packard the motion and Groves seconded the motion. The vote was unanimous in favor of the motion.

OTHER BUSINESS OR COMMENTS

Board members ask about additional training classes for their role.

ADJOURNMENT

There being no further business, Chair Morse moved to adjourn at 4:40 pm. The vote was unanimous in favor of the motion.