



**Planning Board  
Regular Meeting Minutes  
April 9, 2024 – 3:00 p.m.**

Chair Rainey called the Regular Planning Board Meeting to order at 3:00 p.m. on April 9, 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
- Gayle Pratt
- Tom Swanson- Project Manager

**APPROVAL OF THE AGENDA**

Mr. Gregg moved to approve the agenda; seconded by Vice Chair Licisyn. Chair Wiehe asked for discussion; there was none. The vote was unanimous in favor of the motion.

**APPROVAL OF THE MINUTES**

The February 13, 2024 minutes were approved on motion by Mr. Rainey and seconded by Mr. Gregg. Chair Wiehe asked for discussion; there was none. The vote was unanimous in favor of the motion.

**NEW BUSINESS**

**PRELIMINARY SITE PLAN REVIEW- 6 TUDOR LANE**

Interim Planner Finkle said Applicant Daniel Hayes of DMH Builders Inc. is planning to build a single-family residential dwelling located at 6 Tudor Lane. This lot is located within the ETJ R-30 zoning district, composed of .72 acre, and has an estimated slope of 17%.

Daniel Hayes of DMH Builders Inc. (applicant) is proposing to build a single-family detached dwelling located at 6 Tudor Lane Hendersonville, NC 28739. The parcel is

identified on the Henderson County Geographic Information System (GIS) as property identification number (PIN# 9548459747). This property is in the ETJ R-30 zoning district. The estimated acreage is .72 acre, and the slope of the property is estimated at 17% which is considered a steep slope.

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% to 25%) require a minimum street setback of 40 feet, however in accordance with note 6, this may be reduced to 25 feet to minimize erosion, sedimentation, or land disturbance and is measured from the existing private street pavement edge in accordance with UDO 2.4.5. With the decrease in street setback, the minimum rear setback increases from 35 feet to 50 feet. The side setback remains at the 35 feet minimum.

The applicant has consulted with Peak Hydrogeologic, PLLC (Peak HG) who conducted a predevelopment investigation. The predevelopment investigation suggests that the site is suitable for development and that dispersal of stormwater runoff is viable for this lot. This report has been reviewed and approved by the Town Engineer. Peak HG further indicates that the setback reduction is necessary to develop in the existing flat area (<15% slope) in the southwestern corner of the property nearest the street. To minimize stormwater infiltration at the top of the slope, a geosynthetic clay liner will be installed in the rain garden.

Staff requests Planning Board review the attachments and review criteria. Ms. Finkle said that the Parks and Greenways would like to encourage the removal of Invasive Species as well as the planting and installation of native plants.

The Board spoke extensively about what was missing in the plans and the confusion with the Site plan to accurately represent the location of the septic relative to the rain garden and house.

The Board requested that Ms. Pratt and Mr. Swanson bring a one-page sketch plan showing the dimensions, where the house will be built, septic, rain garden and landscaping with the correct setback with measurements and accurate buffers.

Ms. Pratt asked the Board if it was possible to schedule a Special Meeting so they did not have to wait until May 14. The Board said if they can get items to Ms. Finkle in time they can work on scheduling a Special Meeting.

*Ms. Pratt and Mr. Swanson departed the meeting at 3:43 pm.*

**PLANNING AND ZONING REGIONAL BOARD WORKSHOP BY UNC SCHOOL OF GOVERNMENT- ASHEVILLE, WEDNESDAY, MAY 1<sup>ST</sup> 1:00 – 4:30 PM**

Interim Zoning Administrator Finkle said the School of Government is hitting the road. In April and May, they will be in regional locations across the state to lead half-day workshops on


legislative zoning decisions (rezoning, conditional zoning, zoning text amendments). These workshops will focus on the procedures and considerations for legislative land use decisions. The target audience is planning boards, governing boards, and the staff that serve them.

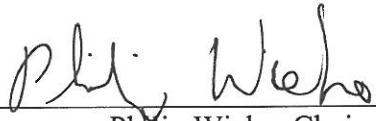
Staff requests Planning Board members to review their schedule and let Town Clerk Amin know if they can attend either the in-person session or the online session on May 16.

Town Clerk Amin let the Board know that a new ETJ member by the name of Mr. Ritch Holt was appointed by the County.

**ADJOURNMENT**

There being no further business, Secretary Pieper moved to adjourn the meeting at 3:49 p.m.; seconded by Mr. Gregg. Chair Wiehe asked for discussion; there was none. The motion carried unanimously.

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

  
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Philip Wiehe, Chair  
5/14/2024  
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Date