



Town of Laurel Park  
Town Council Regular Meeting  
May 20, 2025 at 9:30 AM  
Town Hall - 441 White Pine Drive, Laurel Park, NC 28739

Microsoft Teams: [join the meeting now](#)  
Meeting ID: 299 114 033 32  
Passcode: LVba8U

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Public Comment**
- 4. Approval of the Agenda**
- 5. Consent Agenda**
- 6. Old Business**
- 7. New Business**
  - A.** Approval of Comprehensive Plan Steering Committee Items
    - i. Final Vacancy
    - ii. Replacement Ex-Officio Member
    - iii. Recap of the May 6<sup>th</sup> Kickoff
    - iv. Review Existing Vision and Vision Directions
  - B.** Call for FY2025-26 Public Hearing
  - C.** Election of Mayor Pro Tem
    - i. Oath of Office for Mayor Pro Tem
- 8. Department Head Reports**
  - A.** Public Works
  - B.** Fire Department
  - C.** Police
  - D.** Administration
- 9. Mayor and Commissioner Comments**
- 10. Adjournment**

**Item 5A:** Consent Agenda

**Presenter:** Mayor O'Cain

**Attachment(s):** Yes/No

- Monthly Zoning Reports: March & April
- Minutes: 11/14/24, 11/19/2024, 4/10/2025

**Summary of Item:** Motion to approve or deny the consent agenda.

# March Monthly Report

## Planning & Zoning

Status of Single-Family Residential Dwellings (SFRD)			
2022-31	Lot 10 Fawn Turn Ln	Sigfrid Della Valle	NC
2023-4	200 Rowland Dr.	Loyd Alexander	LPZCP
2023-5	152 Clays Cv.	Josh Youngblood	NC
2024-11	Lot 6 Tudor Lane	DMH Builders Inc.	LPZCP
2024-24	101 Reisha Ln.	Jack Collina	LPZCP
2024-46	Willow Road PIN 9558829924	Stephen Lammens	LPZCP
2024-52	Lot 3 Fawn Turn Ln.	James & Sherri Devine	LPZCP
2024-53	805 Somersby Pkwy.	Roger & Tammy Angle	Awaiting Landscaping Plan
2025-13-H	320 Crystal Spring Dr (Hurricane Rebuild)	Frances Miles	Awaiting Landscaping Plan
Status Legend			
LPZCP = Laurel Park Zoning Compliance Permit		UC = Under Construction	
NC = Nearly Complete		CO=Certificate of Occupancy Issued	
Monthly Permits Other Than SFRD			
Deck			0
Fence or Retaining Wall	64 Cliff Dr		1
Additions or Remodel	2781 Laurel Park Hwy		1
Accessory Use or Structure	Ecusta Crossing Picnic Shelter		1
Subdivision			0
Other	Heart Strings Intimate Apparel Sign		1
Total for March			4

# April Monthly Report

## Planning & Zoning

Status of Single-Family Residential Dwellings (SFRD)			
2022-31	Lot 10 Fawn Turn Ln	Sigfrid Della Valle	NC
2023-4	200 Rowland Dr.	Loyd Alexander	LPZCP
2023-5	152 Clays Cv.	Josh Youngblood	NC
2024-11	Lot 6 Tudor Lane	DMH Builders Inc.	LPZCP
2024-24	101 Reisha Ln.	Jack Collina	LPZCP
2024-46	Willow Road PIN 9558829924	Stephen Lammens	LPZCP
2024-52	Lot 3 Fawn Turn Ln.	James & Sherri Devine	LPZCP
2024-53	805 Somersby Pkwy.	Roger & Tammy Angle	Awaiting Landscaping Plan
2025-13-H	320 Crystal Spring Dr (Hurricane Rebuild)	Frances Miles	Awaiting Landscaping Plan
Status Legend			
LPZCP = Laurel Park Zoning Compliance Permit		UC = Under Construction	
NC = Nearly Complete		CO=Certificate of Occupancy Issued	
Monthly Permits Other Than SFRD			
Deck			0
Fence or Retaining Wall	109 Blackberry Pl		1
Additions or Remodel	Concrete Pad – 511 Toms Dr		1
Accessory Use or Structure			0
Subdivision			0
Other			0
Total for March			2

**Item 7A:** Approval of Comprehensive Plan Steering Committee Items

**Presenter:** Land of Sky Planner Finkle

**Attachment(s):** Yes/No

- Final Vacancy Application
- Motion to Replace Ex-Officio Member (Hansen)
- Recap of the May 6<sup>th</sup> Kickoff
- Review Existing Vision and Vision Directions

# Town of Laurel Park

## BOARDS AND COMMISSIONS APPLICATION

Name Anne Hartig Date 4/25/25

Mailing Address 2626 Laurel Park Hwy Street Address →  
28739

Home/Cell Phone 828 280-8404 Work Phone \_\_\_\_\_

Email Address anneholt@hartig@gmail.com

### I Am Interested In Serving On:

☐ Planning Board ☐ ABC Board  
☐ Board of Adjustment ☐ Parks and Greenways Board

☒ As Needed \* Steering Committee

### PERSONAL INFORMATION

Spouse Name: David Hartig

High School: Island Falls, Maine

College: U. of Maine Degree B.A.

College: Long Island Univ. Degree M.S.

Employer: retired

Job Title: \_\_\_\_\_

### PRIOR PUBLIC SERVICE

Board/Commission/Civic Org.	From	To
<u>Pt G Bd - L.P.</u>	<u>2 years ago</u>	<u>served 4 yrs</u>
<u>Bee City Comm</u>	<u>current</u>	_____
<u>Investor Comm.</u>	<u>current</u>	_____
<u>HVL County Animal Services</u>	<u>current</u>	_____

### COMMENT (Statement of why you want to serve on this Board)

As a resident I'm very concerned  
about the future of our beloved community.

**Attach additional information as needed**

Attendance:

Kaitland Finkle, Regional Planner, Land of Sky Regional Council

Aaron Hollis, Assistant to the Town Manager/Zoning Administrator

Bobbie Trotter, Chief of Police

Carey O'Cain, Mayor

Phillip Wiehe, Planning Board Chair

Mary Margaret Licisyn, Planning Board Vice-Chair (joined virtually)

Luke Costlow, Planning Board Secretary, Gribbley Permaculture

Mark Morse, Board of Adjustment Chair

Denise Layfield, Parks & Greenways Board, Bee Committee

Nancy McKinley

Scott Keels

Cindy Rasmussen

Stephanie Eaves

Averee Refshauge, Yoga and Massage

Nicole Baumann, Crate Wine Market & Project

Absent:

Cara Reeves, Town Manager

Deb Bridges, Commissioner

## The Laurel Park Vision

"The Town of Laurel Park values its ~~people~~community, its strong sense of ~~community~~place, and its mountain environment. The Town envisions a future where balanced ~~and comprehensive~~ decision-making ~~and financial planning~~ results in a ~~quality~~ ~~safe and desirable~~ community where people ~~of all ages and abilities~~ have ~~choices~~options to live, work, and play. ~~The Town is resilient and recovers effectively from manmade and natural hazards. Our~~The Town is responsive to the needs of residents today and adapts to serve ~~our~~neighbors of tomorrow."

## Vision Directions

### Community:

~~Laurel Park has a strong sense of identity. The Town has high levels of volunteerism and engagement resulting in pride in the community and its history. We are~~Laurel Park is a caring community working together. ~~We have high levels of volunteerism, a strong sense of identity, and pride in our community's story.~~

### Government:

Town officials work to make Laurel Park a great place to live. ~~We~~The local government spends money carefully and taxes the community fairly in order to deliver ~~responsive,~~ efficient, and effective services. ~~These include; including~~ providing excellent police and protection ~~and quality public works services. Town operations rely on strong communication promoting transparency and fostering trust. The Town provides opportunities for public participation and education through open meetings and community classes.~~

### LivingExperience:

Laurel Park's ~~residential and commercial properties are~~town center is visually appealing and well maintained, creating a unique sense of place that is in harmony with the mountain ecosystem. ~~The renewed town center and c~~Commercial areas provide opportunities ~~for us~~ to meet, shop, dine, and relax, with a variety of small ~~shops~~businesses and restaurants. ~~Our n~~Neighbors work from their homes, with reliable access to broadband service. Additionally, nearby medical and professional services ~~and small businesses~~ are

accessible ~~to us~~. The economic environment supports small business creation and maintenance.

#### Recreation & Culture:

Laurel Park has ~~adequate~~ unique and exceptional recreation facilities for people of all ages and abilities, including parks, paths for walking, Ecusta rail trail access, safe options for bicycling, and neighborhood activities that further build a sense of community.

Recreational and cultural opportunities are connected via accessible routes. These spaces celebrate the 100 year history of Laurel Park and provide opportunities for public outreach and education. Recreation is integrated with the natural environment creating play spaces utilizing stormwater management systems and natural environmental features.

#### Development

Development contributes to Laurel Park's strong sense of place and is in harmony with the mountain ecosystem. Designs are environmentally sound and are developed to be in cohesion with the natural environment. Development is proposed and planned for areas identified in the Comprehensive Plan as suitable where constraints are limited and where there is appropriate infrastructure availability and capacity.

#### ~~&~~ Infrastructure:

~~Laurel Park provides~~ Residents and businesses receive water and wastewater treatment services through ~~partnerships with local landowners (private systems) and public systems managed by~~ the City of Hendersonville or private systems regulated by the Henderson County Environmental Health Department. Failing private systems are effectively addressed through various partnerships. Future development is matched with infrastructure availability and capacity. ~~Town roads are in good shape, include safe intersections, and speeding and traffic problems are rare.~~ Stormwater is managed effectively through public and private measures.

#### Environment:

~~We~~ Laurel Park protects ~~our~~ its valuable environmental resources and scenic views ~~mountain ecosystems~~. Development is intentionally respectful of the ~~nautral~~ environment. Public and private programs are in place to protect and preserve water resources, wildlife habitat ~~and woodlands~~, and scenic views. ~~The local government and private property owners work together to maintain, manage, and protect tree canopies, native vegetation, and biodiversity while reducing the risks associate with steep slopes, floodplains, and wildfires.~~

#### Housing Choice:

~~Laurel Park is a desirable place for people to live at all ages and stages of their lives. Housing in Laurel Park offers a variety of choices that intentionally include missing middle housing, such as duplexes, creating options that are affordable and supportive of Laurel Park's strong sense of place. We have a variety of housing choices and sizes where our neighbors in all stages of life can live in Laurel Park, and we are a desirable place where our children and grandchildren choose to live and raise their families.~~

#### \*Transportation:

~~Town roads are in good shape~~ well maintained, connected and safe. Transportation routes are multi-modal to accommodate various users, such as bikers and walkers., ~~include safe intersections, and speeding and~~ Traffic problems are rare. Main transportation routes are landscaped and attractive.

#### \*Recovery/Resiliency:

~~Laurel Park is resilient to known natural hazards. While the threat from hazardous events may never be fully eliminated, the potential impacts to Laurel Park are minimized and the Town recovers quickly from events through a comprehensive approach to all facets of life in Laurel Park. This approach includes community preparedness, adaptable development regulations, effective capital improvement planning, and incorporation of mitigation strategies into public and private development.~~

**Item 7B:** Call for FY2025-26 Public Hearing

**Presenter:** Town Clerk Banks

**Attachment(s):** Yes/No

**Summary of Item:** The Local Government Budget and Fiscal Control Act requires local governments to hold a public hearing on the recommended budget prior to its adoption. This public hearing affords the public the opportunity to voice their opinions or objections. During the public hearing, any person who wishes to be heard on the budget must be allowed time to speak.

Town Manager requests the public hearing be held at the June 12, 2025 Work Session at 9:30 AM at the Laurel Park Town Hall.

**Item 7C:** Election of Mayor Pro Tem

**Presenter:** Town Clerk Banks

**Attachment(s):** Yes/No

- Oath of Office for Mayor Pro Tem

**Summary of Item:** Motion to elect a Mayor Pro Tem.

STATE OF NORTH CAROLINA

COUNTY OF HENDERSON

OATH OF COMMISSIONER  
TOWN OF LAUREL PARK

I, \_\_\_\_\_, do solemnly swear that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office of Mayor Pro Tempore of the Town of Laurel Park, and that I will not allow my actions as Mayor Pro Tempore of the Town of Laurel Park to be influenced by personal or political friendships or obligations, so help me God.

This the       day of       2025.

\_\_\_\_\_

Sworn to and subscribed before me this  
the       day of       2025.

\_\_\_\_\_