



**Planning Board
Regular Meeting Minutes
June 11, 2024 – 3:00 p.m.**

Chair Wiehe called the Regular Planning Board Meeting to order at 3:00 p.m. on June 11, 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
- Luke Costlow
- Ritch Holt
- Moyland Rainey
- Commissioner Paul Hansen - Council Representative
- Interim Town Manager Cara Reeves
- Town Clerk Tamara Amin
- Applicant Tom Swanson

The following were absent:

- Secretary Jeffrey Pieper
- Scott Gregg

PUBLIC COMMENT

Town Clerk Amin said there was one Public Comment received.

- a. Glen & Ruth Engram Public Comment - The aforesaid Public Comment is attached to, and made part of, these minutes as Appendix 1.

APPROVAL OF THE AGENDA

Town Clerk Amin asked to move Old Business before new business. Mr. Rainey moved to approve the amended agenda; seconded by Ms. Licisyn. Chair Wiehe asked for discussion; there was none. The vote was unanimous in favor of the motion.

APPROVAL OF THE MINUTES

The May 14, 2024 minutes were approved on motion by Mr. Costlow and seconded by Mr. Rainey. Chair Wiehe asked for discussion; there was none. The vote was unanimous in favor of the motion.

OLD BUSINESS

LOT 6 TUDOR LANE- NEW SITE PLAN REVIEW

Interim Town Manager Cara Reeves said the preliminary site plan review was presented to the Planning Board on April 9, 2024. At that meeting, 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 house and the rain garden. Additionally, 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 showing measurements and accurate buffers.

The Board reviewed the plat and thanked Mr. Swanson for all the work he has done.

Ms. Licisyn moved to approve the site plan for lot 6 Tudor Lane and seconded by Mr. Rainey. Chair Wiehe asked for discussion; there was none. The vote was unanimous in favor of the motion.

NEW BUSINESS

ZONING RECOMMENDATION FOR TOWN-OWNED LAND- 1512 BREVARD ROAD

Interim Town Manager Cara Reeves said 1512 Brevard Road was annexed by the Town of Laurel Park and purchased by the Town in 2022. The original intention was to build a new municipal center there. However, before that project or anything else can be done (including being resold) the property must be rezoned.

Zoning districts are created to attract certain types of development such as single-family and multifamily homes, offices, neighborhood business, industry and institutions like schools and hospitals. At the neighborhood meeting, the zone proposed was Mountainside Mixed-Use District (MM).

The primary purpose of the Mountainside Mixed-Use (MM) district is to permit a mix of various housing types, commercial businesses, and institutional uses in a pedestrian-oriented setting with a sense of community and place. The activities and uses in MM are configured to promote small and medium-sized lots in a pedestrian-scaled, mixed-use district which caters to the everyday needs of nearby neighborhoods, emphasizing accessibility by automobiles, bicycles, and pedestrians.

A neighborhood meeting was held on May 31, 2024 in which residents wanted to keep it zoned as residential.

Commissioner Hansen said the Comprehensive Plan of 2015 and the Corridor Study both identified that area as a future downtown area, moreover today with the roundabouts. Currently Laurel Park does not have a downtown area. Across the street the zoning is Town Center for which a Nursing Home was to be put in with has now fell through and Ingles has purchased. Zoning 1512

Brevard Road as Mountain Mixed Used gives the property more flexibility of what can be built. The area is going to change in the next 20-30 years.

Mr. Rainey said it would be hard to get someone to build on a single-family home Highway 64.

Vice Chair. Licsyn said it is not financially feasible to build a single-family home on that property.

Chair Wiehe said the Town needs a corridor plan. The Town could sell the property at a huge increase in value. Chair Wiehe said he observed the people that attended the neighborhood meeting, and it was mostly the naysayers. He said the Town Council is logical in what they want to do.

Commissioner Hansen suggested the possibility of turning the old Town Hall into a post office.

Vice Chair Licsyn wants all Town Services to stay right here not on Highway 64.

Commissioner Hansen said this building cannot be expanded it is unfeasible.

Chair Wiehe motioned to recommend Mixed Mountainside Use zoning district for the property of 1512 Brevard Road, seconded by Mr. Rainey. Chair Wiehe asked for discussion. There was much discussion on not wanting to move Town Hall. The vote failed 2 ayes' (Chair Wiehe and Mr. Holt) and 3 nays' (Vice Chair Licsyn, Mr. Costlow and Mr. Rainey)

Town Clerk Amin said a vote on the Zoning needs to be made whether it is Mixed Mountainside or another Zoning district.

Chair Wiehe re-motioned to recommend Mixed Mountainside Use zoning district for the property of 1512 Brevard Road, seconded by Mr. Rainey. Chair Wiehe asked for discussion; the Board wanted to make sure the zoning had nothing to do with building a new Town Hall. Staff assured them that those discussions will have to come to the Board before any decisions are made. The vote was unanimous in favor of the motion.

PRELIMINARY DISCUSSION ON COMPREHENSIVE PLAN UPDATE

Chair Wiehe said he met with Vice Chair Licsyn and talked about the new Comprehensive Plan. Town Clerk Amin said the new budget has \$30K for consulting services.

Commissioner Hansen said this would need lots of input.


Chair Wiehe suggested building a team, touring Laurel Park and knowing the boundaries to build a background. As well as reviewing the old Comprehensive Plan.

Vice Chair Licsyn suggested assessing where the Town is currently.

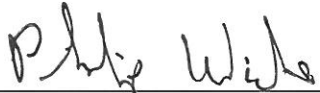
ADJOURNMENT

Commissioner Hansen asked the board to review the noise ordinance and consider changing it to 6:30 a.m. for the Hendersonville Country Club.

There being no further business, Mr. Rainey moved to adjourn the meeting at 3:58 p.m.; seconded by Mr. Holt. Chair Wiehe asked for discussion; there was none. The motion carried unanimously.



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



Philip Wiehe, Chair
7/9/2024

Date

Appendix - 1

Entry #: 3 - Glen & Ruth Engram

Status: Submitted

Submitted: 6/9/2024 12:27 PM

Name

Glen & Ruth Engram

Address

230 Millard J Dr, Hendersonville, North Carolina 28739

Comment/Question

To: Scott Gregg, Luke Costly, Moyland Rainet, Mary Margaret Licisyn, Ritch Holt, and Jeffrey Pieper -
Regarding the property at 1512 Brevard Road, I wish to repeat the message heard by Laurel Park public officials at the 5/13 Neighborhood Meeting. This parcel sits within a long-standing residential area, and our preference as a community is to maintain it as such. So-called choices outside of single-family residents are merely attempts to alter our community's look and feel on the part of "neighbors" who don't reside in our community. We ask you, as fellow residents of Henderson County, to respect our wishes. Thank you.

Phone (Optional)

(630) 730-8044

Email (Optional)

engram@gmail.com

How would you like to be contacted?

I don't need to be contacted