



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

Chair Wiehe called the Regular Planning Board Meeting to order at 3:05 p.m. on August 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
- Moyland Rainey
- Scott Gregg
- Commissioner Paul Hansen - Council Representative
- Town Manager Cara Reeves
- Kaitland Finkle
- Applicants Suzanna and Beau Waddell
- Nancy McKinley (representing applicant Jennifer Brown)

The following were absent:

- Secretary Jeffrey Pieper
- Ritch Holt
- Luke Costlow
-

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 July 9, 2024 minutes were approved on motion by Mr. Rainey and seconded by Vice Chair Licisyn. Chair Wiehe asked for discussion; there was none. The vote was unanimous in favor of the motion.

NEW BUSINESS

PRELIMINARY SITE PLAN REVIEW- 273 Ransier Dr.

Summary of Item:

Suzanna and Beau Waddell (owner) are proposing to build a (16x 20) addition to an existing

single-family detached dwelling located at 273 Ransier Drive. Additionally, sidewalks, steps, parking spaces, and retaining walls are proposed. The parcel is identified on the Henderson County Geographic Information System (GIS) as property identification number (PIN 9558851054). This property is in the R-20 zoning district. The estimated acreage is 8.82 acres, and the slope of the property is estimated at 17.8% which is considered a steep slope.

The Laurel Park Unified Development Ordinance (UDO) section 2.6.3: Dimensional Standards for the R-20 zone indicates that lots with steep slopes (15% to 25%) require a minimum street setback of 35 feet. The sidesetback is 25 feet, and the rear setback is also 25 feet.

The applicant has consulted with Peak Hydrogeologic who conducted a predevelopment investigation. Based on the results of this pre-development investigation, soil instability and landslide hazards may develop at specified locations along the southern slope of the property as a result of stormwater dispersal from the proposed construction. In such cases, the Laurel Park UDO requires preparation of a Stormwater Management Plan. A subsequent Stormwater Plan has been prepared by WGLA Engineering, who is also the Town's Engineer.

A motion to approve the site plan was made by Vice Chair Licisyn, seconded by Mr. Rainey. Chair Wiehe asked for discussion; there was none. The vote was unanimous in favor of the motion.

MINOR SUBDIVISION 1 LOT INTO 2 -2519 DAVIS DR.

Jessica and Joshua Worthen (owners) are proposing to subdivide a parcel identified on the Henderson County Geographic Information System (GIS) as property identification number (PIN9548462414). This property is in the ETJ R-30 zoning district. The estimated acreage is 2.33 acres, and the slope of the property is estimated at 10% which is considered a low slope.

There are two existing homes on the property, a Manufactured Home at 2515 Davis Mountain Road and a one story Stick Built Home at 2519 Davis Mountain Road.

All requirements have been satisfied for the subdivision to be approved including a legal description detailing each lot and referencing the shared driveway. Town Manager Reeves stated that Parks and Greenways had approved this proposal.

A motion to approve the proposal was made by Mr. Rainey, seconded by Mr. Gregg. Chair Wiehe asked for discussion; there was none. The vote was unanimous in favor of the motion.

MINOR SUBDIVISION 2 LOTS INTO 4 – PRIOR PRESERVE

Prior Preserve, LLC care of registered agent Jennifer Brown (owner) is proposing to subdivide two parcels identified on the Henderson County Geographic Information System (GIS) as property identification numbers (PIN9558668786 and9558665965). The properties are in the R-30 zoning district. The estimated total acreage is 16.49 acres, and the slope of the property is estimated at 12% which is considered a low slope.

Town Manager Reeves stated that this proposal doesn't meet the Expedited Subdivision Exempt or Expedited Statute and that this has not yet been reviewed by Parks and Greenways.

The initial application package did not include the required documentation to satisfy the following review Criteria C:

All lots have been certified by the Henderson County Health Department as capable of accommodating the wastewater generated from the proposed use, in cases when the lot(s) is not served by a centralized wastewater system.

However, at the meeting, the Planning Board was provided with soil analysis documentation from Chambers Soil Consulting, Inc dated August 12, 2024. They state that "the proposed tracts each contain suitable subsoil and parent material that will support either a 4- or 5- bedroom house site and septic system."

Ms. McKinley, representing Jennifer Brown (owner), participated in a discussion with the board and indicated that there may be opportunities to improve some of the Town's processes and/or wording in the UDO relative to scenarios like this but understood that the current processes are being followed.

A motion to approve the proposal pending any remaining documentation required by Staff was made by Vice Chair Licisyn, seconded by Mr. Rainey. Chair Wiehe asked for discussion; there was none. The vote was unanimous in favor of the motion.

ADJOURNMENT

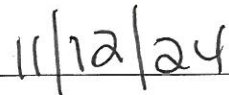
There being no further business, Chair Wiehe adjourned the meeting at 3:19 p.m.



Scott Gregg



Philip Wiehe, Chair



Date