



**Planning Board
Regular Meeting Minutes
April 12, 2022 – 3:00 p.m.**

Chairman Moyland Rainey called the Regular Planning Board Meeting to order at 3:02 p.m. on April 12, 2022, electronically through Zoom and in person.

The following members attended in person at Town Hall, 441 White Pine Drive, Laurel Park NC 28739:

- Chair Moyland Rainey
- Scott Gregg
- Clint Dewitt
- Commissioner Paul Hansen- Council Representative
- Town Manager Alex Carmichael
- Town Clerk Tamara Amin
- Assistant to the Town Manager Halee Ratcliff

The following members attended remotely:

- Jeffrey Pieper

The following members were absent:

- Philip Wiehe
- Cecily Timmons

PUBLIC COMMENT

Ms. Katie Swain of 428 Spruce Pine Lane addressed the board in regard to her denied variance request.

Mr. Frank Jurovich of 428 Spruce Pine Lane elected to give Ms. Swain his 3 minutes to continue speaking.

Ms. Swain and Mr. Jurovich left the meeting at 3:09 p.m.

APPROVAL OF THE AGENDA

Mr. Dewitt moved to approve the agenda. Mr. Rainey asked for discussion; there was none. The vote was unanimous in favor of the motion.

APPROVAL OF MINUTES

Mr. Gregg moved to approve the March 8, 2022 minutes. Mr. Rainey asked for discussion; there was none. The vote was unanimous in favor of the motion.

NEW BUSINESS

SITE PLAN REVIEW- REISHA LANE

Assistant to the Town Manager Halee Ratcliff said the applicant is proposing the development of a single-family home on a very steep slope lot under the UDO.

Review Criteria 6.3.13 (D)

- All standards or conditions of any prior permits or development approvals
- The applicable street addressing policies of the Town and the County, and that the street address of all lots are clearly identified on the site plan
- Any applicable concept plans, master plans, or terms and conditions
- All applicable requirements of this Ordinance, including zoning district requirements in
 - o including zoning district requirements in Chapter 2: Districts
 - o environmental requirements in Chapter 3: Environment,
 - o use provisions in Chapter 4: Land Uses,
 - o development standards in Chapter 7: Standards,
 - o and subdivision and infrastructure requirements in Chapter 8: Subdivisions.
- All applicable County, State, and federal requirements.

Planning Board reviewed each of the criteria in Chapter 6.3.13 to ensure the site plan meets all requirements.

Mr. Gregg moved to approve the site plan application for Reisha Lane subject to the stormwater plan. Mr. Rainey asked for discussion; there was none. The vote was unanimous in favor of the motion.

REZONING- 1925 WINDSOR DRIVE

Assistant to the Manager Halee Ratcliff said the property at 1925 Windsor drive was voluntarily annexed into the corporate limits of Laurel Park at the January Regular Council meeting. The annexation will be effective July 1, 2022. The parcel is currently zoned as Henderson County Residential 2 in which the intent is to allow for low to medium density residential development. The applicant requests the lot be zoned as Mountainside Mixed Use (MM) under the Laurel Park Unified Development Ordinance.

Planning Board recommended the proposed zoning map amendment presented as favorable to Town Council.

Mr. Dewitt moved to approve the proposed zoning map amendment. It is consistent with Laurel Park's adopted policy guidance and is reasonable and in the public interest for the following reasons:

1. This proposed rezoning is appropriate for parcel # 9559704326 because the Mountainside Mixed Use district allows commercial and residential uses along the US 64 and Ecusta Trail corridors using small and medium sized lots, which is consistent with the Town's 2026 Land Use Plan designations for the area in question, and is contemplates a similar range of uses and densities as anticipated in the Town's adopted small area plan for the Highway 64 Corridor (I don't know the name of this plan).

2. The Mountainside Mixed Use district permits various housing types, commercial businesses, and institutional uses in a pedestrian-oriented setting intended to establish and promote a small-town sense of community consistent with its Blue Ridge Mountain setting.
3. Establishment of the Mountainside Mixed Use district in the proposed location provides an appropriate transitional density and range of use types for lands located between the higher density Town Center district and lower density residential neighborhoods.

The Planning Board, therefore, recommends approval of the proposed zoning map as proposed. Mr. Rainey asked for discussion; there was none. The vote was unanimous in favor of the motion.

DISCUSS NEW BOARD MEMBERS

Board members discussed Mr. Costlow and Mr. Hilliard's Application. Mr. Pieper moved to recommend Mr. Costlow for the term ending December 31, 2022. Mr. Rainey asked for discussion; there was none. The vote was unanimous in favor of the motion.


DISCUSS MEETING FORMATS

Board members discussed Meeting Formats and agreed to keep as hybrid until the State of Emergency is over or the June 2023 date approaches, whichever comes first.

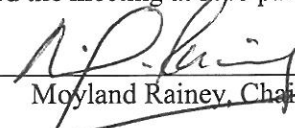
ADJOURNMENT

There being no further business, Chairman Moyland Rainey adjourned the meeting at 3:46 p.m. on motion by Mr. Gregg.

ATTEST:



Tamara M. Amin
Town Clerk



Moyland Rainey, Chairman

5-10-22

Date

TOWN OF LAUREL PARK

PUBLIC COMMENT SIGN-UP SHEET

MEETING DATE: 4/12/2021

Planning Board

NOTE: ALL INFORMATION PROVIDED ON THIS FORM IS A PUBLIC RECORD

WE APPRECIATE OUR CITIZENS AND GUESTS EXPRESSING THEIR VIEWS ON THE FUTURE OF LAUREL PARK.

WE OFFER THE FOLLOWING GUIDELINES FOR SPEAKING DURING PUBLIC COMMENT.

- COMMENTS WILL BE **LIMITED TO 3 MINUTES** IN AN EFFORT TO BE FAIR AND OFFER EVERYONE AN OPPORTUNITY TO SPEAK.
- ATTENDEES ARE REQUESTED TO DESIGNATE A SPOKESMAN FOR GROUPS SUPPORTING OR OPPOSING THE SAME POSITION. IF THE NUMBER OF PERSONS WISHING TO ATTEND THE COMMENT PERIOD EXCEEDS THE CAPACITY OF THE HALL, GROUPS ARE ASKED TO SELECT DELEGATES FROM GROUPS SUPPORTING OR OPPOSING THE SAME POSITION.
- PLEASE BE RESPECTFUL AND COURTEOUS IN YOUR REMARKS.
- PLEASE REFRAIN FROM PERSONAL ATTACKS AND FROM USING PROFANITY.
- **PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING.**

PLEASE PRINT THE INFORMATION BELOW

NAME

ADDRESS

SUBJECT

1.

Katie Suain

428 Spruce Pine Lane

Variance Denial

2.

Frank Jurovich

428 Spruce Pine Lane

Variance Denial

3.

4.

5.

6.

7.

8.

9.

10.

Tamara Amin

From: donotreply@form.govoffice.com
Sent: Monday, April 4, 2022 12:03 PM
To: Tamara Amin
Subject: Submit Public Comment (form) has been filled out on your site.

Follow Up Flag: Follow up
Flag Status: Flagged

Be Advised: This email originated from outside of the Laurel Park network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Your Site has received new information through a form.

Form: Submit Public Comment

Site URL: www.laurelpark.org

Full Name: Katie Katherine Swain Swain Physical Address: 428 Spruce Pine Lane Laurel Park NC 28739

Comment or Question: We were denied a variance on our primary home because it was too close to a gravel road that is used essentially as a driveway. The variance board voted against it by 1 vote... said our best option would be to address it with the planning board and see if there could be an exception made. Also I have concerns about the process of getting a variance. The cost was immense (heartbreaking really) for a quick 'no' and I am hoping the process could be financially easier for single families in the future.

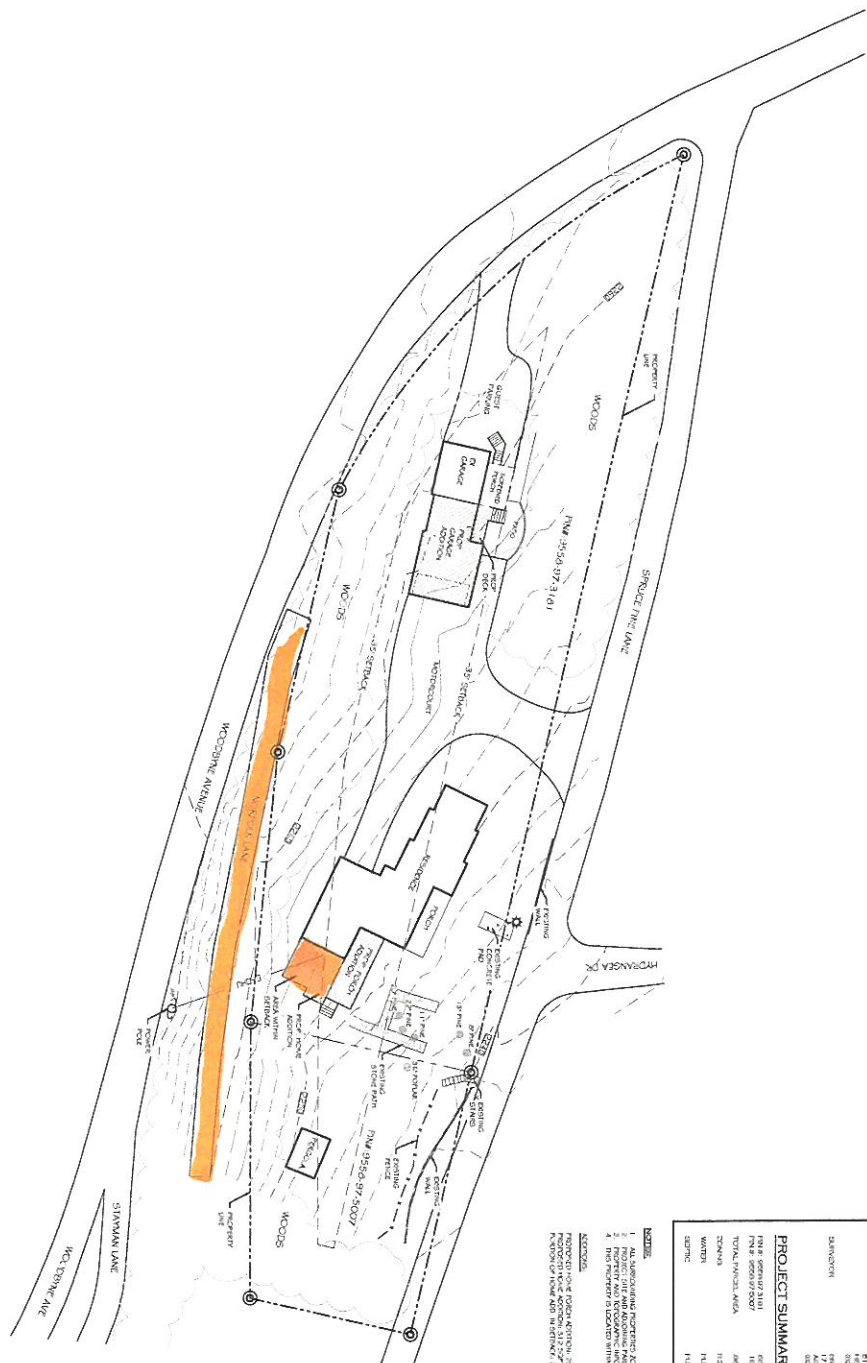
Phone (Optional): (504)388-0073

Email Address (Optional): katieswain@yahoo.com How would you like to be contacted?:

Either call or email me

Do Not Click Reply - This e-mail has been generated from a super form.

811
Call before you dig
CONNECTIONS SHALL BE MADE AT INTERSECTION WITHIN 100 FEET OF THE 811 CALL POINT



JUROVICH-SWAIN RESIDENCE

CONTRACT INFORMATION

PROJECT NO. 1407
DATE: 08/11/2011
LOCATION: 1407 SHOCK HILL LANE, WOCOWING, NC 27078

LANDSCAPE ARCHITECT

WATERMARK LANDSCAPE ARCHITECTURE
1407 SHOCK HILL LANE
WOCOWING, NC 27078
TEL: 336-255-1237
WWW.WATERMARKLANDSCAPE.COM

PROJECT SUMMARY

614 S.F.
TOTAL FINISH AREA: 1120 S.F.
TOTAL FINISH AREA: 1120 S.F.
TOTAL FINISH AREA: 1120 S.F.



JUROVICH-SWAIN RESIDENCE

LAUREL PARK, NORTH CAROLINA

WATERMARK
LANDSCAPE ARCHITECTURE
HUNTER MARKS, FLA, 305A, 1000 W. WOODS AVE., SUITE 100
HENDERSONVILLE, NC 28031
TEL: 336-255-1237
WWW.WATERMARKLANDSCAPE.COM

