



Town of Laurel Park
Parks and Greenways Board
Date of Meeting: January 14, 2024
Time of Meeting: 9:30 AM

Location: Town Hall, 441 White Pine Drive, Laurel Park NC 28739

- 1. Call to Order**
- 2. Public Comment**
- 3. Approval of the Agenda**
- 4. Approval of December 10, 2024 Regular Meeting Minutes**
- 5. Old Business**
 - a. Discussion of Board Vacancies
 - b. Discussion of Volunteer Appreciation Event
 - c. Staircase at JOR
- 6. New Business**
 - a. Fawn Turn Lane Lot 3 Site Plan Approval
 - b. Presentation on Roundabouts by Hunter Marks
 - c. Discuss 2016 Parks & Greenways Comprehensive Plan
- 7. Park Technician's Report**
- 8. Invasives Species Committee Report**
- 9. Bee Committee Report**
- 10. Centennial Committee Report**
- 11. Board and Commissioner Comments**
- 12. Adjournment**

Next Meetings:

Site Meeting Thursday January 23rd 4:00 PM

Regular Meeting Tuesday February 11th 9:30 AM

Title of Item: Site Plan Review – Fawn Turn Lane Lot 3

Presenter: Kaitland Finkle – Interim Town Planner

Attachment(s): Yes/No

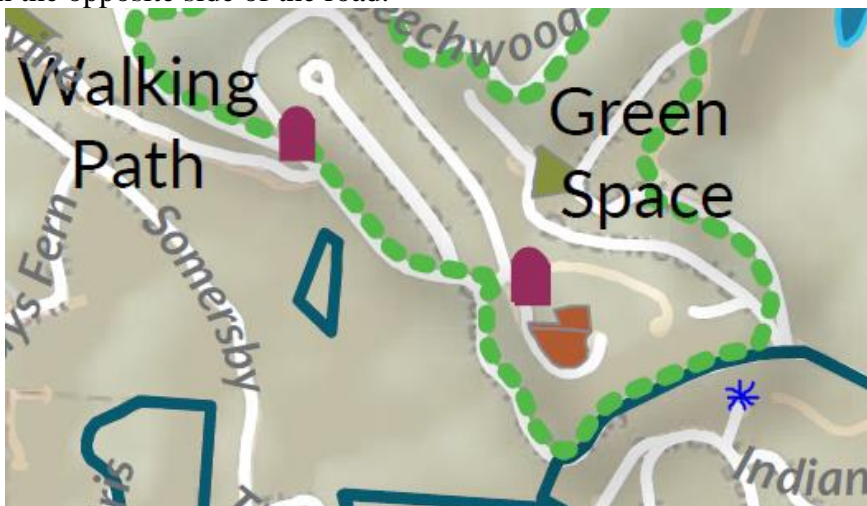
- Aerial Map
- Site Plan
- Landscape Plan

Summary of Item:

Sherri and James Devine (owners) are proposing to build a new Single Family Dwelling located on Lot 3 of Fawn Turn Lane. The parcel is identified on the Henderson County Geographic Information System (GIS) as property identification number (PIN) 9558058940. This property is in the R-20 zoning district. The estimated acreage is .62 acre and the slope of the property is estimated at 29% which is considered a Very Steep Slope.

TTK Design and Landscape Architecture has also prepared a Landscape Plan. A Semi-opaque Type B Perimeter Buffer is proposed to the West, North, and East boundaries. To the North along Laurel Park Highway, they are proposing to save/preserve the existing tree canopy and vegetation, provided trees/shrubs are to be placed in disturbed areas only. To the East, abutting 36 Fawn Turn Lane, the property is constrained by the location of the septic located due to the unusual shape of the lot. They are therefore requesting credit from the northeast corner of the property. To the West, multiple canopy trees, understory trees, and shrubs in the northwestern side of the lot provide coverage with roots that do not enable adequate plant growth. Additionally, necessary drainage swales create an area that minimizes the feasibility of planting. An additional Streetscape Buffer and Site Landscaping Plantings are being proposed along Fawn Turn Lane.

Map 3-1: Parks & Greenway Map from Master Plan shows a concept trail along the section of Laurel Park Highway behind the proposed home location (blue star below). However, it appears to be on the opposite side of the road.



Suggested Action: Staff requests Parks and Greenways Board review and comment for impacts on tree protection, parks and greenways per UDO 6.3.16.

Suggested Motion: N/A

GoMaps



December 19, 2024

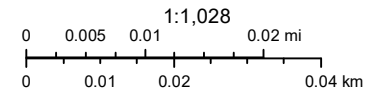
Streets and Highways

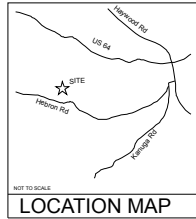
- FREEWAY
- INTERSTATE
- BOULEVARD

- THOROUGHFARE
- COLLECTOR
- Local Roads
- Parcels

THIS IS NOT A SURVEY.

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FAWN TURN LN
 OWNER: DEVINE, JAMES A;DEVINE, SHERRI L
 REID: 9940670
 PIN: 9558058940
 ACREAGE: .62
 ZONING: R-30
 29% SLOPE - STEEP SLOPE
 TREE CANOPY - 12598 SQ. FT. =46.6%

LOT AREA: 27007.2 SQ. FT.
 IMPERVIOUS COVER: 16%
 STREET SETBACK: PRINCIPAL STRUCTURE - 61'
 EAST SIDE SETBACK: PRINCIPAL STRUCTURE - 57'
 WEST SIDE SETBACK: PRINCIPAL STRUCTURE - 41'
 REAR SETBACK: PRINCIPAL STRUCTURE - 48.5'

PERIMETER BUFFER TYPE B: SEMI OPAQUE
 CANOPY TREES - 3 PER 100 LF, SPACED 33' OC
 UNDERSTORY TREES - 6 PER 100 LF, SPACED 16' OC, MIN 75% EVERGREEN
 SHRUBS - 25 PER 100 LF, SPACED 3' OC
 EVERGREEN SHRUB PERCENTAGE - 75%

NORTH BUFFER: 9 CANOPY TREES, 18 UNDERSTORY TREES, & 75 SHRUBS REQUIRED
 5 CANOPY TREES PROVIDED
 12 UNDERSTORY EVERGREEN BUFFER TREES
 27 SHRUBS PROVIDED.
 REQUESTED CREDIT: 3 CANOPY TREES, 5 UNDERSTORY TREES, & 38 SHRUBS
 EXISTING VEGETATION ALONG THE NORTH SLOPE TO BE SAVED AND PRESERVED. PROVIDED TREE SHRUBS ARE TO BE PLACED IN DISTURBED AREAS ONLY WHERE THEY WILL THRIVE. WOULD LIKE TO MINIMIZE DISTURBANCE ON THE SLOPE.

EAST BUFFER: 6 CANOPY TREES, 12 UNDERSTORY TREES, & 50 SHRUBS REQUIRED
 4 CANOPY TREES PROVIDED.
 5 UNDERSTORY TREES PROVIDED.
 36 SHRUBS/EVERGREEN TREES.
 REQUESTED CREDIT: 2 CANOPY TREES, 6 UNDERSTORY TREES, AND 11 SHRUBS.
 UPPER NORTHEAST CORNER OF THE PROPERTY. CONSTRAINED BY SEPTIC LOCATION WHICH IS PREDICATED BY THE UNUSUAL SHAPE OF THE LOT. EXISTING VEGETATION IN THE MOST UPPER NE CORNER TO BE UNDISTURBED.

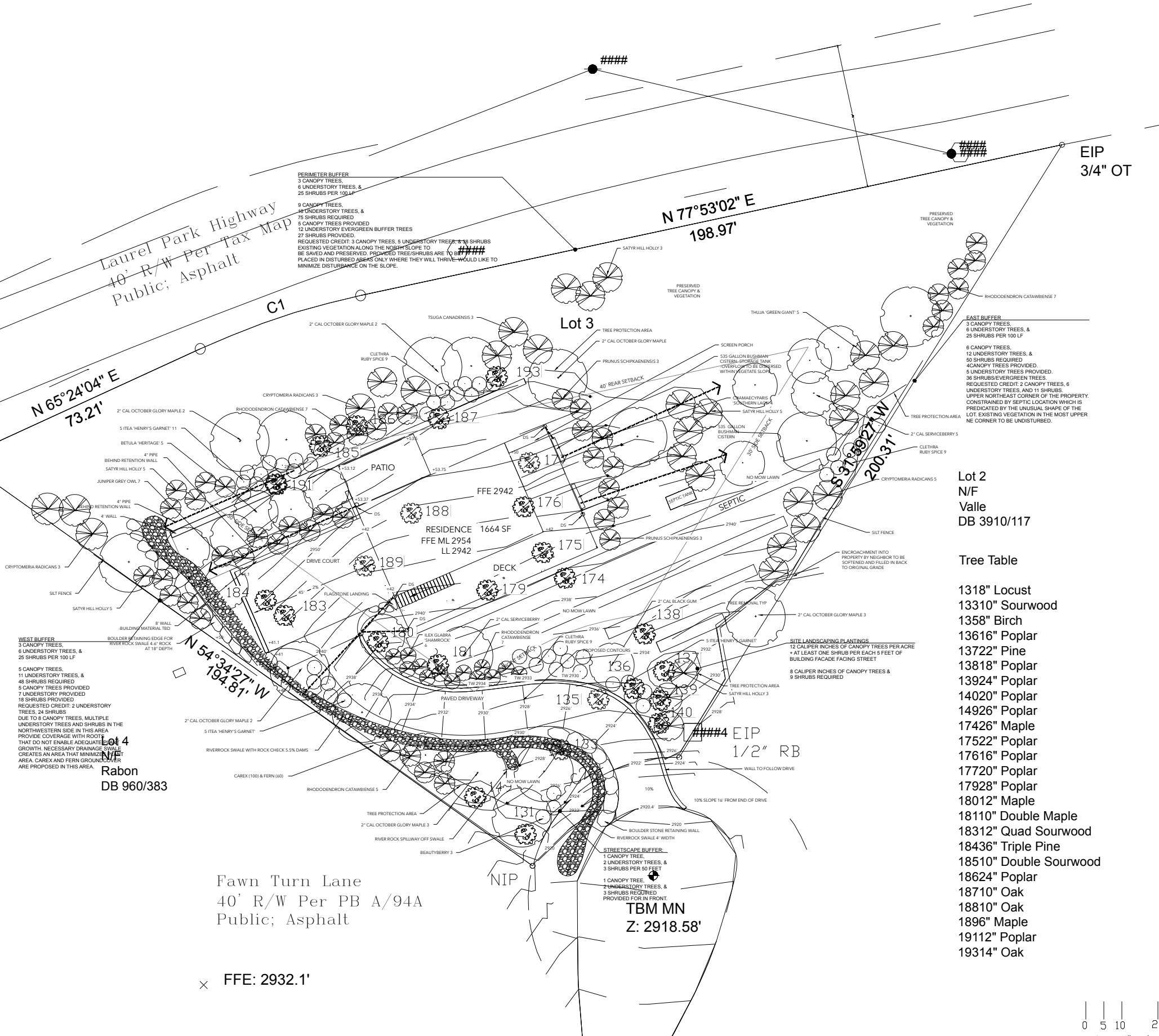
WEST BUFFER: 5 CANOPY TREES, 11 UNDERSTORY TREES, & 48 SHRUBS REQUIRED
 5 CANOPY TREES PROVIDED
 7 UNDERSTORY PROVIDED
 18 SHRUBS PROVIDED
 REQUESTED CREDIT: 2 UNDERSTORY TREES, 24 SHRUBS
 DUE TO 8 CANOPY TREES, MULTIPLE UNDERSTORY TREES AND SHRUBS IN THE NORTHWESTERN SIDE IN THIS AREA PROVIDE COVERAGE WITH ROOTS THAT DO NOT ENABLE ADEQUATE PLANT GROWTH. NECESSARY DRAINAGE SWALE CREATES AN AREA THAT MINIMIZES PLANT AREA. CAREX AND FERN GROUND COVER ARE PROPOSED IN THIS AREA.

STREETSCAPE BUFFER:
 1 CANOPY TREE, 2 UNDERSTORY TREES, & 3 SHRUBS PER 50 FEET

1 CANOPY TREE, 2 UNDERSTORY TREES, & 3 SHRUBS REQUIRED & PROVIDED.

SITE LANDSCAPING PLANTINGS:
 12 CALIPER INCHES OF CANOPY TREES PER ACRE + AT LEAST ONE SHRUB PER EACH 5 FEET OF BUILDING FACADE FACING STREET

8 CALIPER INCHES OF CANOPY TREES AND 9 SHRUBS REQUIRED & PROVIDED.



Fawn Turn Lane
 40' R/W Per PB A/94A
 Public; Asphalt

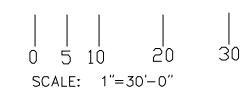
× FFE: 2932.1'

TBM MN
 Z: 2918.58'

Lot 2
 N/F
 Valle
 DB 3910/117

Tree Table

1318" Locust
13310" Sourwood
1358" Birch
13616" Poplar
13722" Pine
13818" Poplar
13924" Poplar
14020" Poplar
14926" Poplar
17426" Maple
17522" Poplar
17616" Poplar
17720" Poplar
17928" Poplar
18012" Maple
18110" Double Maple
18312" Quad Sourwood
18436" Triple Pine
18510" Double Sourwood
18624" Poplar
18710" Oak
18810" Oak
1896" Maple
19112" Poplar
19314" Oak



TTK DESIGN
 LANDSCAPE
 ARCHITECTURE
 113 Yardley Court
 Hendersonville, NC 28739
 802.338.2906
 ttkdesignstudio.com

DEVINE
 RESIDENCE

3 Fawn Turn Ln
 Hendersonville, NC 28739
 HENDERSON COUNTY

OTHER CONSULTANTS:

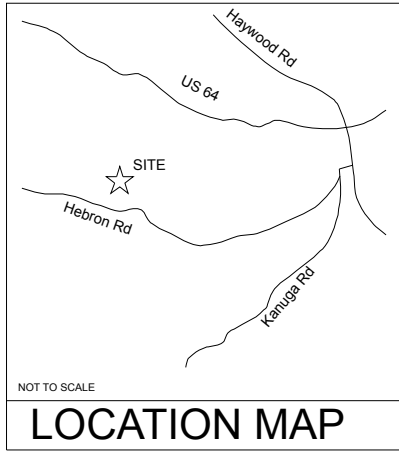
SITE PLAN

DECEMBER 26, 2024

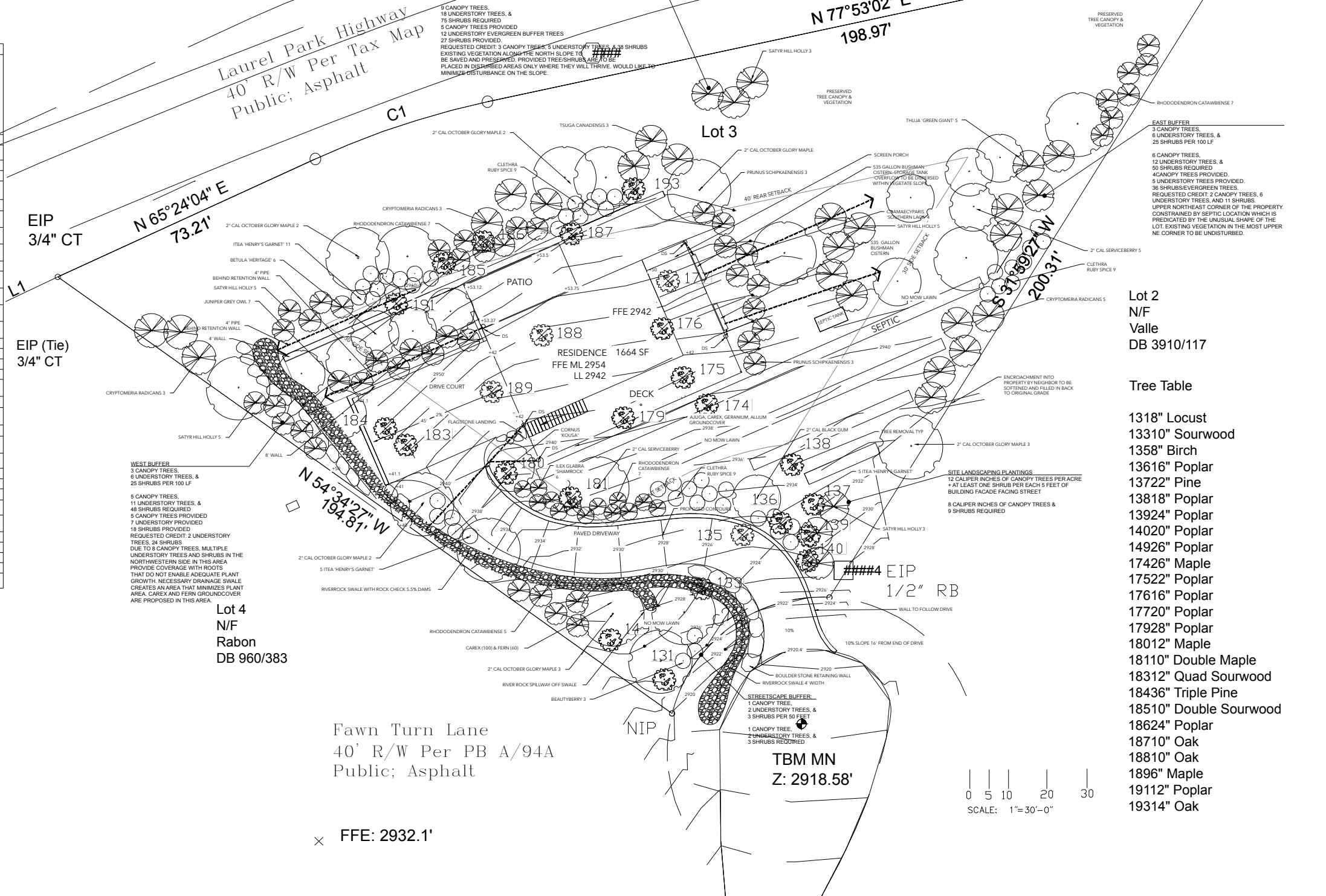
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DEVINE RESIDENCE PLANT LIST				
Abbreviation	Qty	Botanical Name	Common Name	Size
TREES				
ARO	13	Acer rubrum 'October Glory'	October Glory Red Maple	15 gallon
BH	6	Betula 'Heritage'	Heritage River Birch	2" CAL
CR	11	Cryptomeria radicans	Japanese Cedar	15 gallon
CK	1	Cornus Kousa	Kousa Dogwood - WHITE	15 gallon
ISH	16	Ilex 'Satyr Hill'	Satyr Hill Holly	15 gallon
AL	6	Amelanchier laevis	Serviceberry	2" CAL
NS	1	Nyssa sylvatica	Black Gum	15 gallon
TC	3	Tsuga canadensis	Hemlock	20 gallon
TGG	5	Thuja 'Green Giant'	Green Giant Arborvitae	25 gallon
CSL	4	Chamaecyparis 'Southern Lace'	Souther Lace Hinoki Cypress	15 gallon
TOTAL	66			
SHRUBS				
CA	3	Callicarpa americana	Beautyberry	3 gallon
CRS	18	Clethra 'Ruby Spice'	Ruby Spice Spicebush	3 gallon
IGS	6	Ilex glabra 'Shamrock'	Shamrock Holly	3 gallon
IHG	21	Itea 'Henry's Garnet'	Henry's Garnet Sweetspire	3 gallon
JGO	5	Juniperus 'Grey Owl'	Grey Owl Juniper	3 gallon
PS	6	Prunus schipkaensis	Skip Laurel	10 gallon
RC	26	Rhododendron catawbiense	Catawba Rhododendron	3 gallon
TOTAL	85			
PERENNIALS				
AFF	20	Ajuga 'Fierce Falcon'	Fierce Falcon Bugleweed	gallon
AM	20	Allium 'Milenium'	Milenium Allium	gallon
CE	20	Carex 'Everillo'	Everillo Sedge	1 gallon
CID	80	Carex 'Ice Dance'	Ice Dance Sedge	1 gallon
DE	60	Dryopteris erythrorum	Autumn Fern	1 gallon
GM	20	Geranium macrorrhizum	Bigroot Geranium	1 gallon



Lot 2
N/F
Valle
DB 3910/117

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- 1318" Locust
- 13310" Sourwood
- 1358" Birch
- 13616" Poplar
- 13722" Pine
- 13818" Poplar
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DEVINE
RESIDENCE

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HENDERSON COUNTY

OTHER CONSULTANTS:

LANDSCAPE PLAN

DECEMBER 26, 2024

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