



**Town of Laurel Park
Planning Board**

Date of Meeting: November 12, 2024

Time of Meeting: 3:00 pm

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

1. Call to Order
2. Approval of the Agenda
3. Approval of the Minutes
 - a. August 13, 2024
4. New Business
 - a. Planning Board Appointment Recommendation
 - b. Comprehensive Plan Steering Committee Recommendation
 - c. Text Amendment for Signage
 - d. Discussion of consequences of Helene for Planning
5. Adjourn



TOWN OF LAUREL PARK
AGENDA ITEM SUMMARY

Title of Item: Planning Board Appointment Recommendation

Presenter: Cara R. Reeves- Zoning Administrator

Attachment(s): Yes/No

Currently submitted applications:

1. Mary Margaret Licisyn (Current Planning Board Member)
2. Luke Costlow (Current Planning Board Member)
3. Douglas Sparks
4. Pamela Flasch
5. Paul D. Bell
6. Dino Zogzas
7. Joseph W. Amy
8. Germaine G. Weldon
9. Edward Eaves

Summary of Item: The Town Council appoints volunteers to serve on the four (4) standing advisory boards, and any other boards and commissions as needed. Current members may be reappointed, or new applicants appointed. Town staff has solicited the public for applications on the Town's Facebook page and website, and the bimonthly newsletter.

Board Member update:

Ritch Holt (ETJ does not wish to complete his term/moving no longer eligible)

The Board will have 3 open positions:

2 positions - 2-year term ending December 31, 2026

1 ETJ positions - 2-year term ending December 31, 2026 (no applications)

Suggested Action: Council requests the Planning Board make a recommendation for the open seats. Since there are no ETJ applications, at this time, the Board will need to fill 2 vacancies: 2 seats with two-year terms.

Entry #: 7 - Mary Margaret Licisyn Status: Submitted Submitted: 9/22/2024 8:09 PM

Name

Mary Margaret Licisyn

Mailing Address

100 Poplar Spring Trail, Laurel Park, North Carolina 28739

Physical Address

100 Poplar Spring Trail, Laurel Park, North Carolina 28739

Cell Phone

(828) 575-3962

Work/Home Phone

Email

mmlicisyn@gmail.com

I am interested in serving on:

As needed (steering) / Planning Board

Personal Information

Spouse Name

High School

College (Undergrad)

BA - University of Colorado, International Affairs

College (Graduate)

MBA-Real Estate Development - UNC-Chapel Hill
MURP (Master of Urban and Regional Planning) - University of Colorado

Employer

Surface Area Partners, LLC

Job Title

Managing Principal

Prior Public Service

Board/Commission/Civic Organization

Laurel Park Planning Board

Dates

2023-present

Board/Commission/Civic Organization

Dates

Board/Commission/Civic Organization

Dates

Comments

Consider this my application to serve on the Steering Committee for the update to the Laurel Park Comprehensive Plan. I have 20+ years of experience in real estate as a professional planner (formerly AICP certified), urban designer, real estate developer, and visionary. I have unique experience as I have worked on both the creation of guiding documents and codes in addition to implementation in the real world as developer/builder. I've got a portfolio of housing and mixed-use projects to draw upon for best practices. I'm passionate about creating a process that gives a voice to the local community and creates a plan that follows their views while preparing for a sustainable future. Thank you for your consideration. - Mary Margaret

Town of Laurel Park

BOARDS AND COMMISSIONS APPLICATION

Name LUKE COSTLOW Date 10/1/21

Mailing Address 100 SPRINGHEAD TRAIL Street Address
HVL, 28739

Home/Cell Phone 812-270-0502 Work Phone _____

Email Address luke.costlow@gmail.com

I Am Interested In Serving On:

- Planning Board ABC Board As Needed
 Board of Adjustment Parks and Greenways Board steering committee

PERSONAL INFORMATION

Spouse Name: Macon York Costlow

High School: Mater De High School

College: University of Southern Indiana Degree _____

College: Indiana Degree _____

Employer: _____

Job Title: _____

PRIOR PUBLIC SERVICE

Board/Commission/Civic Org.	From	To
<u>Planning Board</u>	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

Attach additional information as needed

Entry #: 2 - Douglas Sparks Status: Submitted Submitted: 9/2/2024 8:40 PM

Name

Douglas Sparks

Mailing Address

520 Davis Mountain Rd, Laurel Park, North Carolina 28739

Physical Address

520 Davis Mountain Rd, Laurel Park, North Carolina 28739

Cell Phone

(828) 209-7342

Work/Home Phone

Email

chappedmind@juno.com

I am interested in serving on:

Planning Board

Personal Information

Spouse Name

N/A

High School

Nova High School

College (Undergrad)

South College

College (Graduate)

Employer

US Postal Service (retired)

Job Title

Postmaster

Prior Public Service

Board/Commission/Civic Organization

Guardian Ad Litem - NC Courts District 42

Dates

2008 - present

Board/Commission/Civic Organization

Chairman, HendersonCounty Library Board

Dates

2000 - 2009

Board/Commission/Civic Organization

Board of Trustees, Russian Relief Foundation

Dates

2002 - 2004

Comments

We live in a beautiful mountain setting, but it takes effort to maintain. There is a delicate balance between growth and the protection of our quality of life. In over 40 years as a Henderson County resident, I have seen changes handled well, and handled poorly. The Planning Board would be a welcome challenge for me to serve my community and help keep Laurel Park an attractive place to live.

I am a careful, thoughtful listener, and I have spent decades interpreting and applying rules. My career in government taught me how to present my positions, to build consensus, and to cooperate with all walks of people.

Entry #: 6 - Pamela Flasch Status: Submitted Submitted: 9/19/2024 9:40 PM

Name

Pamela Flasch

Mailing Address

6 Cedarbrook Drive, Hendersonville, North Carolina 28739

Physical Address

SAME, Hendersonville, North Carolina 28739

Cell Phone

(540) 742-3862

Work/Home Phone

(864) 823-7743

Email

catvorrang@yahoo.com

I am interested in serving on:

As needed

Personal Information

Spouse Name

Mark V Flasch

High School

Parkersburg (WV) HS

College (Undergrad)

University of South Carolina

College (Graduate)

UVA certified Planning Commissioner; Texas A&M Disaster Mgmt Certification; FEMA Certified Advanced Public Information Officer; University of SC Project Mgmt Certification

Employer

Greenville Water

Job Title

Director of Communications

Prior Public Service

Board/Commission/Civic Organization

Luray, VA Town Council, Planning Commission, BZA, Comp Plan Committee, Bicentennial Director

Dates

2004-2015

Board/Commission/Civic Organization

Junior League: Spartanburg and Greenville SC

Dates

1994-present

Board/Commission/Civic Organization

Dates

Comments

I am interested in serving where needed and most useful. I am beginning a Citizen's Planning Academy in Greenville in my work role. My work schedule is somewhat flexible.

Town of Laurel Park

BOARDS AND COMMISSIONS APPLICATION

Name Paul D. Bell Date 7-31-2024

Mailing Address 198 Birchwood Dr Street Address 198 Birchwood Dr
Laurel Park NC Laurel Park NC
28739 28739

Home/Cell Phone 917-232-9015 Work Phone NONE

Email Address paubell55@gmail.com

I Am Interested In Serving On:

- Planning Board ABC Board As Needed
 Board of Adjustment Parks and Greenways Board

PERSONAL INFORMATION

Spouse Name: Colleen Whitte Bell

High School: Ramapo H.S. Franklin Lakes NJ

College: UNC Greensboro Degree B.A. Political Science
and History

College: Univ Maryland Degree MPA

Employer: Retired: Dow Jones & Co, Inc & iHeartMedia

Job Title: VP / General Manager

PRIOR PUBLIC SERVICE

Board/Commission/Civic Org.	From	To
<u>Lake George (NY) Land Conservancy</u>	<u>Current</u>	<u>Incoming Board Chair</u>
<u>Hypocent Valley Education Foundation</u>	<u>2014-2017</u>	
<u>Pennington (NJ) Planning Board</u>	<u>1995-2005</u>	
<u>Silver Bay YMCA Board</u>	<u>{ 2018 - current }</u>	<u>{ 2004 - 2015 }</u>

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

profile available on linked in. Happy to contribute
time and commitment to my adopted home town
Interest in land use, conservation, environmental
stewardship. I do have time available to
make a contribution.

Attach additional information as needed

Town of Laurel Park

BOARDS AND COMMISSIONS APPLICATION

Name Dino Zogzas Date 10/30/23

Mailing Address 316 Silver Pine Drive Street Address same

Laurel Park NC 28739

Home/Cell Phone 828 697 1351 Work Phone mobile 828 699 1957

Email Address _____

I Am Interested In Serving On:

- Planning Board ABC Board As Needed
 Board of Adjustment Parks and Greenways Board

PERSONAL INFORMATION

Spouse Name: Frances S Zogzas

High School: Hendersonville High School 1973

College: UNC - Chapel Hill 1977 Degree B.A.

College: Campbell University School of Law 1982 Degree J.D.

Employer: _____

Job Title: _____

PRIOR PUBLIC SERVICE

Board/Commission/Civic Org. N/A From _____ To _____

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

I am interested in helping see that our town grows according to a plan decided on by it's residents and not left to chance or the whims of market interests.

Attach additional information as needed

Town of Laurel Park

BOARDS AND COMMISSIONS APPLICATION

RECEIVED
FEB 23 2024
TOWN OF
LAUREL PARK

Name Joseph W. Amy Date 2/23/24
Mailing Address 1935 TRELLIS LANE Street Address _____
HENDERSONVILLE, NC _____
28739 _____
Home/Cell Phone 843-860-6446 Work Phone same
Email Address Jamybanker@gmail.com

I Am Interested In Serving On:

- Planning Board ABC Board As Needed
 Board of Adjustment Parks and Greenways Board

PERSONAL INFORMATION

Spouse Name: Jennie Lou Amy
High School: Klondike High School, Tippecanoe County, IN
College: See Resume Degree _____
College: See Resume Degree _____
Employer: See Resume
Job Title: Retired

PRIOR PUBLIC SERVICE

Board/Commission/Civic Org.	From	To
<u>Center Park HOA</u>	<u>1/2018</u>	<u>3/2022</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

Attach additional information as needed

Joseph W. Amy
1953 Trellis Lane
Hendersonville, NC 28739
(843) 860-6446 Mobile
E-mail: Jamybanker@gmail.com

SUMMARY

Currently a retired commercial banker and available to volunteer. Previous experience and employers:

PROFESSIONAL EXPERIENCE

JAmy Advisor, LLC 2016 - 2023
President and sole member

- Performing consultation engagements for commercial businesses and financial institutions.

Jacksonville Bancorp, Inc. (The Jacksonville Bank), Jacksonville, FL 2014-2016
Executive Vice President & Chief Credit Officer

- Led the restoration of credit risk quality to board and regulatory requirements with the coverage ratio improving from 51.2%, 9/30/14 to 17.5%, 12/31/15 through the resolution of problem credits.
- Rewrote the Credit Policy and Credit Underwriting guidelines meeting state regulatory and FDIC requirements.
- Conducted a loan portfolio stress test satisfying regulatory requirements.
- Improved the loan portfolio credit quality thereby supporting the successful sale of the bank to Ameris Bank on 3/11/16.

First Financial Holdings, Inc. (First Federal Bank), Charleston, SC 2009 - 2013
Executive Vice President & Chief Credit Officer

- Built a credit risk management foundation enabling the company to convert from a thrift charter to a state chartered commercial bank and Federal Reserve member in February 2012.
- Established comprehensive Credit Policy and Underwriting Guidelines meeting all regulatory requirements as a basis for prudent lending with a conservative risk appetite.
- Developed ALLL methodology including quantitative and qualitative factors to address regulatory and audit requirements.
- Established processes to support the bank's vendor management and compliance programs as a part of the enterprise risk management program.
- Established a Special Assets Group staffed by internal and external candidates with active coordination with specialized FDIC Loss Share accounting unit.
- Led the credit team in 2011 distressed debt sale of \$202 million in contractual balances.
 - Reduced NPA ratio from 4.84% (3/31/11) to 1.43% (6/30/11) without significant post-debt sale credit quality deterioration.
 - Achieved \$20.8 million gain on sale from original credit mark to final bulk sale of distressed assets.
- Improved loan portfolio credit quality thereby supporting the successful sale of the bank to South State Bank in 7/26/13.

Crowe Horwath LLP, Grand Rapids, MI 2008 - 2009
Consultant

- Validated ALLL methodology for community bank clients ensuring compliance with accounting standards and interagency regulatory policy.
- Led an internal group in the construction of a commercial real estate, loan portfolio stress test model

enabling firm clients to understand the risk characteristics of their CRE exposures and comply with regulatory guidance.

- Delivered credit policy and underwriting guideline reviews and recommendations enabling clients to respond to or avoid regulatory criticism and improve the client's credit culture.

Fifth Third Bank, Grand Rapids, MI
Bancorp Regional Credit Officer

2004 - 2007

- Senior credit risk management executive responsible for ensuring the credit quality of a \$9.1 billion commercial and industrial loan portfolio of the three Michigan bank affiliates. Principal C & I credit approver of exposures outside the affiliate banks' approval authority.
- Led the Michigan affiliates' senior lenders and senior credit officers, formulated credit-underwriting guidelines for auto supplier sector. Sought and received approval of the Bancorp Credit Policy Committee for use of the guidelines throughout the company.

U. S. Bank, Cincinnati, OH
Senior Vice President/ Senior Credit Officer

1999 - 2004

- Provided transaction structuring advice and approval; oversaw internal credit quality processes.
- Established collaborative working relationship with Government Banking managers and lenders across the bank's 24 state footprint forging consistent credit risk management practices.
- Achieved highest internal audit/loan review credit process rating for large corporate portfolio.

National City Bank (and predecessors through mergers)
Executive Vice President National City Bank of PA, Pittsburgh, PA

1991 - 1998

- Implemented special integration assignments reporting to Chief Credit Officer and Vice Chairman.
- Led team of ten credit professionals in the design and successful implementation of dual signature, credit approval process, thereby decreasing average approval time by 50% and improving decision quality.
- Established rigorous problem asset review program, confirming asset valuation, and approving individual credit management strategies. Problem assets fell by over 50% over 3-year span.
- Joined a team of experienced externally sourced executives assembled to develop and implement turnaround of a troubled \$3.5 billion institution with NPAs in excess of 8.0%.
- Restructured credit policy, reduced credit administration support costs by 40 %, and implemented new loan approval processes for \$2.8 billion commercial loan portfolio.

MELLON BANK, N.A., Pittsburgh, PA

1974 - 1991

Senior Vice President

- Managed capital market product risks and approving risk limits for international bank counterparties.
- Led bank's business strategy in Europe, Middle East, and Africa from London Branch.
- Built and serviced a large corporate banking portfolio in the Midwest.

EDUCATION

MBA-Finance, University of Michigan, Ann Arbor, MI
BA-Economics, DePauw University, Greencastle, IN

VOLUNTEER ACTIVITIES

St. Alban's Anglican Chapel Society, Board Member and Treasurer, 2020 -2023

North Carolina Guardian Ad Litem, A Child's Advocate in Court (Henderson County) 2022 - Present

Town of Laurel Park

BOARDS AND COMMISSIONS APPLICATION

Name Bermaine G. Weldon Date 10/23/23

Mailing Address 405 White Pine Street Address _____
Laurel Park same
NC 28739

Home/Cell Phone 228-324-6956 Work Phone 828-330-9221

Email Address germainegweldon@gmail.com

I Am Interested In Serving On:

- Planning Board
 ABC Board
 As Needed
 Board of Adjustment
 Parks and Greenways Board

PERSONAL INFORMATION

Spouse Name: Dr. John S. Weldon

High School: St. Joseph Academy, New Orleans, LA

College: University of MS Degree B.A.

College: University of Southern MS Degree M.A.

Employer: Inspired Financial Planners, LLC

Job Title: partner, CFP®, CPA/PFS

PRIOR PUBLIC SERVICE

Board/Commission/Civic Org.	From	To
<u>North Carolina CPA Association</u>	<u>2020</u>	<u>current</u>
<u>Chair of Financial Planning Group</u>		
<u>Walter Anderson Museum of Art</u>	<u>2009</u>	<u>2022</u>
<u>St. John's Episcopal Endowments, MS</u>	<u>2012(?)</u>	<u>2018</u>

COMMENT (Statement of why you want to serve on this Board)
To volunteer locally, I serve on a state committee with CPAs. Would like to contribute more locally. Plus, I live right next door to the Town Hall!

Attach additional information as needed

Entry #: 10 - Edward Eaves Status: Submitted Submitted: 10/8/2024 4:06 PM

Name

Edward Eaves

Mailing Address

2504 LAUREL PARK HWY, Laurel Park, North Carolina 28739

Physical Address

2504 LAUREL PARK HWY, Laurel Park, North Carolina 28739

Cell Phone

(828) 489-2289

Work/Home Phone

Email

edward.eaves@gmail.com

I am interested in serving on:

Planning Board

Personal Information

Spouse Name

Stephanie Ann Eaves

High School

Elbert County / Elberton GA

College (Undergrad)

Georgia Southern University

College (Graduate)

University of Santa Monica- Spiritual Psychology

Employer

Self

Job Title

Personal / Business Coach

Prior Public Service

Board/Commission/Civic Organization

Big Brothers and Big Sisters

Dates

2004-2010

Board/Commission/Civic Organization

Hospital Chaplain

Dates

2014-2016

Board/Commission/Civic Organization

Dates

Comments

I attend Commissioner meetings on a regular basis, and I want to be involved at a higher level to serve the community.



TOWN OF LAUREL PARK
AGENDA ITEM SUMMARY

Title of Item: Comprehensive Plan Steering Committee Recommendation

Presenter: Cara R. Reeves- Zoning Administrator

Attachment(s): Yes/No

Currently submitted applications:

1. Philip Wiehe (Planning Board Chair)
2. Mary Margaret Licisyn (Planning Board Vice Chair)
3. Luke Costlow (Planning Board Member)

Summary of Item: Laurel Park first adopted a Land Use Plan in 1988, with significant updates in 2005. A new Comprehensive Land Use Plan was most recently adopted in 2016 with a 10-year period of review. It is now time to update the plan with new census and community data. This plan serves as the cornerstone for long-range planning efforts including establishing a vision and goals for the future. It also provides policy statements to guide future development and land uses within the community. Town Council is looking for volunteers to be appointed to the Comprehensive Plan Steering Committee. The commitment would be no more than 1 meeting every other month not to exceed the next 18 months.

Suggested Action:

Council requests Planning Board make a recommendation for an individual to serve as representative for the Planning Board on the new Comprehensive Plan Steering Committee.

Entry #: 4 - Philip Wiehe Status: Submitted Submitted: 9/19/2024 3:14 PM

Name

Philip Wiehe

Mailing Address

3676 Laurel Park Highway, Hendersonville, North Carolina 28739

Physical Address

3676 Laurel Park Highway, Hendersonville, North Carolina 28739

Cell Phone

(530) 575-7420

Work/Home Phone

Email

pfwiehe@gmail.com

I am interested in serving on:

As needed (steering)

Personal Information

Spouse Name

Philip Wiehe

High School

Williston Academy

College (Undergrad)

Johns Hopkins University

College (Graduate)

Yale Divinity School

Employer

retired

Job Title

clergy

Prior Public Service

Board/Commission/Civic Organization

Planning Board, Laurel Park

Dates

2020 - 24

Board/Commission/Civic Organization

Dates

Board/Commission/Civic Organization

Dates

Comments

The last 20 years of my professional life included consulting with churches and other non-profit organizations for strategic planning and conflict management. Now retired, I would like to offer this training and experience to Laurel Park where I have lived for the last ten years. I regard this opportunity as a logical choice given my four years on the Planning Board.

Entry #: 7 - Mary Margaret Licisyn Status: Submitted Submitted: 9/22/2024 8:09 PM

Name

Mary Margaret Licisyn

Mailing Address

100 Poplar Spring Trail, Laurel Park, North Carolina 28739

Physical Address

100 Poplar Spring Trail, Laurel Park, North Carolina 28739

Cell Phone

(828) 575-3962

Work/Home Phone

Email

mmlicisyn@gmail.com

I am interested in serving on:

As needed (steering) / Planning Board

Personal Information

Spouse Name

High School

College (Undergrad)

BA - University of Colorado, International Affairs

College (Graduate)

MBA-Real Estate Development - UNC-Chapel Hill
MURP (Master of Urban and Regional Planning) - University of Colorado

Employer

Surface Area Partners, LLC

Job Title

Managing Principal

Prior Public Service

Board/Commission/Civic Organization

Laurel Park Planning Board

Dates

2023-present

Board/Commission/Civic Organization

Dates

Board/Commission/Civic Organization

Dates

Comments

Consider this my application to serve on the Steering Committee for the update to the Laurel Park Comprehensive Plan. I have 20+ years of experience in real estate as a professional planner (formerly AICP certified), urban designer, real estate developer, and visionary. I have unique experience as I have worked on both the creation of guiding documents and codes in addition to implementation in the real world as developer/builder. I've got a portfolio of housing and mixed-use projects to draw upon for best practices. I'm passionate about creating a process that gives a voice to the local community and creates a plan that follows their views while preparing for a sustainable future. Thank you for your consideration. - Mary Margaret

Town of Laurel Park

BOARDS AND COMMISSIONS APPLICATION

Name LUKE COSTLOW Date 10/1/21

Mailing Address 100 SPRINGHEAD TRAIL Street Address
LAUL, 28739

Home/Cell Phone 812-270-0502 Work Phone _____

Email Address luke.costlow@gmail.com

I Am Interested In Serving On:

- Planning Board ABC Board As Needed
 Board of Adjustment Parks and Greenways Board steering committee

PERSONAL INFORMATION

Spouse Name: Macon York Costlow

High School: Mater De High School

College: University of South Degree _____

College: Duke Degree _____

Employer: _____

Job Title: _____

PRIOR PUBLIC SERVICE

Board/Commission/Civic Org.	From	To
<u>Planning Board</u>	_____	_____
_____	_____	_____
_____	_____	_____

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

Attach additional information as needed



**TOWN OF LAUREL PARK
AGENDA ITEM SUMMARY**

Title of Item: Text Amendment for Signage

Presenter: Cara R. Reeves- Zoning Administrator

Attachment(s): Yes/No

Summary of Item:



The text amendment will include changes to UDO sections 7.8.3: Exclusions and 7.8.7: Signage Standards. Proposed language is as follows:

7.8.7: SIGNAGE STANDARDS

SIGN TYPE	ZONING DISTRICTS /1/			REQUIREMENTS			
	R-20/R-30	OI, MM, & I-1	TC	MAX. NUMBER PER SITE	MAX. SIZE	MAX. COPY HEIGHT (INCHES)	MAX. SIGN HEIGHT (FEET)
Historic plaques, historic markers	P	P	P	1 per road frontage	8 sf total	3	7
Trail marker, place of interest	P	P	P	1 per road frontage	4 sf total	3	3

NOTES:

/1/ P = Permitted, S = Special Use, X = Prohibited.

/3/ Applicant must show a specific need for this type of signage and how the design will be compatible with the architectural design of the structure.

Suggested Action: NC General Statute 160D-604 (c) requires all proposed amendments to zoning regulations to be reviewed and commented on by the Planning Board. Therefore, Staff requests Planning Board review and comment.

Suggested Motion: Motion to approve, approve as amended, or deny the UDO signage text amendment.



TOWN OF LAUREL PARK
AGENDA ITEM SUMMARY

Title of Item: Discussion of consequences of Helene for Planning

Presenter: Philip Wiehe - Planning Board Chair

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

Summary of Item: Start gathering information pertinent to Planning Board, UDO, and the Comprehensive Land Use Plan arising as a result of Helene. Both below items were addressed in the previous plan, but the context has shifted.

Stormwater mitigation:

What retrofitting of steep slopes can be done, if any?

Does the current UDO require improvements to address sloughing on steep property slopes, or can it?

Forest management:

Suggested Action: N/A