



AGENDA
November 14th, 2024
Laurel Park Board of Adjustment

Hearing Location: Laurel Park Town Hall
Hearing Time: 4:00 p.m.

1. Call to Order
2. Approval of the Agenda
3. Approval of the Minutes
 - a. July 11, 2024
4. New Business
 - a. Recognition
 - b. Public Hearing for Variance Request – 205 Moore Street
 - c. Board of Adjustment Appointment Recommendation
 - d. Comprehensive Plan Steering Committee Recommendation
 - e. Discuss changes to the UDO and how it will affect BOA
5. Adjournment



TOWN OF LAUREL PARK AGENDA ITEM SUMMARY

Title of Item: Public Hearing for Variance Request – 205 Moore Sreet

Presenter: Cara R. Reeves, Zoning Administrator

Attachment(s): Yes/No

- Variance Application
- Zoning Compliance Permit Application
- Site Plan
- Site Photographs
- Aerial Map of Subject Parcel
- Aerial Map of Adjoiners

Summary of Item:

Residents at 205 Moore Street submitted a Zoning Compliance Permit application to rebuild a shed that burned down on the property. The lot is identified on the records of the Henderson County Mapping Office as PIN 9568029119. The lot is in the ETJ R-20 zoning district, with an estimated acreage of .59 acre, and an average slope of 5%. They are requesting a variance from the 30-foot street setback, a variance to be located between the primary front façade of the principal structure and a street setback line, and a variance for replacing a preexisting nonconforming structure.

Accessory structures are permitted in the R-20 zoning district provided they meet the applicable setbacks which are a street setback of thirty (30) feet and side and rear setbacks of ten (10) feet according to Section 2.6.3. The required 30-foot street setback will not be met when replacing the structure in the exact same footprint which was previously set back 9 feet from Ficker Circle. Section 10.2.4. D.1 states a street setback is “measured from the right-of-way edge associated with a public street or existing private street.” The home is bounded on three sides by streets: Ficker Circle and Moore Street which are both NCDOT maintained secondary roads (SR-1158).

Section 2.6.3 note nine (note/9) points out that, “Except for fences, walls, and features identified in section 2.4.8: Allowable Encroachments into setbacks, detached accessory structures shall not be located between the primary front façade of the principal structure and a street setback line.” The existing storage shed was located between the principal structure and Ficker Circle.

Section 5.3.4 Restoration states “If a nonconforming structure other than a manufactured or mobile home is damaged or destroyed by any means to an extent of 75 percent or more of its replacement cost or size, it may only be reconstructed in accordance with the requirements of this Ordinance.

Suggested Action Requested: Staff requests that the board review and discuss.

Suggested Motion: Motion to approve, approve contingent upon any conditions, or deny the variance application.

\$80



VARIANCE APPLICATION FORM

Town of Laurel Park • 441 White Pine Drive • Laurel Park, NC 28739 • P. 828-693-4840 • F. 828-696-4948
APPLICATION PAGE 1 OF 5 APPLICATION LAST UPDATED: 8.28.23

1. THINGS TO KNOW ABOUT THE ZONING/SUBDIVISION VARIANCE PROCEDURE

1. The variance review procedure is described in Section 6.3.20 of the Laurel Park Unified Development Ordinance.
2. A variance application may be filed to request relief from dimensional requirements, development standards, or watershed requirements, stormwater requirements in the UDO.
3. A variance may be used to request relief from a use standard or other development requirement as part of a reasonable accommodation to allow a person with a disability to have access to housing as allowed under the federal Fair Housing Act.
4. A variance may not be used to alter the allowable uses in a zoning district or deviations in applicable conditions of approval.
5. A variance application may not be filed with an application for a planned development.
6. A pre-application conference is mandatory prior to submission of an application for a variance.
7. Applicants are required to demonstrate a hardship (that is not self-imposed) for approval of a variance. Financial hardship is not a valid criteria for the approval of a zoning/subdivision variance.
8. Variances to the special flood hazard area standards are processed in accordance with Chapter 152 of the Town Code of Ordinances.
9. Water-related variances from the watersupply watershed regulations are classified as major or minor. Major variances from the watersupply watershed regulations are **decided by the North Carolina Environmental Management Commission** following a recommendation by the BOA.
10. Applications for a variance shall require submittal of a Site Plan.
11. In cases where a development application (e.g., a site plan) requires approval of a variance, the variance shall be reviewed and decided prior to review of other aspects of the development application.

2. GENERAL APPLICANT INFORMATION

A. Parcel Information

1. Parcel Address: 205 Moore St Hendersonville NC 28739
2. Parcel Identification Number:
3. Lot Area/Acreage: .49
4. Base Zoning District:
5. Overlay Zoning District (if applicable):

B. Primary Point of Contact Information

1. Primary Point of Contact Name: Justin Moffitt
2. Mailing Address: 205 Moore St Hendersonville NC
3. Phone: 828 290 6572
4. Email: Justin.Moffitt99@gmail.com

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APPLICATION LAST UPDATED: 8.28.23

3. DESCRIPTION OF REQUEST

(Please complete the following)

1. Is this application associated with another application? Yes No

If yes, what kind of application?

2. Is this site subject to any approved administrative adjustments? Yes No

If yes, what is the case number (please list all):

3. Please select the type of standards being varied (check all that apply):

- | | |
|--|--|
| <input type="checkbox"/> Lot coverage | <input type="checkbox"/> Off-street parking/loading/circulation standard |
| <input type="checkbox"/> Lot area | <input type="checkbox"/> Landscaping standard |
| <input type="checkbox"/> Lot width | <input type="checkbox"/> Fence/wall standard |
| <input checked="" type="checkbox"/> Minimum yard/setback | <input type="checkbox"/> Exterior lighting standard |
| <input type="checkbox"/> Height | <input type="checkbox"/> Signage |
| <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water supply watershed |
| <input type="checkbox"/> Flood damage prevention | <input type="checkbox"/> Reasonable accommodation |
| <input type="checkbox"/> Other (please specify below): | <input type="checkbox"/> Design standard |

4. Please list the section(s) of the UDO from which the variance is being requested (please list all that apply):

5. Please explain, in detail, the variance you are requesting and why it is needed. Please limit this discussion to facts and the hardships that would be created by strict adherence to the UDO:

Attach additional sheets if necessary.

6. Please identify the zoning district designation and existing use of land for all adjacent properties, including those across the street:

Attach additional sheets if necessary.

7. Is the property exceptionally narrow, shallow or does it have an exceptional size or shape that existed prior to the effective date of this zoning ordinance? Yes No

If yes, please describe below:

Attach additional sheets if necessary.

VARIANCE APPLICATION FORM



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8. Does the property have exceptional topographic conditions or some other extraordinary situation or condition that makes it unlike other properties in the immediate vicinity? Yes No

If yes, please describe below:

Attach additional sheets if necessary.

9. Is there some particular condition, situation, or development on the property immediately adjacent to the subject property that affects the subject property's ability to comply with the regulations you are seeking a variance from? Yes No

If yes, please describe below:

Attach additional sheets if necessary.

10. Please provide a written description of any hardship(s) and how such hardship(s) is not self-imposed:

Attach additional sheets if necessary.

11. Please describe how the development subject to the requested variance will be in harmony with the general purpose and intent (see Chapter 1) of the UDO:

Attach additional sheets if necessary.

12. Explain any potential negative external impacts that may result from the proposed variance, and how they will be mitigated:

Attach additional sheets if necessary.

13. For sign variances, explain how this variance does not confer any special privilege that is denied to similar lands:

Attach additional sheets if necessary.

14. For sign variances, explain how the variance amount requested is the absolute minimum that will allow reasonable use of the land:

Attach additional sheets if necessary.

4. SUBMITTAL CHECKLIST

(Please ensure your application includes 3 paper copies and 1 digital (pdf) copy of all of the following)

1. Pre-application conference completed

2. Variance application form

3. Application fee 10/18/24

4. Copy of the deed for subject property(ies)

5. Locations, square footages, and dimensions of all existing and proposed structures



VARIANCE APPLICATION FORM

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6. All minimum and maximum setbacks, including build-to lines

7. Easement types, locations, and dimensions

8. Locations and sizes of driveways, parking areas

9. An elevation drawing showing proposal building facades when variances to design standards are requested

10. Applications for a variance shall require submittal of a Site Plan and any additional information determined to be necessary by the Town.

5. APPLICANT SIGNATURE

I certify that the information provided on this application form is complete and accurate to the best of my knowledge. I hereby authorize Town officials to enter the subject property for the purposes of determining compliance.

if there are multiple land owners or applicants, a signature is required for each

Land Owner or Authorized Signature: Justin Moffitt
Date: _____

Land Owner or Authorized Signature: Justin Moffitt
Date: _____

Land Owner or Authorized Signature: Justin Moffitt
Date: _____

OFFICE USE ONLY

Project #:

Associated Project #:

Received By:

Filing Date:

Accepted as Complete By:

Complete Date:

Decision:

Decision By:

Decision Date:

VARIANCE APPLICATION FORM

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Pre-application Conference Date (if conducted):

Notes/Comments:

ZONING COMPLIANCE PERMIT APPLICATION FORM

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APPLICATION PAGE 1 OF 6

APPLICATION LAST UPDATED: 9.1.2021



1. THINGS TO KNOW ABOUT THE ZONING COMPLIANCE PERMIT PROCEDURE

1. The zoning compliance permit review procedure is described in Section 6.3.22 of the Laurel Park Unified Development Ordinance.
2. A zoning compliance permit is issued prior to or along with a building permit for most forms of development, including single-family homes.
3. Henderson County will not issue a building permit for development that does not have an approved zoning compliance permit.
4. Zoning compliance permits are required for decks, patios, fences, walls, signs, temporary uses, and open-air uses that don't require a building permit.
5. Lots with steep or very steep slopes require pre-development investigation report and must provide a stormwater management plan prepared by a licensed professional.
6. Most forms of development, including new single-family homes, must provide perimeter landscaping buffers, streetscape landscaping, and site landscaping as described in Chapter 7 of the UDO.
7. Tree retention or replacement as necessary is required to ensure 25% of the lot or site is covered by tree canopy in accordance with Chapter 3 of the UDO.
8. Additional development on a site with an existing building may require the site to be brought into partial or full compliance with all UDO requirements as described in Section 5.6, Nonconforming Sites.

2. GENERAL APPLICANT INFORMATION

A. Parcel Information

1. Street Address: 205 Moore Street
2. Parcel Identification Number: 9568029119
3. Lot Area/Acreage: .59
4. Zoning District Classification: ETS R-20
5. Overlay Zoning District(s) (if applicable): /
6. Current Use of the Lot or Site: Vacant Developed Other (e.g., vacant building)
If "Other", please explain current use:
If "Developed", please identify the current use of the lot or site (attach additional sheets if necessary):
7. Please identify any prior approvals from the Town of Laurel Park (like a variance, special use permit, or site plan) associated with this development (if any) and the approximate date of the approval (attach additional sheets if necessary):

B. Primary Point of Contact Information

1. Primary Point of Contact Name: 828 290 6572 cell
2. Mailing Address: 205 Moore St. Hendersonville NC
3. Phone: 828 290 6572
4. Email: Justin.moffitt94@gmail.com
5. Fax:
6. Relationship to Landowner: owner

ZONING COMPLIANCE PERMIT APPLICATION FORM

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APPLICATION LAST UPDATED: 9.1.2021



3. DESCRIPTION OF SITE CONDITIONS

(Please complete each of the following)

1. Landscaping Requirements

(the Town's zoning may be reviewed on the County's Online GIS/Mapping page at

<https://www.hendersoncountync.gov/gis/page/welcome-gomaps-henderson-countys-online-gis-mapping-system>)

- a. What is the zoning of the lot to the north? If there is a street bordering the lot to the north, please list its name: **ETS R-20**
- b. What is the zoning of the lot to the south? If there is a street bordering the lot to the south, please list its name: **ETS R-20**
- c. What is the zoning of the lot to the east? If there is a street bordering the lot the east, please list its name: **ETS R-20**
- d. What is the zoning of the lot to the west? If there is a street bordering the lot to the west, please list its name: **ETS R-20**

2. Tree Canopy Cover

a. Approximate amount of the lot or site covered by tree canopy at the time of this application:

- More than 25% covered by tree canopy Less than 25% covered by tree canopy

b. Does the proposed development include tree removal? Yes No

c. If tree removal is proposed as part of this development, how much of the lot or site will be covered by tree canopy after development is complete?

- More than 25% covered by tree canopy Less than 25% covered by tree canopy

The Town may require an applicant to provide an aerial photo, tree survey, or other evidence documenting the amount of tree cover in place at the time of this application.

3. Geologic Hazards, Steep Slopes, or Very Steep Slopes

a. Does the lot or site include any geologic hazards or steep slopes? Yes No Don't know

b. If yes, what is the slope of the steepest part of the site? (see UDO Sec. 10.2.9 for how to determine slope)

- 15% or less 15% to 25% More than 25%

4. Utilities

a. Does the development require new potable water or sewage treatment to be provided? Yes No

b. If yes, how will these services be provided?

- City of Hendersonville public water/sewer On-site well/septic system Don't know

c. If the site is to be served by a new well or septic system, have you obtained Health Department approval?

- Yes No (if yes, please attach approval to this application form)

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4. DESCRIPTION OF THIS REQUEST

(Please complete the following)

1. Please identify the type of development proposed that is the subject of this zoning compliance permit application. Please select all that apply:

Principal Structure

Accessory Structure

Sign

Temporary Structure

Temporary Use

Fence/Wall

Other

If "Other" please describe below (attach additional sheets if necessary)

2. All applicants for a zoning compliance permit must attach a site sketch or plot plan that identifies each of the following items:

- Lot lines
- Principal structures, including driveways
- Accessory structures (garages, sheds, play structures, etc.)
- Additions, expansions, or other alterations to existing principal or accessory structures
- Open-air uses of land that do not have structures
- Site features like streams, lakes, ponds, wetlands, rock outcrops, and similar aspects
- Required setbacks
- Encroachments of structures into setbacks (if proposed)
- Potable water wells, septic tanks, septic drain fields/lines, and reserve or back up drain field location
- Tree save areas or areas where existing tree canopy will be maintained during and after development
- Required landscaping features (perimeter buffers, streetscape buffers, site landscaping, parking lot landscaping, etc.)
- Any other features identified by the applicant or required by the Town Manager in order to demonstrate compliance with the applicable requirements

Site sketches or plot plans do not need to be professionally prepared or drawn to scale but should include verified dimensions and distances if not drawn to scale.

In cases where proposed development is subject to an approved site plan or other development approval that provides the details listed above, applications materials used for the prior approval may be substituted or modified in order to comply with these requirements.

~~3. Please Complete this Portion if you are Proposing a **New Single-Family Home**~~

~~If this zoning compliance permit application is associated with a new single-family home in an area subject to the Town's single-family residential design guidelines (this information should be identified on the subdivision plat that created the lot), then this application must include elevations, plans, or other details that shows how the structure will comply with the standards in Section 7.1 of the UDO.~~

4. Please Complete this Portion if you are Proposing a **New Accessory Use or Structure**

If this zoning compliance permit is associated with a new accessory use or structure, please provide the following details:

a. Size of principal structure (square feet):

400 sq ft estimate

b. Size of accessory structure (square feet):

600 sq ft

c. Is the accessory use located entirely within the principal structure?

Yes

No

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APPLICATION LAST UPDATED: 9.1.2021



5. Please Complete this Portion if you are Proposing a **Temporary Use or Structure**

If this zoning compliance permit is associated with a temporary use or structure, please provide the following details:

- a. Please provide a description of the temporary use or structure (attach additional sheets if needed):
- b. Anticipated Date of Setup:
- c. Anticipated Date of Commencement:
- d. Anticipated Date of Cessation:
- e. Anticipated Date of Removal and Site Restoration:
- f. Duration (in days) from Setup until Removal:
- g. Will temporary signage be included? Yes No
If yes, please identify the sign's general location:

- h. Has this temporary use or structure been established on this lot or site already this year?
 Yes No Don't Know

If yes, from when to when?

6. Please Complete this Portion if you are Proposing a **New Sign (or changes to an existing sign)**

If this zoning compliance permit application is associated with a new sign or changes to an existing sign, please provide the following details:

- a. Please identify the type of sign proposed (check all that apply)

- | | | |
|--|--|--|
| <input type="checkbox"/> Wall Sign | <input type="checkbox"/> Parapet Sign | <input type="checkbox"/> Marquee Sign |
| <input type="checkbox"/> Awning Sign | <input type="checkbox"/> Projecting/Suspended Sign | <input type="checkbox"/> Electronic Display Sign |
| <input type="checkbox"/> Monument Sign | <input type="checkbox"/> Window/Door Sign | <input type="checkbox"/> Pylon Sign |
| <input type="checkbox"/> Post & Arm Sign | <input type="checkbox"/> Incidental Sign | <input type="checkbox"/> Canopy Sign |
| <input type="checkbox"/> A-Frame Sign | <input type="checkbox"/> Subdivision Sign | <input type="checkbox"/> Temporary Sign |

- b. Is the proposed signage: New Replacement If replacement, please attach photos of signage to be replaced

- c. Is the structure supporting the signage: New Existing Nonconforming supports may require replacement

- d. Please attach detailed drawings and information describing the following for each type of sign proposed:

- The number of signs on the site
- The proposed sign face area in square feet (including if the sign is single-sided or 2-sided)
- The copy height in inches
- The height of the tallest portion of the sign or supporting structure
- If the sign will be illuminated, and if so the method of illumination

ZONING COMPLIANCE PERMIT APPLICATION FORM

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7. Please Complete this Portion if you are Proposing a **New Fence or Wall**

If this zoning compliance permit application is associated with a new fence or wall, please provide the following details:

a. Proposed fence or wall height (in feet) in the following locations:

Front Yard (if applicable)

Side Yard (if applicable)

Rear Yard (if applicable)

b. Please identify the materials to be used in the fence or wall (including gates, supports, & horizontal members)

5. SUBMITTAL CHECKLIST

(Please ensure your application includes 1 paper copy and 1 digital (pdf) copy of all of the following)

1. Zoning compliance permit application form		<input type="checkbox"/>
2. Application fee	7/16/24 \$75.00	<input checked="" type="checkbox"/>
3. Notes from pre-application conference (if conducted)		<input type="checkbox"/>
4. Notes from neighborhood information meeting (if conducted)		<input type="checkbox"/>
5. Slope investigation (if site has slopes or geologic hazards)		<input type="checkbox"/>
6. Stormwater management plan (if required)		<input type="checkbox"/>
7. Aerial photo, tree survey, or evidence of tree cover (if requested by the Town)		<input type="checkbox"/>
8. Copies of any required County approvals for utility service		<input type="checkbox"/>
9. Soil erosion and sedimentation control plan (if disturbing more than one acre)		<input type="checkbox"/>
10. Site sketch or plot plan including setbacks		<input checked="" type="checkbox"/>
11. Copies of prior related approvals (recorded variance, recorded special use permit, site plan, etc.)		<input type="checkbox"/>
12. Copies of an approved fee-in-lieu requests and the appropriate fee		<input type="checkbox"/>
13. Copies of any approved performance guarantee (if appropriate)		<input type="checkbox"/>
14. Copies of vested rights certificate (if requested by applicant)		<input type="checkbox"/>
15. Notes and details related to an administrative adjustment, if requested		<input type="checkbox"/>
16. Elevations of buildings subject to design standards or guidelines		<input type="checkbox"/>
17. Detailed drawings and information for each type of permanent sign proposed		<input type="checkbox"/>
18. Any additional information determined to be necessary by the Town		<input type="checkbox"/>

ZONING COMPLIANCE PERMIT APPLICATION FORM

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APPLICATION PAGE 6 OF 6

APPLICATION LAST UPDATED: 9.1.2021



6. APPLICANT SIGNATURE

I certify that the information provided in these application materials is complete and accurate to the best of my knowledge. I hereby authorize Town officials to enter the subject property for the purposes of determining compliance.

If there are multiple land owners or applicants, a signature is required for each.

Land Owner or Authorized Signature: _____

Date: _____

Land Owner or Authorized Signature: _____

Date: _____

Land Owner or Authorized Signature: _____

Date: _____

OFFICE USE ONLY

Project #:

Associated Project #:

Received By:

Filing Date:

Accepted as Complete By:

Complete Date:

Decision:

Decision By:

Decision Date:

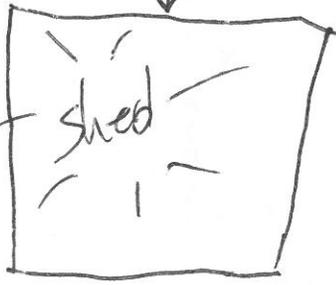
Pre-application Conference Date (if conducted):

Notes/Comments:

ficker cr

9ft

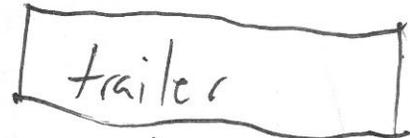
34ft



100ft

25ft

29ft

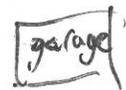


Drive way

19ft

35ft

fence



property line

moore st



GoMaps



November 8, 2024

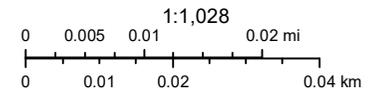
Streets and Highways

-  FREEWAY
-  INTERSTATE
-  BOULEVARD

-  THOROUGHFARE
-  COLLECTOR
-  Local Roads
-  Parcels

THIS IS NOT A SURVEY.

All information or data provided, whether subscribed, purchased or otherwise distributed, whether in hard copy or digital media, shall be at the user's own risk. Henderson County makes no warranties or guarantees, including the warranties of merchantability or of fitness for a particular purpose. Map data is not appropriate for, and is not to be used as, a geodetic, legal, or engineering base system. The data is not intended as a substitute for surveyed locations such as can be determined by a registered Public Land Surveyor, and does not meet the minimum accuracy standards of a Land Information System/Geographic Information System Survey in North Carolina (21 NCAC 56.1608).



GoMaps



November 8, 2024

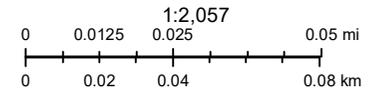
Streets and Highways

- FREEWAY
- INTERSTATE
- BOULEVARD

- THOROUGHFARE
- COLLECTOR
- Local Roads
- Parcels

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TOWN OF LAUREL PARK AGENDA ITEM SUMMARY

Title of Item: Board of Adjustment Appointment Recommendation

Presenter: Cara R. Reeves- Zoning Administrator

Attachment(s): Yes/No

Currently submitted applications:

1. Douglas Sparks
2. Pamela Flasch
3. Nancy McKinley (Ecusta Trail Committee Member)
4. Mark Packard
5. Joseph W. Amy
6. Paul Bell

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

Board member update:

- Ray Goetsch (does not wish to complete his term)
- Ritch Holt (ETJ does not wish to complete his term/moving no longer eligible)
- Travis Bonnema (no longer eligible after 12/31/2024)
- Susan Laborde (current member, wishes to renew her term)
- Mark Morse (current member, wishes to renew his term)

The Board will therefore have 6 open positions:

- 1 position - 1-year term ending December 31, 2025
- 1 position - 2-year term ending December 31, 2026
- 2 positions - 3-year term ending December 31, 2027
- 1 ETJ position - 2-year term ending December 31, 2026 (no applications)
- 1 ETJ positions - 3-year term ending December 31, 2027 (no applications)

The following are the individuals for consideration:

1. Susan Laborde (current member, wishes to renew her term)
2. Mark Morse (current member, wishes to renew his term)
3. Douglas Sparks
4. Pamela Flasch
5. Nancy McKinley (Ecusta Trail Committee Member)
6. Mark Packard
7. Joseph W. Amy
8. Paul Bell

Suggested Action: Council requests the Board of Adjustment make a recommendation for the open seats. Since there are no ETJ applications, at this time, the Board will need to fill 4 vacancies:

- 2 seats with three-year terms
- 1 seat with a two-year term
- 1 seat with a one-year term

Entry #: 1 - Douglas Sparks Status: Submitted Submitted: 8/30/2024 7:15 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:

Board of Adjustment

Personal Information

Spouse Name

N/A

High School

Nova High School

College (Undergrad)

South College

College (Graduate)

Employer

US Postal Service

Job Title

retired Postmaster

Prior Public Service

Board/Commission/Civic Organization

Guardian Ad Litem, NC Court District 42

Dates

2008 - present

Board/Commission/Civic Organization

Chairman, Henderson County Library Board

Dates

2000 - 2009

Board/Commission/Civic Organization

Board of Trustees, Russian Relief Foundation

Dates

2002 - 2004

Comments

As a resident of HendersonCounty for over 40 years, I have a keen interest in preserving our scenic beauty and maintaining our local quality of life. I would cherish the opportunity to serve my community on the Board of Adjustment. I am a good listener, am fair and honest, and have many years of experience in interpreting rules and regulations. I look forward to hearing the requests that come before the Board, considering them carefully, and impartially applying the decisions that will best serve Laurel Park.

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.

Entry #: 8 - Nancy McKinley Status: Submitted Submitted: 9/24/2024 9:42 AM

Name

Nancy McKinley

Mailing Address

116 Country Ridge Rd, Laurel Park, North Carolina 28739

Physical Address

116 Country Ridge Road, Laurel Park, North Carolina 28739

Cell Phone

(828) 243-8275

Work/Home Phone

Email

nancypmckinley@gmail.com

I am interested in serving on:

Board of Adjustment

Personal Information

Spouse Name

High School

College (Undergrad)

College (Graduate)

Employer

Job Title

Prior Public Service

Board/Commission/Civic Organization

Dates

Board/Commission/Civic Organization

Dates

Board/Commission/Civic Organization

Dates

Comments

Like to serve on comprehensive plan

Entry #: 9 - Mark Packard Status: Submitted Submitted: 9/25/2024 4:34 PM

Name

Mark Packard

Mailing Address

276 Orchard Circle, Laurel Park, North Carolina 28739

Physical Address

276 Orchard Circle, Laurel Park, North Carolina 28739

Cell Phone

(910) 690-5368

Work/Home Phone

Email

mwpackman1@gmail.com

I am interested in serving on:

Board of Adjustment

Personal Information

Spouse Name

Louise Hackney

High School

RL Fike

College (Undergrad)

NC State. BA in Business Management and Economics

College (Graduate)

Employer

BB&T/Truist

Job Title

Executive Vice President

Prior Public Service

Board/Commission/Civic Organization

Chairman United Way, Chairman Chamber of Commerce, Founding board member Economic Development Committee, Moore County, Founding Board Member for the first NC Chapter of First Tee Program. Paul Harris Fellow Rotary International, Vestry and Finance Chairman of Episcopal Church, in the early 90's Republican delegate to the NC Convention as well other volunteer organizations.

Dates

Various over past 30+ years.

Board/Commission/Civic Organization

Dates

Board/Commission/Civic Organization

Dates

Comments

I feel that with my 30 + years in finance, many at the executive level, I'm highly qualified to handle the responsibility of the position. I have also served at the executive level on numerous civic boards, including Moore County, NC (Pinehurst) Board of Equalization and Review.

Town of Laurel Park

BOARDS AND COMMISSIONS APPLICATION

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 Jamy Banker@gmail.com

RECEIVED
FEB 23 2024
TOWN OF
LAUREL PARK

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
President and sole member

2016 - 2023

- Performing consultation engagements for commercial businesses and financial institutions.

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

2014-2016

- 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
Executive Vice President & Chief Credit Officer

2009 - 2013

- 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
Consultant

2008 - 2009

- 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 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 PAULBELL55@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
AGENDA ITEM SUMMARY**

Title of Item: Comprehensive Plan Steering Committee Recommendation

Presenter: Cara R. Reeves- Zoning Administrator

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

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 the Board of Adjustment make a recommendation for an individual to serve as representatives for the Board of Adjustment on the new Comprehensive Plan Steering Committee.