



**Town of Laurel Park
Planning Board**

Date of Meeting: June 11, 2024

Time of Meeting: 3:00 pm

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

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87381728405>

or

Telephone:

+1 305 224 1968 US

1. Call to Order
2. Approval of the Agenda
3. Approval of the Minutes
 - a. May 14, 2024
4. New Business
 - a. Zoning Recommendation for Town-Owned Land – 1512 Brevard Road
 - b. Preliminary Discussion on Comprehensive Plan Update
5. Old Business
 - a. Lot 6 Tudor Lane – New Site Plan Review
6. Adjourn



TOWN OF LAUREL PARK
AGENDA ITEM SUMMARY

Title of Item: Zoning Recommendation for Town-Owned Land – 1512 Brevard Road

Presenter: Cara R. Reeves- Zoning Administrator

Attachment(s): Yes/No

- **Neighborhood Meeting Presentation Slides**
- **Neighborhood Meeting Minutes**

Summary of Item:

1512 Brevard Road was annexed by the City of Hendersonville and purchased by the Town in 2022. The original intention was to build a new municipal center there. However, before that project or anything else can be done (including being resold) the property must be rezoned.

Zoning districts are created to attract certain types of development such as single-family and multifamily homes, offices, neighborhood business, industry and institutions like schools and hospitals. At the neighborhood meeting, the zone proposed was Mountainside Mixed-Use District (MM).

The primary purpose of the Mountainside Mixed-Use (MM) district is to permit a mix of various housing types, commercial businesses, and institutional uses in a pedestrian-oriented setting with a sense of community and place. The activities and uses in MM are configured to promote small and medium-sized lots in a pedestrian-scaled, mixed-use district which caters to the everyday needs of nearby neighborhoods, emphasizing accessibility by automobiles, bicycles, and pedestrians.

Suggested Action: Staff requests Planning Board review the attachments and criteria.

“[T]he planning board shall advise and comment [in writing] on whether the proposed action is consistent with any comprehensive plan or land use plan that has been adopted and any other officially adopted plan that is applicable” (G.S. 160D-604)

Suggested Motion: Motion to recommend a zoning district for the property of 1512 Brevard Road.



Neighborhood Presentation

May 31, 2024



Welcome

The purpose of this meeting is to inform the neighbors and surrounding public of an upcoming rezoning of the property located at 1512 Brevard Road.

This property was purchased by the Town of Laurel Park in 2022 with the intention of someday, building a municipal center. Before that can happen, the Town must rezone the property to comply with state annexation laws.

This meeting is an opportunity for you to provide us with a neighborhood perspective.

Agenda

1. Presentation on Zoning District Mountainside Mixed-Use for 1512 Brevard Road
2. Q & A from residents

Location, Location, Location



Zoning districts are created to attract certain types of development such as single-family and multifamily homes, offices, neighborhood business, industry and institutions like schools and hospitals.

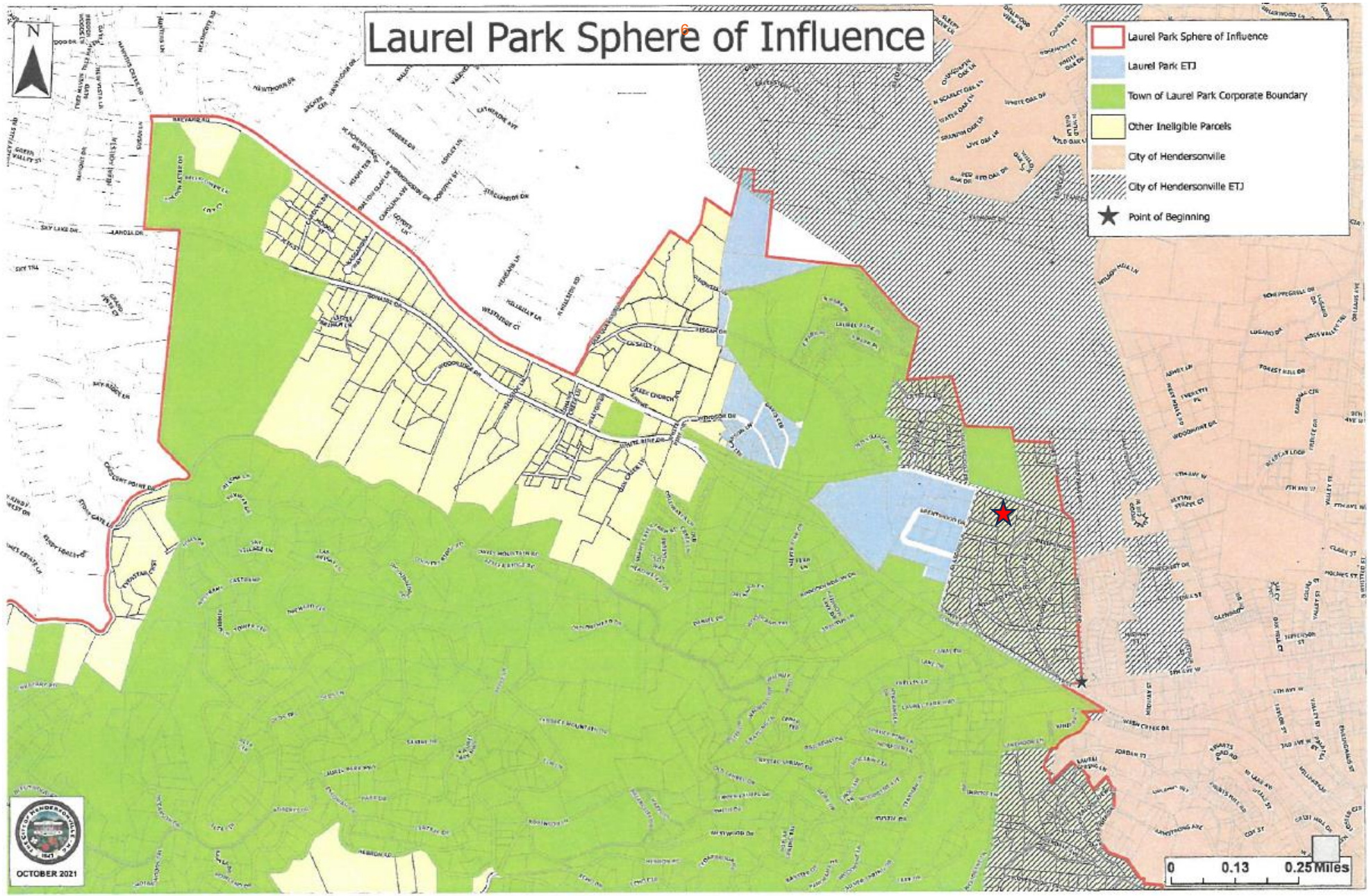
The property we're discussing is 1512 Brevard Road. It was recently annexed into Laurel Park. The rezoning proposes changing it to the Mountainside Mixed-Use District (MM).

Mountainside Mixed-Use District



The primary purpose of the Mountainside Mixed-Use (MM) district is to permit a mix of various housing types, commercial businesses, and institutional uses in a pedestrian-oriented setting with a sense of community and place.

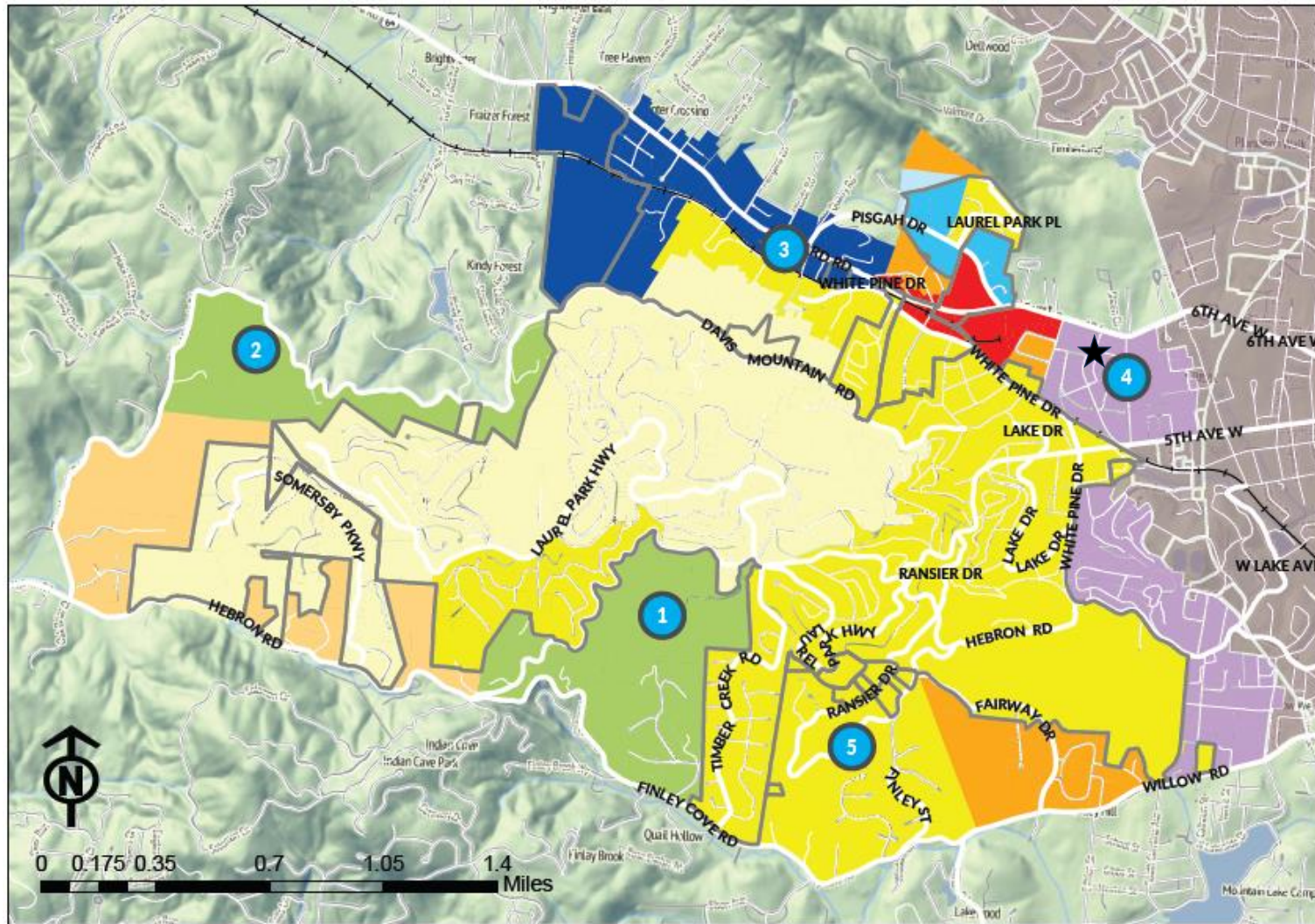
The activities and uses in MM are configured to promote small and medium-sized lots in a pedestrian-scaled, mixed-use district which caters to the everyday needs of nearby neighborhoods, emphasizing accessibility by automobiles, bicycles, and pedestrians.



Town of Laurel Park



Future Land Use Map



Legend

- Laurel Park
- Town Center
- NAC
- R-20
- R-30
- ETJ R-20
- ETJ R-30
- MIC
- ETJ MIC
- Interlocal Area
- HC Zoning
- Hendersonville
- Rail Track

- ### Study Area Sections
1. Between Timber Creek and Hebron Road
 2. Between Davis Mountain Road and the Town/ETJ boundary.
 3. Between the 90-acre parcel and Windsor Drive
 4. Between Laurel Park and Hendersonville, north and south of the railroad track.
 5. Ransier Drive area.

NAC = Neighborhood Activity Center MIC=Medical, Institutional, Cultural
 R=Residential HC=Henderson County
 ETJ=Extraterritorial Jurisdiction



**Neighborhood Meeting
First Congregational Church
May 31, 2024 – 9:0 a.m.**

The following Staff members attended in person at First Congregational Church, 1735 5th Ave W, Laurel Park NC 28739:

- Town Manager Alex Carmichael
- Town Clerk Tamara Amin
- Zoning Administrator Cara Reeves
- Police Chief Bobbie Trotter
- Land of Sky Representative Kaitland Finkle

Town Manager Camichael started the meeting at 9:05 a.m. on May 31, 2024. Mr. Carmichael explained that the Town has annexed property on Highway 64, and under State Law the property needs to be rezoned. He explained to all those present that this meeting is not to discuss roundabouts or what the Town plans on doing with the property. Mr. Carmichael introduced Mrs. Cara Reeves and Kaitland Finkle.

Mrs. Reeves said the purpose of this meeting is to inform the neighbors and surrounding public of an upcoming rezoning of the property located at 1512 Brevard Road. This property was purchased by the Town of Laurel Park in 2022 from the City of Hendersonville's ETJ with the intention of someday building a municipal center. Before that can happen, the Town must rezone the property to comply with state annexation laws. This meeting is an opportunity for you to provide us with a neighborhood perspective. After the feedback we will take it to the Planning Board for another public meeting then a Public Hearing with Town Council.

Ms. Reeves said zoning districts are created to attract certain types of development such as single-family and multifamily homes, offices, neighborhood businesses, industry and institutions like schools and hospitals. The property we're discussing is 1512 Brevard Road. It was recently annexed into Laurel Park. The rezoning proposes changing it to the Mountainside Mixed-Use District (MM). The primary purpose of the Mountainside Mixed-Use (MM) district is to permit a mix of various housing types, commercial businesses, and institutional uses in a pedestrian-oriented setting with a sense of community and place. The activities and uses in MM are configured to promote small and medium-sized lots in a pedestrian-scaled, mixed-use district which caters to the everyday needs of nearby neighborhoods, emphasizing accessibility by automobiles, bicycles, and pedestrians.

PUBLIC COMMENTS

Mr. Glen Englam of 230 Millard J Drive, said there is a credibility issue. On the Town's website it said that the Town wanted to rezone it as Town Center and now they want to rezone it as MM. He accused the Town of misleading on matters of public education and there was a high degree of distrust with the Laurel Park Town Council. He asked the Town to be more honest and asked if it is already zoned as residential why does the Town have to rezone it.

Ms. Finkle explained that when a property is annexed and the jurisdiction changes, State law requires the rezoning of the property.

Mr. Engram compared 1512 Brevard Road to 1515 Brevard Road, pointing out that both those properties should be residential. Town Manager Carmichael assured Mr. Engram that the Town did not buy 1515 Brevard Road and did not force annexation of that property owner.

Ms. Finkle explained to Mr. Engram that being zoned MM could allow the property to be used in a variety of ways.

Ms. Carroll Webb of 105 Brentwood Drive said there was an agreement between the Town of Laurel Park and the City of Hendersonville stating that the Town would not annex anything East of Glasgow Lane.

Town Manager Carmichael said that agreement was updated by the new agreement called the Sphere of Influence. Mr. Carmichael assured Ms. Webb that Town has no current plans to annex any other property.

Ms. Finkle explained that the Town cannot force annexation, it has to be voluntary.

Mr. Troy Drake of 708 Davis Circle said it was unfair for residents in the ETJ that want services. They would need to be annexed to get any type of services.

Chief Bobbie Trotter said the Town of Laurel Park Police can only go 1 mile into the ETJ.

Mr. Engram of 230 Millard J asked about the offloading of traffic into neighborhood communities.

Ms. Finkle said that is a DOT issue and they would do a traffic study.

Mr. Carmichael reminded the residents what the meeting was about. He said Staff is here to get the residents perspective on the zoning of 1512 Brevard Road. He told Mr. Engram the only access to the property currently is off 64 unless the Town builds a connection to Glasgow.

Ms. Finkle told Mr. Engram that points of egress and ingress must go before the Board of Adjustment not Town Council. Ms. Finkle said before building a Town Hall, DOT needs to give the Town permits to put turn lanes etc.

Town Manager Carmichael reminded the residents there are still no plans to build a Town Hall on that property. The Council has received negative feedback about placing Town Hall there and they may not go forward with it. He said Council may decide to sell the property.

Mr. Travis Bonnema of 2849 Laurel Park Highway asked if zoning it MM would increase the price of the property if the Town decided to sell and if it is zoned MM can you still build a house on that property.

Ms. Finkle said yes to both questions that Mr. Bonnema had.

Mr. Engram of 230 Millard J asked if the property owner could build back with specific standards.

Ms. Finkle said yes.

Town Manager Carmichael said the next step is to take feedback to the Planning Board.

Mr. Engram of 230 Millard J asked how they find out about the Planning Board meetings.

Mr. Philip Wiehe of 3676 Laurel Park Highway and Chair of the Planning Board said they meet the second Tuesday of each month.

Mr. Engram of 230 Millard J encouraged staff to get the word out broadly and asked Staff to consider changing some meetings to after work hours.

Town Clerk Amin explained the procedure of posting notices on website, sending out emails to the Sunshine list, and posting outside of Town Hall. Ms. Amin said the Town conducted a survey about changing the times of the meetings. The survey came back with very low results to change the meeting to after hours. People were still not interested in attending.

Mr. Engram of 230 Millard J said he did not receive the survey.

Town Clerk Amin said the surveys are sent to Laurel Park residents and to residents living in the Laurel Park ETJ not Hendersonville ETJ. Ms. Amin told Mr. Engram he could sign up to get messages from Laurel Park through Blackboard Connect or the Sunshine List even if he did not live in Laurel Park. She assured him that everyone was welcome to sign up.

Mr. Philip Wiehe of 3676 Laurel Park Highway and Chair of the Planning Board said he has heard everyone loud and clear, and the consensus is to zone the property residential. He welcomes people to attend the Planning Board meetings on the second Tuesday of every month at 3:00 p.m. He told Mr. Engram if the meetings were after 4:00 p.m. he would not attend.

Chief Trotter asked Town Clerk Amin if meetings were a topic of interest, could some meetings be moved to afterhours.

Town Clerk Amin said yes, they would be considered Special Called Meetings and would be up to the Chair of each board.

Ms. Sherri Bethel of 109 Edgehill Road said she preferred the property be zoned residential.

Mr. Engram of 230 Millard J said there was no support from the City of Hendersonville when they voted on the sphere of influence. He said "An uneducated population is the most dangerous in a democracy."

There being no further business, Town Manager Carmichael thanked all those in attendance and concluded the meeting at 9:58 a.m.

ATTEST:

Alex Carmichael, Town Manager

Tamara Amin, CMC, NCCMC
Town Clerk

Date

Title of Item: Preliminary Discussion on Comprehensive Plan Update

Presenter: Chairman Wiehe

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

Summary of Item:

Chairman Wiehe requested this go on the agenda.

Suggested Action: Preliminary discussion about the comprehensive plan update.

Suggested Motion: None.



TOWN OF LAUREL PARK
AGENDA ITEM SUMMARY

Title of Item: Lot 6 Tudor Lane – New Site Plan Review

Presenter: Cara R. Reeves- Zoning Administrator

Attachment(s): Yes/No

- Updated Site Plan

Summary of Item:

The preliminary site plan review was presented to the Planning Board on April 9, 2024. At that meeting, the Board spoke extensively about what was missing in the plans and the confusion with the site plan to accurately represent the location of the septic relative to the house and the rain garden. Additionally, the Board requested that Ms. Pratt and Mr. Swanson bring a one-page sketch plan showing the dimensions, where the house will be built, septic, rain garden and landscaping with the correct setback showing measurements and accurate buffers.

Suggested Action: Staff requests Planning Board review the attachments and criteria.

Suggested Motion: Motion to approve, approve with conditions, or deny.

NF LOT 4
LASEMAN, RYAN & KELLY
PIN: 4540451050
1.14 ACRES
D.B. 3733 PG. 464

N 67°41'52" E
184.67'

N 68°10'51" E
70.56' TIE LINE

EXISTING CANOPY - 76%
DISTURBED CANOPY - 24%

NF LOT 8
BAUERMEISTER, STEPHEN &
DEBORAH
PIN: 4540550335
0.72 ACRES
D.B. 3306 PG. 650

NF LOT 6
FRATT, JAMES & SAYLE
PIN: 4540451747
0.72 ACRES
D.B. 4040 PG. 189

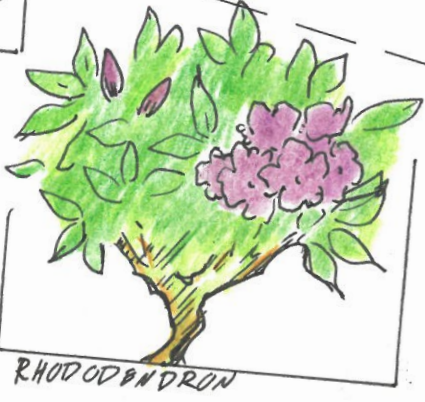
NF LOT 5
SEVERS, MICHAEL & KATHLEEN
PIN: 4540451742
0.71 ACRES
D.B. 1684 PG. 243

NF LOT 8
BAUERMEISTER, STEPHEN &
DEBORAH
PIN: 4540551731
0.56 ACRES
D.B. 3306 PG. 650

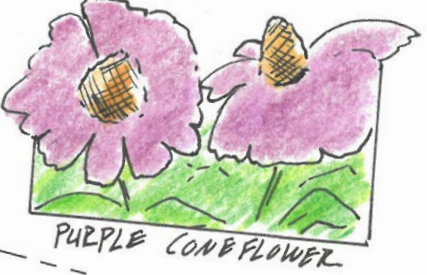
RAIN GARDEN
BASIN OVERFLOW AT ELEVATION 2315.0'
TOP OF BERM AT ELEVATION 2316.0'
0.5' BASIN DEPTH WITH 3:1 SLOPED SIDES
2.0' MEDIA MIX STORAGE DEPTH
TOP OF MEDIA AT ELEVATION 2314.25'
BOTTOM OF MEDIA AT ELEVATION 2312.25'
ADD 3" TRIPLE SHREDDED MULCH TO TOP OF MEDIA
4" PERFORATED PIPE UNDERDRAIN SYSTEM

NOTE
CONTRACTOR TO
ROUTE ALL ROOF
DRAINS TO RAIN
GARDEN

NEW LANDSCAPE
FOLIAGE SCHEDULE



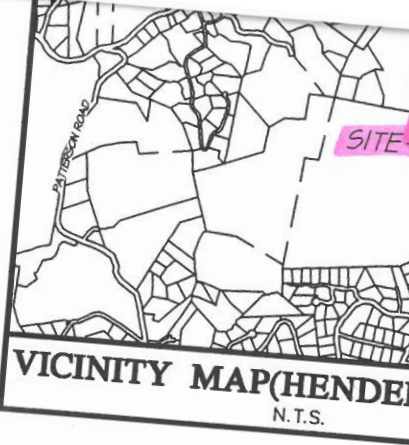
RHODODENDRON



PURPLE CONEFLOWER



MERLOT REDBUD



VICINITY MAP (HENDERSON)
N.T.S.

IFF 5/8" REBAR (E617)

EXISTING CANOPY

EXISTING CANOPY

EXISTING CANOPY

NEW LANDSCAPING

PROPOSED HOUSE
2,257 SQ FT

SEPT. LINES

SEPT. TANK

PINK FLAG

BLUE FLAG

N 07°18'22" W
211.48' TOTAL

S 04°51'05" E
284.72'

S 72°50'22" W
TIE LINE

BM NAIL
2335.16'

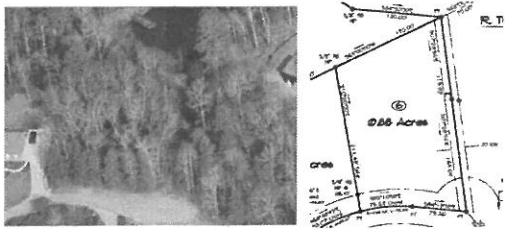
IFF
MAG NAIL
N 50°56'10.12"
E 445'101.25'

Notes for consolidated Stormwater/Rain Garden, Septic, House and Landscape Plans:

Lot 6, address 139 Tudor Lane, Hendersonville, NC 28739

Owners: James Rodney Pratt & Gayle Morene Pratt Revocable Trust

Lot 6 is .88 acres; 38,454.95 square feet, as referenced by Freeman Land Surveying, PLLC. Tree canopy of landscape is approximately 98% virgin native trees and shrubs minus 10% common area path, street and utility area. ~ 33,915sq ft.



Proposed home is referenced at 76'x55 feet, as per Rentfrow Design, LLC. Stormwater and rain garden shows 5,925 square feet surface area of rain runoff and overflow weir at ~52 as referenced by Quible & Associates, P.C. Engineering · Environmental Sciences · Surveying · Planning. Stormwater/rain garden overall size approximately 52'x32'. Build site land clearing is approximately 15 feet on all sides of home footage, an additional 15 feet driveway ; $(15+55)*(76+15) + (\text{Driveway } 20*25) + (\text{Raingarden } 32*52) = \sim 8534$ sq feet cleared. Build site clearing is approximately ~<24% of entire lot size; thus remaining tree canopy ,virgin native trees and shrubs is >76% of Lot 6 and unusable common area street and path are the remainder. Setback from private road is requested at 28 feet due to lot slope referenced on Quible & Associates, P.C report.

Landscape Plan:

The stormwater/rain garden landscape includes small shrubs and flowers to be selected and referenced from the NCDEQ Stormwater Design Manual with trees and plants as referenced by Quible & Associates, P.C, report, page 31.

Landscape around the house includes flowers and shrubs from same referenced manual. Examples include:

Herbaceous Plants for Bioretention Cell and Landscaped Area

Alcea rosea plant alcea rosea Hollyhocks

Delphinium Carolinianum Carolina Larkspur

Echinacea purpurea Purple coneflower

Elymus Canadensis Elymus hystrix Elymus virginicus Wildrye

Hemerocallis fulva Daylily

Heliopsis helianthoides False sunflower

Monarda fistulosa Monarda didyma Bee Balm

Pycnanthemum muticum Pycnanthemum virginianum Mountain mint

Rudbeckia fulgida Rudbeckia hirta Blackeyed susan