



**Parks and Greenways Board**  
Regular Meeting  
September 10, 2024, at 9:30 a.m.

ALL MEMBERS WILL BE IN PERSON.  
THIS MEETING CAN BE VIEWED ELECTRONICALLY AND IN PERSON  
Please visit [www.laurelpark.org](http://www.laurelpark.org) for more information

- 1. Call to Order**
- 2. Public Comment**
- 3. Approval of the Agenda**
- 4. Approval of August 13, 2024, Regular Meeting Minutes**
- 5. Budget Report**
- 6. Old Business**
  - a) Minor Subdivision 2 lots into 4 – Prior Preserve
  - b) Adopt a Garden Updated List
  - c) 2024-2024 Goals List
  - d) “Bird Sanctuary” sign update
  - e) “No riding of bikes in park” sign update
  - f) Wetland at Rhododendron Lake Nature Park
- 7. New Business**
  - a. Staircase repair at Jump Off Rock
  - b. Tree Removal at Rhododendron Lake Nature Park
  - c. Volunteer Thank You Gathering
- 8. Park Technician’s Report**
- 9. Invasives Species Committee Report**
- 10. Bee Committee Report**
- 11. Centennial Committee Report**
- 12. Board and Commissioner Comments**
- 13. Adjournment**

**Next Meetings:**

Thursday, September 26, 2024 @ 4:00 p.m. (Site Meeting)

Tuesday, October 24, 2024 @ 9:30 a.m. (Regular Meeting)



TOWN OF LAUREL PARK  
**AGENDA ITEM SUMMARY**

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**Title of Item:** Minor Subdivision 2 lots into 4 – Prior Preserve

**Presenter:** Cara R. Reeves- Zoning Administrator

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

- Survey
- Septic Areas
- Mapped Stream

**Summary of Item:**

Prior Preserve, LLC care of registered agent Jennifer Brown (owner) is proposing to subdivide two parcels identified on the Henderson County Geographic Information System (GIS) as property identification numbers (PIN 9558668786 and 9558665965) into four lots. The properties are in the R-30 zoning district. The estimated total acreage is 16.49 acres (currently as a 3.1 and 13.3 acre tract), and the slope of the property is estimated at 12% which is considered a low slope.

A legal description of each proposed lot has been submitted as required. The breakdown in size for the newly proposed lots are as follows:

- Lot 1 – 1.31 acres
- Lot 2 – 6.04 acres
- Lot 3 – 5.34 acres
- Lot 4 – 4.47 acres

The Laurel Park Unified Development Ordinance (UDO) section 2.5.3: Dimensional Standards for the R-30 zone indicates that lots with low slopes (less than 15%) require a minimum lot area of 30,000 square feet and a minimum lot width of 100 feet. There is a street setback of 35 feet, 25 feet from the side and the rear. Section 3.1.J Requirements for Riparian Features states:

*To prevent debris flow, development and damage to slope stability in areas adjacent to perennial streams, **removal of trees, vegetation, soils, or disturbance of soils within 35 feet of the top of a stream bank is prohibited** except when required for vehicular or pedestrian access to the site or in cases where necessary for the extension of utilities to serve the principal use of the site.*

The Town has received the required documentation from Chambers Soil Consulting Inc. showing that all of the proposed lots are capable of accommodating the wastewater generated from the proposed use. They state:

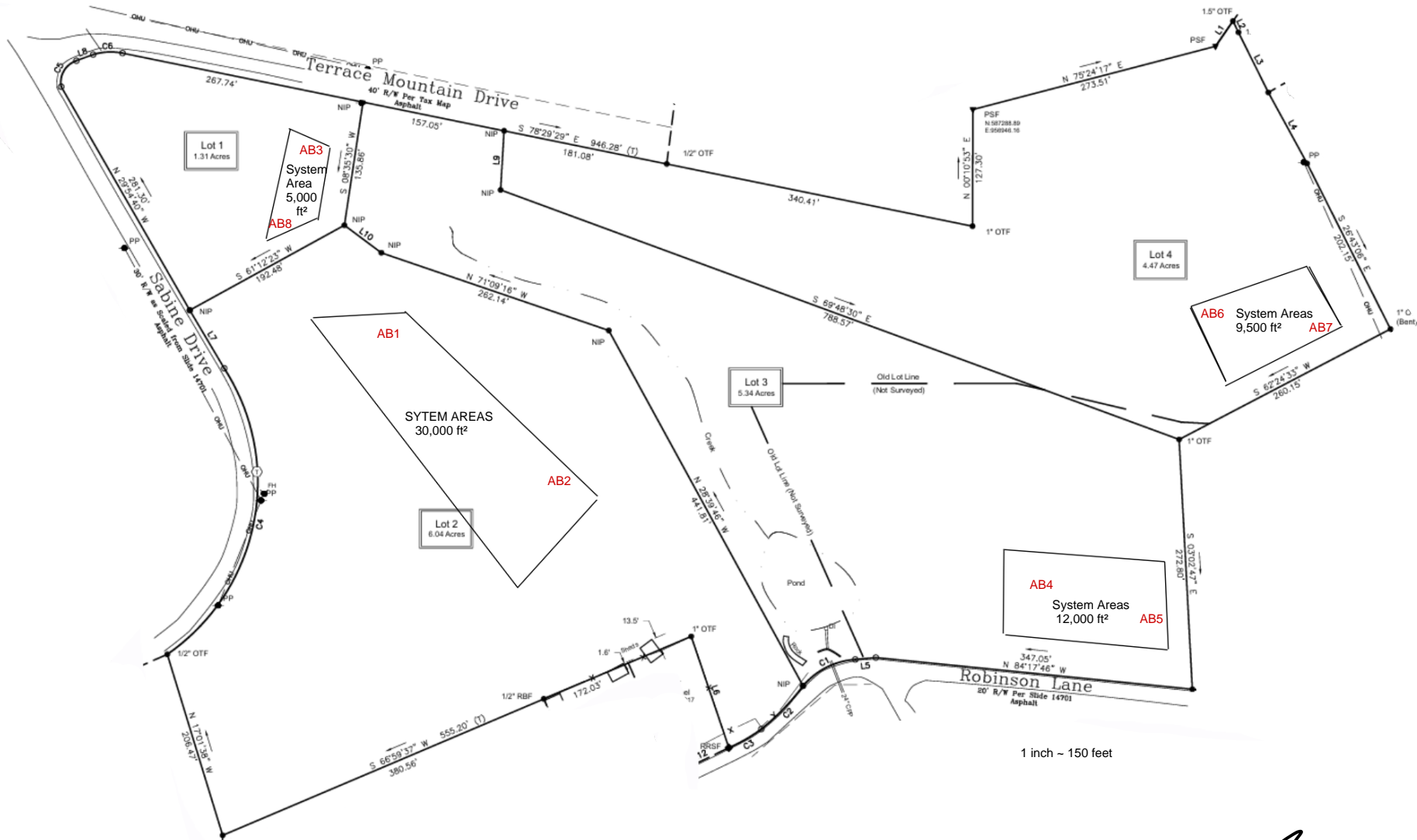
*The proposed tracts each contain suitable subsoil and parent material that will support either a 4- or 5-bedroom house site and septic system. The potential drainfield system areas evaluated display suitable soil and parent material characteristics that are suitable for “conventional gravity” type IIIg (standard 25% reduction) on-site septic wastewater initial systems, maintaining all necessary setbacks.*

**Suggested Action:**

Staff requests Parks and Greenways Board review and comment for impacts on tree protection, parks and greenways.



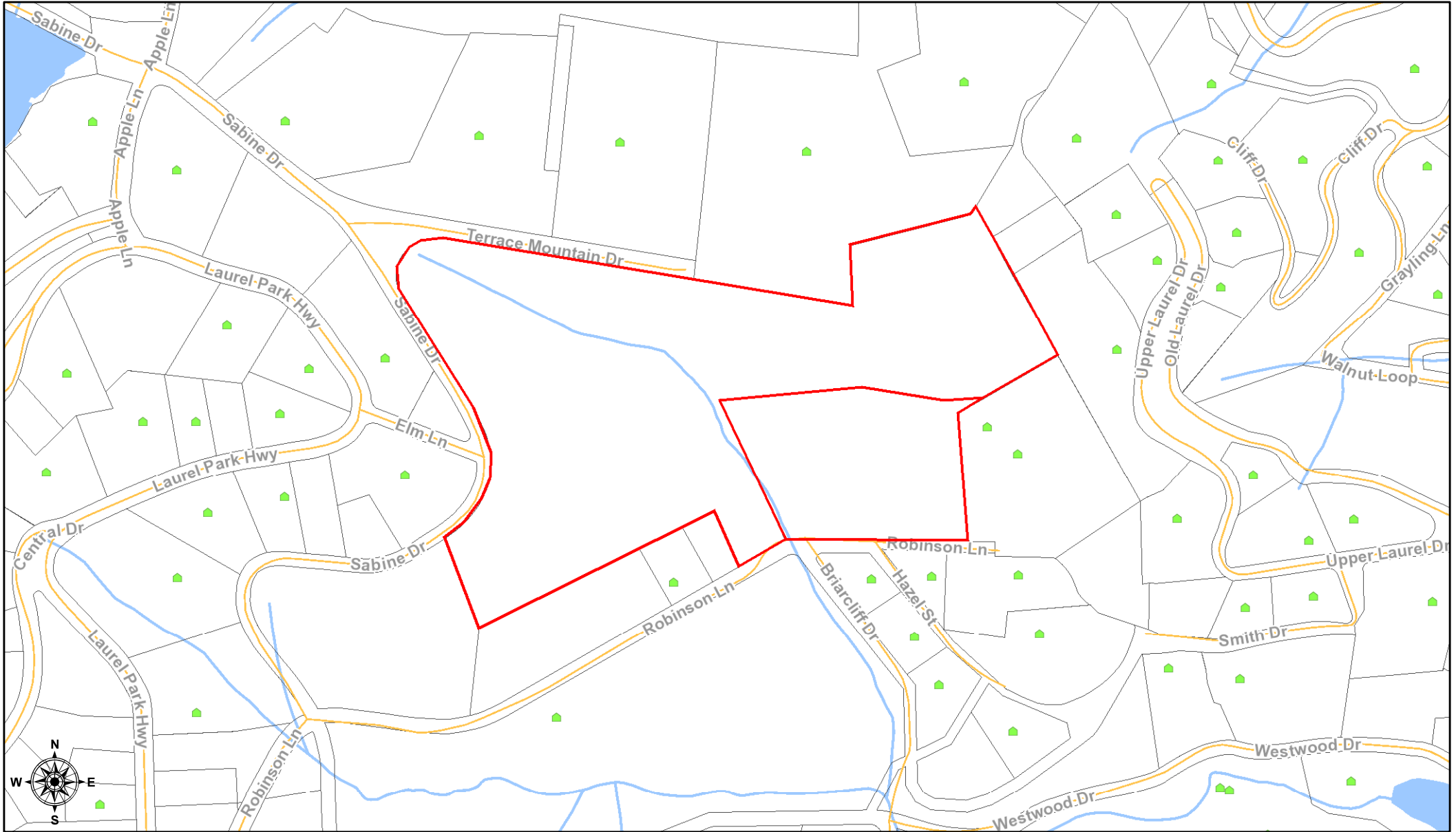
PRELIMINARY SITE SKETCH / CONVENTIONAL SYSTEM AREAS



PRIOR PRESERVE, LLC  
 Sabine Drive / Terrace Mountain Drive / Robinson Lane - Laurel Park  
 PIN: 9558-66-5965 & PIN: 9558-66-8786 / 13.3-Acre Tract & 3.1-Acre Tract

CHAMBERS SOIL CONSULTING, INC  
 NC LSS#1228 NCOSWE# 10046E

# GoMaps



September 3, 2024

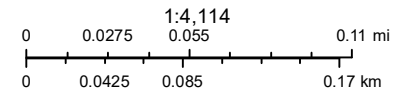
**Streets and Highways**

- 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).



# Adopt a Garden Volunteers

Town Offices: Judy Lyons, Joe Robustelli

Laurel Park Highway Island: Sherry Painter, Mark Morse, Debbie and Tom Garrity, Todd Plessel

Laurel Park Hwy and Hebron Road: Lutrelle O'Cain, Carey O'Cain, Anne Hartig

Roberts Dr. and Laurel Park Hwy: Gary Anderson, Sally Buchholz, John and Crystal McGregor

Jump Off Rock circle: George and Catherine Banta, Mike and Virginia Erwin, Tom and Dee Felice

Wildwood Heights sign at Essowah: Janet and Ed Mattern

Crystal Spring Park: Paula Thum

## Adopt a Garden Volunteer Opportunities

Other needed areas.....

- Laurel Park sign on 5<sup>th</sup> Avenue
- Glen Rock Spring
- Rhododendron Lake Park planting beds
- Canal Park planting beds
- Rowland and Sunny Ridge pocket park

If interested in volunteering to adopt one of these areas, please contact the Parks and Greenway Chairperson, Gary Anderson, at

[garyand99@gmail.com](mailto:garyand99@gmail.com)



## Town of Laurel Park

### **Parks and Greenways Board**

#### **2024-2025 Goals (Draft)**

(June 30, 2024-June 30, 2025)

Gary Anderson – Chair      Judy Lyons – Vice Chair      Terry Pierce – Secretary  
Joe Robustelli– Member      Todd Plessel - Member      Denise Layfield – Member  
John McGregor–Member      George Banta – Town Council      Bryan Hensley —Parks Staff

#### **1. Laurel Green Park and Little Laurel Green Renovation (Layfield and all)**

~~\$3,000-(\$5,000)~~

- a) Laurel Green Park – Finish installation of Fifth Avenue buffer with purchase and planting of grasses that died in the 2023 buffer restoration.
- b) Laurel Green Park – Monitor environmental damage of the park’s shared border with the Ecusta Trail and develop a landscaping plan to mitigate any water runoff into the stream and restore vegetative buffer once construction of the trail is complete at that east end junction.
- c) Laurel Green Park – Monitor impact of Ecusta Trail on Laurel Green as a basis for formulating plans to protect the park and optimize its interface with trail usage.
- d) Little Laurel Green – Install entrance plantings/features at gate.
- e) Little Laurel Green – Monitor and accomplish maintenance needs for the playhouse, i.e. rot in support beam on back wall and kick plate on top step of porch.
- f) Little Laurel Green – Monitor for and potentially address any water invasion in sand area of playhouse tower.
- g) Laurel Green Park -- Consider the installation of additional plantings to provide visual screen of parking lot, particularly the left flank.
- h) Laurel Green -- Develop an inventory of maintenance needs of Laurel Green and Little Laurel Green and investigate the possibility of a volunteer group helping with those needs and potentially adding new features to the park, including contributing guidance to any grant writing proposals initiated by town council regarding playground equipment.
- i) Monitor the stream restoration area for weeds and invasive vines and plants.

#### **2. Laurel Park Walking Paths ( Plessel)**

**(\$2000)**

Continue the work of the Walking Trails Committee (a joint project of P&G and FLP). 2024 focus is on:

- a) Building out trails in Crystal Spring
- b) Monitor hiking trails at Jump Off Rock for safety concerns. Replace/repair steps as needed. Replace the wooden stairway on the Red Trail.
- c) Mapping:
  - i. ~~Getting Make sure~~ all our trails ~~maps are mapped~~ updated

- ii. Maps should be on the town's website and hard copies available at Town Hall
- d) Continue exploring potential connector paths that would eventually connect the blue, yellow, green and red paths up the mountain.

**3. Landscape/Beautification Projects (Robustelli, Lyons, Pierce) (\$5,000)**

- a) Continue to organize volunteer gardeners to maintain and improve public spaces in Laurel Park
- b) Maintain and improve all of our public area garden spaces
- c) Continue to organize and support the "Adopt-a-Garden" program with the Friends of Laurel Park which concentrates on our many pocket parks and other less formal areas in Laurel Park
- d) Establish a path thru Canal Park to move pedestrian traffic on the Blue Trail off Lake Drive
- e) Establish multiple pollinator gardens in Canal Park and consider adding pollinator housing
- ~~e)f) Continue plant screening Canal Park from private land~~
- ~~e)a) Establish multiple pollinator gardens in Canal Park and consider adding pollinator housing~~
- f)g) Continue supporting the return of rhododendrons to Rhododendron Lake Nature Park

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**4. Glenn Rock Spring Park (Plessel, Anderson) (\$1000)**

- a) Install steps and a mulch pathway at the Echo Circle entrance (Banta)
- b) Review safety at the Hebron Road exit/entrance

**5. Review Parks and make recommendations for Improvements/Amenities (All) (\$0)**

Plan monthly visits to each park and greenway. Work closely with Bryan Hensley on maintenance and improvements. Support as needed.

**6. Bee City USA (Layfield, Robustelli) (\$2,000)**

- a) Complete renewal application February 2025 and pay annual renewal fee.
- b) Coordinate at least two public events that educate the public on the importance of pollinators and essential habitats. Examples: Movie presentations, No Mow May initiative, etc.
- c) Be intentional about improving pollinator habitats when adding additional plants in all town parks.
- d) Develop a guidance statement for an integrated pest management plan in specifically designated pollinator habitats in town parks (i.e. Fifth Avenue buffer in Laurel Green Park)
- e) Install street signs declaring Laurel Park as a Bee City and continue to display Bee City signage at town hall for special events, including World Bee Day, National Pollinator Week, No Mow May Initiative.

**7. Bluebird Box Maintenance (Pierce) (\$200)**

Organize volunteers to maintain all bluebird boxes on town property. Coordinate with Commissioner Hansen, Mike Erwin and Joe Sanders. Educational signage @Rhododendron or Town Hall in conjunction with Bee City

**8. Ecusta Trail & Henderson County Master Greenway Plan (Plessel, Anderson, Pierce) (\$0)**



Continue monitoring the development of the Ecusta Trail and its impact on Laurel Park.

**9. Organize with FLP an Arbor Day Celebration each April (Anderson, Lyons & Robustelli) (\$500)**

**10. Laurel Park Cleanup Days (\$0)**

Twice a year we will host a cleanup day for the roads and parks on Laurel Park. The first will be near the Earth Day recognition and the second will be in the fall.

**11. Volunteer Appreciation Activity (Robustelli, Lyons, Anderson) (\$300)**

Host a gathering of our Laurel Park volunteers ~~at Trailside Brewing~~ as a thank you for their generous time and talent.

**12. Support Invasive Species Control/Removal Project (McGregor) (\$3000)**

Develop, print, and mail flyer to increase reach to all property owners. (\$2,000)

Fund volunteer workday/education event to be aligned with National Invasive Species Week (\$1,000)

Primary goal for 2024/2025 is to increase awareness of impact of invasive species and to issue a call to action to motivate property owners to address the issue on their property.

Work with town to remove invasive species on town properties and rights of way; conduct media/education campaign to encourage homeowners to remove vines; explore creating a volunteer group to help homeowners eradicate invasives.

**13. Historical Marker Initiative (Pierce, Anderson) (\$0)**

Continue project w Commissioner Hansen and FLP

**14. Bicycle Committee (Plesse) (\$1,000)**

~~Work closely with Blue Ridge Cycling Club on developing and marking 3 safe bike routes in Laurel Park. Create brochures and maps for these routes, available to our residents. Purchase materials for properly marking these routes. Funds for one or two short uphill bike/pedestrian lanes at LPH and Rork and Poplar Spring.~~

**15. Laurel Park Newsletter (Pierce) (\$0)**

Highlight to work of the Parks and Greenway Board with an article in the town's newsletter.

**16. LP Centennial (Anderson) (\$0)**

Attend the centennial planning meetings. Report to the Parks and Greenway Board with information pertinent to our group.

**17. Support the Hwy 64 Roundabout Landscape Plans (Lyons) (\$0)**