



**Parks and Greenways Board**  
Regular Meeting  
May 14, 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

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83939721596>

Or

Telephone:

1-646-931-3860 (US)

- 1. Call to Order**
- 2. Public Comment**
- 3. Approval of the Agenda**
- 4. Approval of April 9, 2024, Regular Meeting Minutes**
- 5. Approval of April 25, 2024, Site Meeting Minutes**
- 6. Budget Report**
- 7. Old Business**
  - a. Adopt a Garden
  - b. Little Laurel Green
  - c. Earth Day Update
- 8. New Business**
  - a. Site Plan Review - 91 Ransier Drive
- 9. Park Technician's Report**
- 10. Invasives Species Committee Report**
- 11. Board and Commissioner Comments**
- 12. Adjournment**

**Next Meetings:**

Thursday, May 23, 2024 @ 4:00 p.m. (Site Meeting)

Tuesday, June 11, 2024 @ 9:30 a.m. (Regular Meeting)



TOWN OF LAUREL PARK  
**AGENDA ITEM SUMMARY**

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**Title of Item:** Preliminary Site Plan Review

**Presenter:** Cara Reves- Zoning Administrator

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

- Vicinity Map
- Aerial Map
- Landscaping Plan

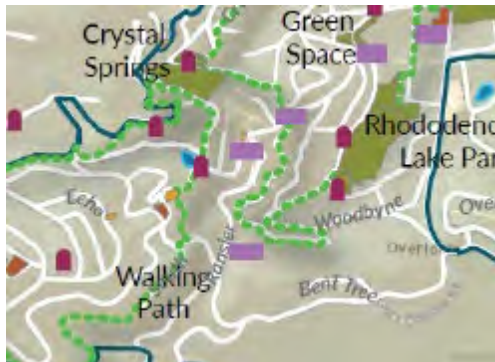
**Summary of Item:**

Chris Nevel (owner) is proposing to build a single-family detached dwelling located at 91 Ransier Drive. The parcel is identified on the Henderson County Geographic Information System (GIS) as property identification number (PIN 9558857732). This property is in the R-20 zoning district. The estimated acreage is .78 acre, and the slope of the property is estimated at 17% which is considered a steep slope.

The Laurel Park Unified Development Ordinance (UDO) section 2.6.3: Dimensional Standards for the R-20 zone indicates that lots with steep slopes (15% to 25%) require a minimum street setback of 35 feet. The side setback is 25 feet, and the rear setback is also 25 feet.

The applicant has consulted with Tricia King (TTK Design) and ALPHA Environmental Engineering Services who conducted a predevelopment investigation. The predevelopment investigation suggests that the site is suitable for development and that dispersal of stormwater runoff is viable for this lot. This report has been reviewed and approved by the Town Engineer.

The Parks and Greenways Map suggests a concept trail along Panorama Drive.



The existing Land Use Map designates this area as vacant land.



TOWN OF LAUREL PARK  
**AGENDA ITEM SUMMARY**

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**Suggested Action:** Staff requests Parks and Greenways Board review and comment for impacts on tree protection parks and greenways.

**Suggested Motion:** N/A for discussion only



Measure Rite

Laurel Park Lake

Google

Map data ©2024 Google





Laurel Park Hwy

Laurel Park

Ransier Dr

Panorama Dr

Panorama Dr

Ransier Dr

239

2332

2312

91

91

Ransier Dr

Panorama Dr

Ransier Dr

Woodbyrne Ln

Panorama Dr

261

Panorama Dr

Ransier Dr

Woodbyrne Ln

Silver Springs Dr

Silver Springs Dr

4



91 RANSIER DRIVE  
 OWNER: CHRISTOPHER & KATHLEEN NEVEL  
 REID 106484  
 PIN 9558-85-7732  
 ACREAGE: .56  
 ZONING: R-20  
 17% SLOPE - STEEP SLOPE  
 PRE DEVELOPMENT USING RATIONAL METHOD:  
 .0826 CFS VOLUME  
 POST DEVELOPMENT RUNOFF:  
 .112 CFS VOLUME  
 40% INCREASE.  
 112 CFS IS 50.26 GALLONS. 50.26 GALLONS AT 15 MIN  
 FLUSH IS 753.9 GALLONS OR 100 CF STORMWATER  
 DETENTION.  
 POST DEVELOPMENT VOLUME IS 100 CF MINUS PRE  
 DEVELOPMENT VOLUME IS 74.36 CF = 26 CF



SITE VICINITY MAP

VOLUME OF TANKS: 72 CF WHICH IS > 26 CF

TREE TABLE

110	14" Poplar	187	10" Sourwood
117	14" Poplar	192	20" Poplar
118	20" Oak	197	12" Poplar
143	14" Poplar	209	16" Double Poplar
144	22" Oak	225	10" Poplar
154	12" Poplar	227	12" Triple Maple
155	12" Oak	228	10" Triple Oak
157	12" Oak	230	14" Double Oak
160	26" Pine	231	10" Pine
161	(2) 12" Oaks	232	24" Pine
169	6" Sourwood	261	12" Oak
170	10" Oak	270	12" Oak
174	12" Poplar	274	24" Pine
176	12" Snag	275	12" Locust
178	16" Maple	277	12" Maple
181	16" Oak	278	14" Poplar
182	14" Poplar	286	10" Poplar
183	12" Poplar	287	10" Oak
184	18" Poplar	289	10" Oak
185	24" Double Poplar	290	10" Double Maple
186	10" Locust		

TREE TABLE

110	14" Poplar	187	10" Sourwood
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181	16" Oak	278	14" Poplar
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183	12" Poplar	287	10" Oak
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185	24" Double Poplar	290	10" Double Maple
186	10" Locust		



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



Nevel  
 RESIDENCE  
 91 Ransier Dr  
 Hendersonville, NC 28739  
 HENDERSON COUNTY

OTHER CONSULTANTS:

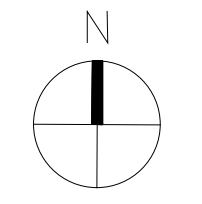
FINAL SITE PLAN

APRIL 22, 2024

L1

The above Drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain in the property of the landscape architect. No part thereof shall be copied, disposed to others or used in connection with any work or project other than the specific project for which they have been prepared or reviewed without the written consent of the architect.

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91 RANSIER DRIVE  
 OWNER: CHRISTOPHER & KATHLEEN NEVEL  
 REID 106484  
 PIN 9558-85-7732  
 ACREAGE: .56  
 ZONING: R-20  
 17% SLOPE - STEEP SLOPE  
 TREE CANOPY - 52% COVERAGE

PERIMETER BUFFER TYPE A: INTERMITTENT  
 CANOPY TREES - 2 PER 100 LF, SPACED 50' OC  
 UNDERSTORY TREES - 4 PER 100 LF, SPACED  
 25' OC  
 SHRUBS - 15 PER 100 LF

NORTH BUFFER:  
 1 CANOPY TREES, 4 UNDERSTORY TREES, &  
 15 SHRUBS REQUIRED  
 CREDIT:  
 3 CANOPY TREES, MULTIPLE UNDERSTORY  
 TREES AND SHRUBS ALONG NORTH  
 PROPERTY LINE

EAST BUFFER:  
 3 CANOPY TREES, 12 UNDERSTORY TREES, &  
 45 SHRUBS REQUIRED  
 CREDIT:  
 5 CANOPY TREES, MULTIPLE UNDERSTORY  
 TREES EXISTING (7 PROVIDED) AND 45  
 SHRUBS ALONG EAST SIDE OF PROPERTY IN  
 A WAY THAT PROVIDES BUFFER

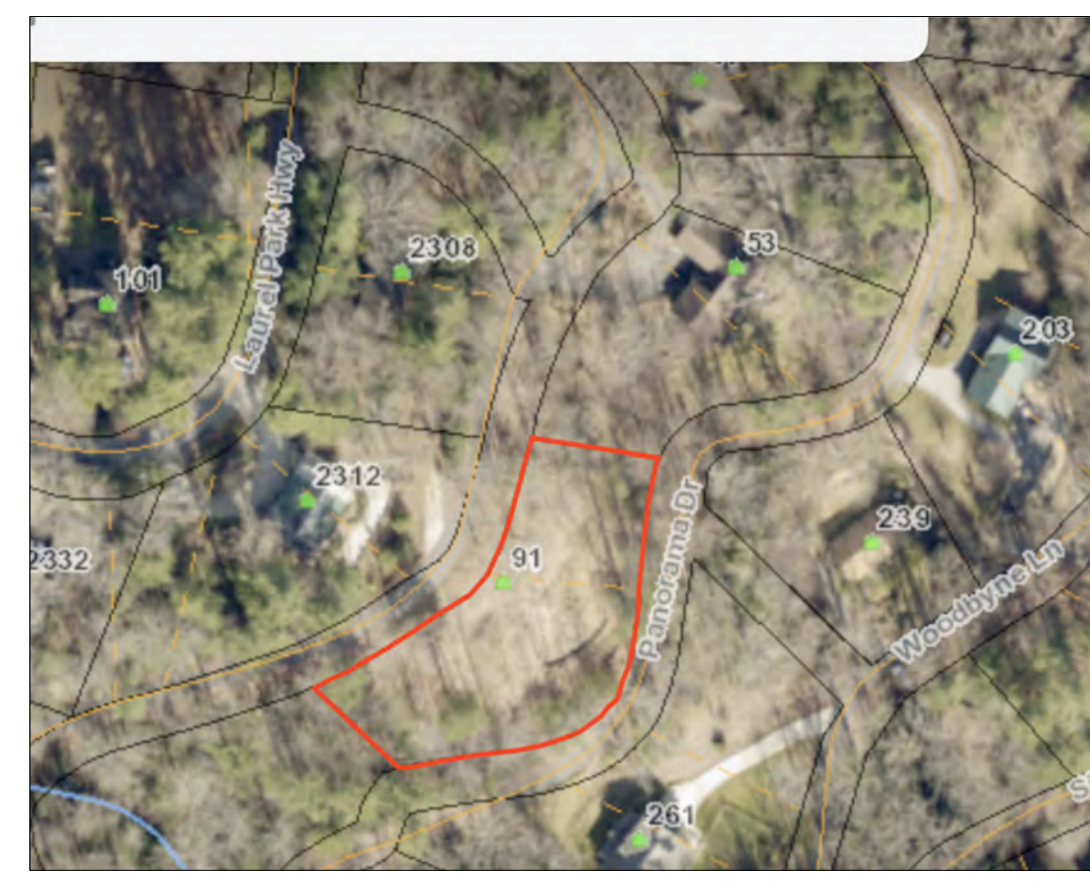
WEST BUFFER:  
 1 CANOPY TREES, 4 UNDERSTORY TREES, &  
 15 SHRUBS REQUIRED  
 CREDIT:  
 4 CANOPY TREES, 4 UNDERSTORY TREES  
 (PROVIDED) AND 15 SHRUBS CREDIT (RHODO)

STREETSCAPE BUFFER:  
 1 canopy tree; 2 understory trees; & 3 shrubs PER  
 50 FEET

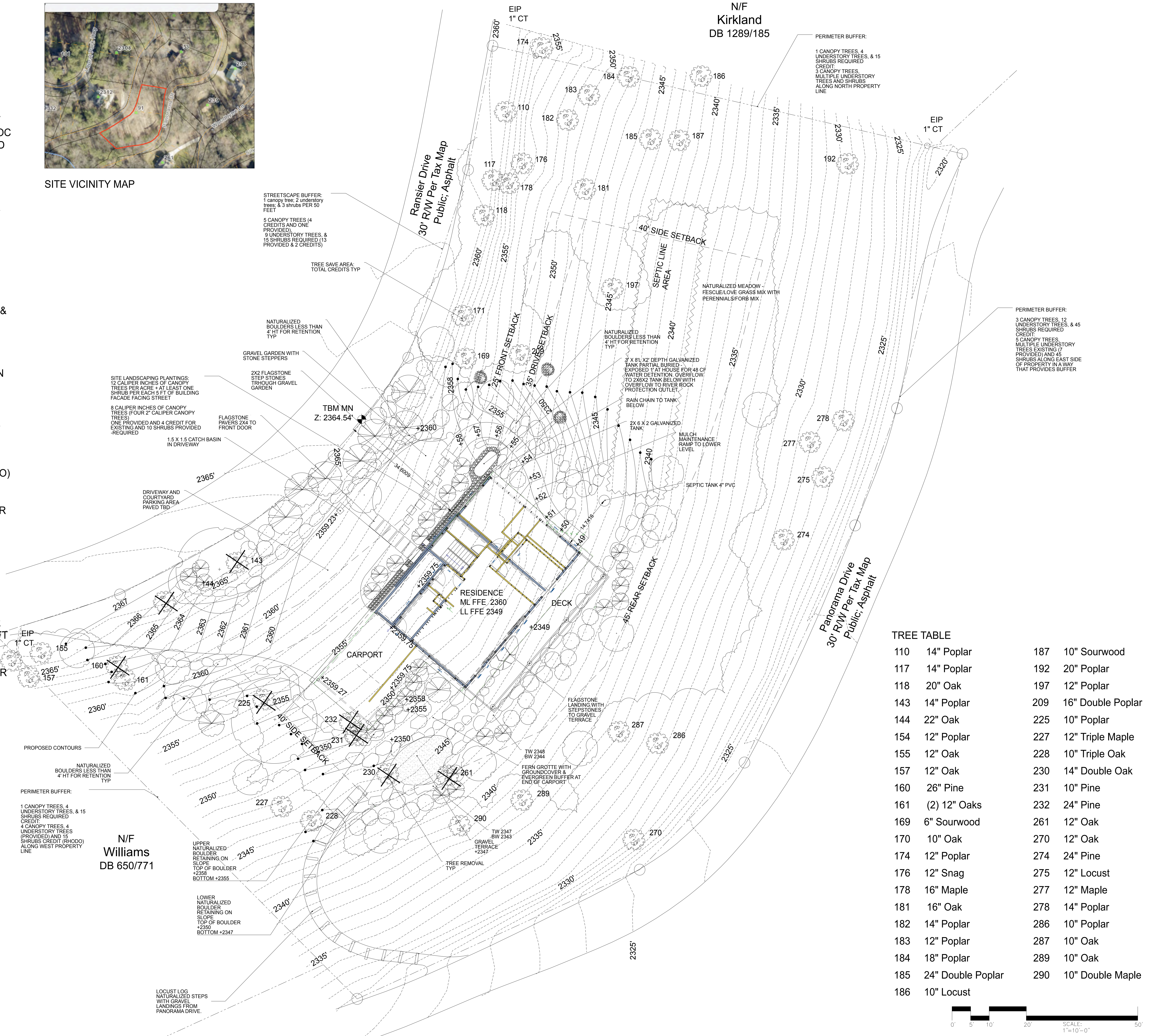
5 CANOPY TREES (4 CREDITS AND ONE  
 PROVIDED),  
 9 UNDERSTORY TREES, & 15 SHRUBS  
 REQUIRED (13 PROVIDED & 2 CREDITS)

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

8 CALIPER INCHES OF CANOPY TREES (FOUR  
 2" CALIPER CANOPY TREES)  
 ONE PROVIDED AND 4 CREDIT FOR  
 EXISTING AND 10 SHRUBS PROVIDED  
 -REQUIRED



SITE VICINITY MAP



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Nevel  
 RESIDENCE

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 Hendersonville, NC 28739  
 HENDERSON COUNTY

OTHER CONSULTANTS:

FINAL LANDSCAPE  
 PLAN

APRIL 19, 2024

L3

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