



**Planning Board  
Regular Meeting Minutes  
July 9, 2024 – 3:00 p.m.**

Chair Wiehe called the Regular Planning Board Meeting to order at 3:00 p.m. on July 9, 2024, electronically through Zoom and in person.

The following attended in person at Town Hall, 441 White Pine Drive, Laurel Park NC 28739:

- Chair Philip Wiehe
- Vice Chair Mary Margaret Licisyn
- Luke Costlow
- Moyland Rainey
- Scott Gregg
- Commissioner Paul Hansen - Council Representative
- Interim Town Manager Cara Reeves
- Town Clerk Tamara Amin
- Kaitland Finkle
- Trisha King- TTK
- Corey Dunning- Brown Haven Homes
- Applicant Douglas Fuhrer

The following were absent:

- Secretary Jeffrey Pieper
- Ritch Holt

**APPROVAL OF THE AGENDA**

Mr. Rainey moved to approve the agenda; seconded by Mr. Gregg. Chair Wiehe asked for discussion; there was none. The vote was unanimous in favor of the motion.

**APPROVAL OF THE MINUTES**

The June 11, 2024 minutes were approved on motion by Mr. Gregg and seconded by Vice Chair Licisyn. Chair Wiehe asked for discussion; there was none. The vote was unanimous in favor of the motion.

**OLD BUSINESS**

**130 BIRCHWOOD DRIVE LANDSCAPING FOR SBA CELLULAR TOWER  
MODIFICATIONS**

Ms. Trisha King from TTK said SBA Communications Corporation is proposing to make modifications to an existing cellular tower located at 130 Birchwood Dr. This site is in the R-30 zoning district and identifies as a steep slope at 15%. Proposed modifications include adding new concrete foundations pads (30 square feet total), adding three (3) 20-foot long micropiles, and modifying/reinforcing various hardware items located on the tower.

Interim Town Manager Cara Reeves said at the December 12<sup>th</sup> and February 13<sup>th</sup> Planning Board meetings, SBA was asked to come back before the Board with drawings of the enclosure as well as information regarding sound abatement, including the location and types of proposed landscaping. The Parks and Greenways Board reviewed the material at their meeting and recommended it.

The Board reviewed the requested location and types of landscaping. The Board was concerned about the sound abatements of the planned generator and equipment and that SBA still had outstanding actions. The Board did not have enough data in the application materials to evaluate the proposed generator equipment. The Board was concerned about the number of generators on the lot; their placement, enclosure specifications, testing/maintenance schedules, and coordination between all generator owners to minimize impacts to neighbors.

Mr. Gregg moved to approve the landscape plan as presented and seconded by Vice Chair Licisyn. Chair Wiehe asked for discussion; there was none. The vote was unanimous in favor of the motion.

## **NEW BUSINESS**

### **PRELIMINARY SITE PLAN REVIEW- 57 TUDOR CRESCENT COURT (LOT 13)**

Interim Town Manager Cara Reeves said Mr. Corey Dunning with Brown Haven Homes is proposing to build a single-family residential dwelling located at 57 Tudor Crescent Court (Lot 13). The lot is located within the ETJ R-30 zoning district, comprised of 1.05 acres, and has an estimated slope of 20% making it a Steep Slope. The parcel is identified as PIN 9548-45-9201. The Laurel Park Unified Development Ordinance (UDO) section 2.6.3: Dimensional Standards for the R-30 zone indicates that lots with steep slopes (15% to 25%) require a minimum street setback of 40 feet. The side and rear setbacks are 35 feet.

The applicant has consulted with Aaron Black of Riverview Consulting, LLC who conducted a pre-development investigation. The predevelopment investigation suggests that the site is suitable for the placement of a residential home and the storm water management plan is adequate for the runoff from the home's gutters as provided. This report has been reviewed and approved by the Town Engineer.

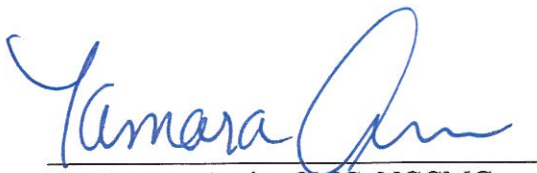
The stormwater plan provided includes tree preservation areas and stormwater control measures, including gutter downspouts and pipes leading to 3 infiltration/French drains and a natural vegetated trough area.

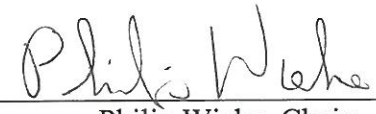
Mr. Rainey moved to approve the Site Plan as presented, seconded by Mr. Gregg. Chair Wiehe asked for discussion; there was none. The vote was unanimous in favor of the motion.

**ADJOURNMENT**

Commissioner Hansen said Council has decided moving forward to free up some time for Town Clerk Amin. He asked the Secretaries of each Board start taking minutes. The Secretary for Planning Board is Mr. Jeffrey Pieper. If the Secretary is not present another Board member will need to volunteer to take minutes.

There being no further business, Mr. Gregg moved to adjourn the meeting at 3:20 p.m.; seconded by Mr. Rainey. Chair Wiehe asked for discussion; there was none. The motion carried unanimously.

  
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Tamara Amin, CMC, NCCMC  
Town Clerk/Deputy Tax Collector

  
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Philip Wiehe, Chair  
  
8/13/2024  
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Date