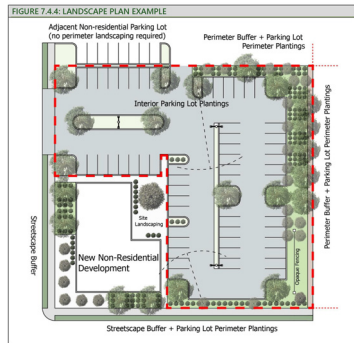


LAUREL PARK NORTH CAROLINA

Unified Development Ordinance

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FIGURE 6.3.15: REZONING PROCEDURE	
STEP	ACTION
1	Pre-Application Conference See Section 6.2.4: Pre-Application Conference
2	Neighborhood Information Meeting Required for applications seeking more intense zoning districts See Section 6.2.5: Neighborhood Information Meeting
3	File Application See Section 6.2.6: Application Filing and Acceptance
4	Determination of Completeness See Section 6.2.6.F: Determination of Application Completeness
5	Staff Review See Section 6.2.8: Staff Review and Action
6	Planning Board Review and Recommendation See Section 6.2.9: Public Meetings and Hearings
7	Public Hearing Scheduled
8	Public Notification See Section 6.2.9: Public Notification
9	Town Council Review and Decision See Section 6.2.10: Public Meetings and Hearings
10	Written Notification of Decision See Section 6.2.12: Written Notice of Decision



CHAPTER 7: STANDARDS
SECTION 7.1: DESIGN STANDARDS AND GUIDELINES

FIGURE 7.1.4.D-5: ARTICULATION

LEGEND

- Decorative Trim Elements
- Revised Roof Lines
- 18-Inch Roof Overhangs
- Variety in Materials
- Building Base
- Architectural Railings

7. PRIMARY ENTRANCES

a: The primary entrance shall incorporate a landing, stoop, patio, deck, or porch (covered or uncovered) or other feature with an all-weather surface of sufficient size to accommodate outward door swing (see Figure 7.1.4.D-7: Primary Entrances).

b: Covered primary entrances are strongly encouraged.

FIGURE 7.1.4.D-7: PRIMARY ENTRANCES

8. GROUND-BASED MECHANICAL EQUIPMENT
Ground-based mechanical equipment, including but not limited to HVAC condensers, generators, and similar appliances, shall not be located between the primary building facade and the street front.

9. WINDOWS
Structures subject to these standards shall incorporate at least one of the following window features throughout the structure (see Figure 7.1.4.D-9: Windows):

a: Minimum depth of at least two inches from glass to exterior of trim;

b: Decorative trim elements that add detail and articulation, such as window surrounds with at least a two-inch depth that are designed as an integral part of the structure so as to not appear "tacked-on"; and

c: Use contrasting color of window trim or shutters.

Town of Laurel Park PAGE 233 Unified Development Ordinance
Effective Date: 8/18/21 Last Amended: 11/16/21

Laurel Park is a highly desirable mountain community at the eastern end of the Blue Ridge Mountains 26 miles south of Asheville. The community has a long history of tourism and real estate speculation stretching back to the turn of the 20th Century, when real estate and resort developers platted much of the land that rests atop the two mountains that comprise much of the community. Continued growth and development have taken place in and around Laurel Park including significant improvements along Highway 64 through the heart of Town. Laurel Park contracted with CodeWright Planners to assist in the development of a new unified development ordinance aimed at protecting sensitive environmental resources as mountainside lots are developed and fostering high quality community design in the new town center district formed in response to the changes associated with Highway 64.

KEY PROJECT FEATURES

- Innovative stormwater and tree protection standards
- Design incentives for single-family development
- Comprehensive landscaping and screening standards
- Full 160D and 2021 Session Law compliance
- Reed-compliant signage standards

The project included an innovative set of stormwater and tree protection provisions, comprehensive design incentives for single-family residential development, a complete overhaul of the Town's subdivision provisions including new requirements for subdivision design and infrastructure development, new procedures to clarify and simplify the development application process, and full compliance with a wide variety of State and federal laws (including 160D, the Reed decision, NC Court of Appeals rulings on administrative flexibility, and even the suite of applicable 2021 Session Law).

The UDO was adopted in March of 2021 and became effective in August. Since adoption, the Town has entered into a continuing services contract with CodeWright Planners, who have prepared a complete set of 19 new digital application forms for each procedure in the UDO as well as assistance with post-adoption codification of amendments in response to changing State legislation.

