

**MINUTES
VILLAGE OF LAKE PARK
PLANNING BOARD
3801 LAKE PARK ROAD, LAKE PARK, NC
DECEMBER 15, 2020
7 PM**

Planning Board Members Present: Bjarne Hansen, Warren Jennings and Harrison Walser.

Attorney: Ken Swain

Zoning Administrator: Cheri Clark

Call to Order: Harrison Walser called the December 15, 2020 meeting to order.

Pledge of Allegiance: Harrison Walser led the Pledge of Allegiance.

Public Comments: There were no public comments.

Approval of Minutes: Bjarne Hansen made the motion to approve the October 20, 2020 Planning Board minutes as presented. Warren Jennings seconded the motion. Vote – Unanimous.

Changes to the Agenda: There were no changes to the Agenda.

160D Update: Council approved the suggested 160D changes to the Unified Development Ordinance.

Comprehensive Land Use Plan: Bridget Callea and Jason Epley with Benchmark presented the Comprehensive Plan background information and survey results to Planning Board. The current estimated population of Lake Park is 3,755 residents. The Village has a 10% higher population of 45+ than Union County and the State. Twenty five percent of the households in Lake Park are families with children, 25% of the households live alone and 7% of the over 65 live alone. Eighty three percent of the housing in Lake Park is single family and 17% is multi-family. The median home value in Lake Park is \$188,700 compared to Union County - \$269,900 and the State - \$165,900. Home Ownership reflected that 93% of the homes are owner occupied and 7% is rental. Staff is going to work with Benchmark to verify rental property because Planning Board thought that the percentage of rentals was not correct. Most of the demographic information came from the American Community Survey 2018.

One hundred and sixty six people took the Comprehensive Land Use Survey during the month of November. There were 129 electronic responses and 37 paper responses. 95% of the responders live in Lake Park and 42% own property in Lake Park. 50% of the responders have lived in Lake Park more than 11 years and 30% have lived in Lake Park less than 5 years. 44% of responders were under the age of 54 and 31% were over 65. 67% of the responders rated the quality of life in Lake Park high and 32% rated it average. Favorite things about the Village included people,

sidewalks, parks and lakes. Zoning and code enforcement, animal control, street and sidewalk maintenance and stormwater management were less than satisfactory. Law Enforcement, events, fire department, communications, parks and recreation and solid waste, recycling and yard waste collection were satisfactory. 54% of the responders understand how the Village and HOA function and 90% know how to contact the Village government and 87% know how to contact the HOA. 61% of the responders perceive that the Village looks great with 11% needs a lot of improvement. When asked what businesses and improvements do you want – 54% wanted more restaurants, 18% wanted a general/convenience store and 10% wanted a sandwich shop. The perception of Parks and Recreation was 29% excellent, 59% adequate for my needs and 12% more options and amenities needed. 100% responded that it was important to be able to safely walk in the Village and 73% to bike safely in the Village. When asked to describe their vision for the Village the number one response was to improve home and yard maintenance and the top challenges to vision were Funding and HOA Enforcement.


In January, Planning Board will start on the next steps of discussing the vision for Lake Park, community engagement and strategy development before the draft plan is developed.

Proposed Text Amendment – Fences: Planning Board tabled the fence text amendment discussion until next month.

Board Comments: There were no board comments

Setting Agenda for Next Month’s Meeting: Delete number 6. 160D Update for the January agenda.

Adjourn: Bjarne Hansen made the motion to adjourn. Warren Jennings seconded the motion. Vote – Unanimous.

Respectfully Submitted,

Cheri Clark
Village Administrator

