

**MINUTES  
VILLAGE OF LAKE PARK  
PLANNING BOARD  
3801 LAKE PARK ROAD, LAKE PARK, NC  
JULY 21, 2020  
7 PM**

**Planning Board Members Present:** Jonathan McDaniel, Bjarne Hansen and Harrison Walser.

**Attorney:** Ken Swain

**Zoning Administrator:** Cheri Clark

**Call to Order:** Jonathan McDaniel called the July 21, 2020 meeting to order.

**Pledge of Allegiance:** Jonathan McDaniel led the Pledge of Allegiance.

**Public Comments:** There were no public comments.

**Oath of Office:** Cheri Clark administered the Oath of Office to Warren Jennings.

**Approval of Minutes:** Bjarne Hansen made the motion to approve the March 17, 2020 Planning Board minutes as presented. Harrison Walser seconded the motion. Vote – Unanimous.

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

**160D Update:** Planning Board met with Vagn Hansen with Benchmark CMR, Inc. who indicated that necessary changes to the UDO have been identified. He also reported that the North Carolina General Assembly has recently changed various effective dates for adoption of necessary changes that would be required by the new Chapter 160D. Any text changes that are recommended by Benchmark CMR, Inc., to the UDO will be done in effort to be completed within the new time lines. Benchmark CMR, Inc. is also reviewing the Rules of Procedure for the Planning Board and Board of Adjustments for consistency. The review of the UDO also found that Preliminary Plat approval is not for 2 years like everything else. Planning Board agreed that for consistency purposes approval should be for 2 years on the Preliminary Plat approval as well.

Currently the UDO has criminal penalty enforcement mechanisms. Vagn Hansen wanted to know if Planning Board wanted to leave it as is or entirely decriminalize the ordinance. Planning Board decided not to make any changes at this time but would be open to revisiting the issue if other foundations for making those changes needed to be discussed.

Article 10 is blank due to legislative changes. Planning Board decided to delete Article 10 and renumber the remaining Articles. Benchmark CMR, Inc. hopes to have the changes finalized for the September Planning Board meeting.

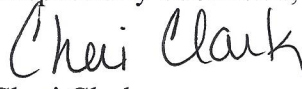
A Comprehensive Land Use Plan for local governments that have development ordinances is now required by 160D in order for the local government to enact or retain zoning authority. The Comprehensive Land Use Plan is a policy document that can be used for the next ten to twenty years. Benchmark CMR, Inc. has been contacted about providing services for this requirement and will be sending the Village a proposed contract in the next week. The Strategic Plan of the Village along with the Union County Comprehensive Plan and the growth in Indian Trail will be taken into consideration. Bjarne Hansen made a motion to recommend to Council that the Village contract with Benchmark to develop a Comprehensive Plan for the Village of Lake Park. Harrison Walser seconded the motion. Vote – Unanimous.

**Board Comments:** There were no Board Comments.

**Setting Agenda for Next Month's Meeting:** Delete: Oath of Office.

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

Respectfully Submitted,



Cheri Clark  
Village Administrator

