

NUTES
VILLAGE OF LAKE PARK
PLANNING BOARD
3801 LAKE PARK ROAD, LAKE PARK, NC
OCTOBER 20, 2020
7 PM

Planning Board Members Present: Jonathan McDaniel, Warren Jennings and Harrison Walser.

Attorney: Ken Swain

Zoning Administrator: Cheri Clark

Call to Order: Jonathan McDaniel called the October 20, 2020 meeting to order.

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

Public Comments: David Neal – 4101 St. Joseph Drive – has lived in Lake Park for 23 years. They were the first residents on St. Joseph Drive. Over 17 years ago, they installed a 6 foot solid wood fence half way up the side of their home between their home and the neighbor for privacy. The fence had deteriorated and needed to be replaced. Mr. Neal assumed that the fence was grandfathered and that it could be replaced in the same style and footprint which is not the case. Mr. Neal came to see the Zoning Administrator while the fence was being installed because he did not want to look at the ugly side of the fence. When he found out that he could not install the same fence in the same footprint, he halted the installation. Mr. Neal has now installed a wooden shadow box fence at an additional cost however he would like to request that Planning Board amend the language concerning fences on corner lots. As it currently stands if the fence cannot pass the rear corner of the house, the homeowner is losing a significant part of their yard and the neighbors have to look at the heating and air conditioning units.

Cheri Clark shared that currently there are multiple homes on corner lots that are not replacing their fences because they do not want to lose part of their yard nor create issues with their heating and air conditioning units due to airflow.

Planning Board requested that staff and Benchmark work together to provide proposed language to address the fence footprints on the interior side of the lots. The fence language is similar to the HOA's; however, multiple HOA variances have been granted in the past. If the Planning Board amends the fence language through a text amendment, the resident would also need a variance from the HOA to install their fence past the rear corner of the home.

Mayor David Cleveland introduced James Record to the Planning Board and shared that he has asked Mr. Record to be the liaison between Council and the Planning Board during the development of the Village of Lake Park's Comprehensive Land Use Plan.

Approval of Minutes: Harrison Walser made the motion to approve the September 15, 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: Cheri Clark shared that Council has called for a Public Hearing on the 160D text amendment changes to the UDO prior to the November 10th Council meeting at 7 pm. The ads for the Public Hearing will run in the Monroe Enquirer Journal Thursday, October 22nd and Thursday, October 29th.

Comprehensive Plan: Vagn Hansen shared that there was good participation from the stakeholders during the Comprehensive Plan Listening Sessions. From the Listening Sessions, Benchmark has developed the proposed Lake Park Comprehensive Plan Survey. Feedback from Planning Board included adding an additional question concerning how to contact the Village of Lake Park and the HOA. The goal of the Comprehensive Plan is for people to want to be engaged in the process. The survey will be posted online, printed for a household distribution and available for pick up at the Community Center. Paper copies will need to be entered electronically by staff. A summary of the Listing Sessions was provided for review and discussion at the November Planning Board Meeting.

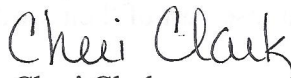
At the November 17th meeting, Benchmark will present background information and Village maps. The plan is to have the survey information for the December meeting and to discuss Public Engagement. The survey information will provide the major topics for the Comprehensive Plan.

Board Comments: There were no Board comments.

Setting Agenda for Next Month's Meeting: Add: 7. Comprehensive Land Use Plan; 8. Proposed Text Amendment for Fences and then renumber Board Comments, Setting Agenda and Adjourn.

Adjourn: Harrison Walser made the motion to adjourn. Warren Jennings seconded the motion. Vote – Unanimous.

Respectfully Submitted,



Cheri Clark
Village Administrator