



The Village of Walnut Creek Planning Board met on

February 13, 2019 at 6:30 PM in the Village Town Hall

Present: Stoney Sloan, Craig Bowen, Kenny Fallin,  
Matt Young, & Glen Barfield

Also Present: Pete Benton, Council Liaison

Absent: Leslie Hatch

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Stoney opened the meeting and welcomed the newest Board Member – Glen Barfield

**Administrative Matters:**

As a team building exercise, each member gave a brief background statement and indicated why he wanted to participate on the Planning Board.

Key positions were filled and elections were unanimous:

Chairperson: Stoney Sloan  
Vice Chairperson: Craig Bowen (Dual hatted for Parks & Rec)  
Parks & Rec Assistant: Leslie Hatch

A discussion was held on changing the meeting date to the third Tuesday of the month to give Board Members more time to accomplish Council tasks and allow more Members to deconflict with family commitments. The proposal passed unanimously.

January Minutes were reviewed and accepted unanimously as written.

Stoney presented a review of the January Village Council Meeting. There was no follow up discussion in that regard.

**Old Business:**

1. The Council directed the Board to adjudicate the differences and reduce confusion between Village Ordinances and myriad Restrictive Covenants. Five Board Members were each assigned an Area to study and they will report on the Covenants in their Area of the Village at next month's meeting. (OPEN)

2. The Council requested that the Board review the applicable ordinance regarding resident placed signs in front yards. The current ordinance is quite vague and open ended. Extensive discussion ensued and numerous recommendations were made. They are as follows:

No signs will be placed in the Village Right-of-Way which is 30 feet from the road centerline.  
Signs reflecting opinion, protest, and pro or con governmental programs or policies will not be displayed.  
No sign will exceed 2 feet by 2 feet in dimension except for standard real estate sale or rent signs.

No personally owned business advertising will be displayed.  
Political candidate or party signs may be displayed 30 days prior to primary or general elections and must be removed within 15 days after the election.  
Construction or remodeling business signs may be displayed during the time the actual work is being performed and removed within 15 days after job completion.  
Continuous business support such as lawn or insect services may be displayed for 15 days in a six-month period.

'For Sale' and 'For Rent' signs may be displayed as soon as the home is available and will be removed 15 days after the home is sold or rented.  
Signs reflecting presence of a security system in a residence may be continuously displayed as required by the North Carolina Department of Insurance.

These recommendations will be presented to the Council at the next Meeting and written in a draft ordinance if so directed. (OPEN)

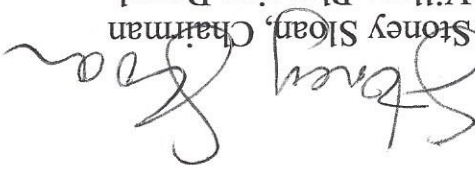
3. The Village Road Map 2030 is in the early stages of work. Stoney passed out the survey that was used in 2008 and asked Members to review it and make recommendations for changes or additions at the next Meeting. Areas of responsibility for the project will be discussed at the next Meetings as well. (OPEN)

### New Business

1. The Council requested the Board review a disagreement between a resident and the Administrator regarding a building permit. The Board discussed the situation extensively and developed findings, conclusions, and recommendations to be presented at the next Council Meeting. The Chair opined that the discussion should be conducted in closed session and will recommend that to the Mayor. (OPEN)

2. Councilman Seegars met with Stoney prior to the Board Meeting and discussed his concerns about control of structures next to or in the lake. He will make a presentation to the Council regarding his concerns. Stoney alerted the Board that we may be tasked to draft a new ordinance regarding lake side structures. (OPEN)

The next Planning Board Meeting will be on March 19, 2019 at 6:30 PM. There being no further business, the meeting was adjourned at 8:30 PM.

  
Stoney Sloan, Chairman  
Village Planning Board