



The Village of Walnut Creek Planning Board met on
May 7, 2019 at 6:30 PM in the Village Town Hall

Present: Stoney Sloan, Craig Bowen, Glen Barfield &
Leslie Hatch

Also Present: Pete Benton, Council Liaison

Absent: Kenny Fallin, Matt Young, & Jennifer Moye

Administrative Matters:

April Minutes were reviewed and accepted unanimously as written.

Old Business:

This was a special meeting to discuss Muirfield Village, so no Old Business was discussed.

New Business:

This meeting was held to afford J&N Construction the opportunity to present their Final Development Plan for Muirfield Village (MV) to the Planning Board. On the evening before the meeting, J&N stated that they were not prepared to present their plan and requested to be on the agenda for the regularly schedule PB Meeting on May 21st. Chairman Sloan agreed to their request.

Chairman Sloan began the meeting by presenting a time line of events relating to MV and The Links that took place since the last PB Meeting. They included a PB tour of The Links, a meeting between Chairman Sloan and J&N Construction owners Kevin Narron and Stacy Johnson, and a meeting with Mayor Jackson, Administrator Parchman, Chairman Sloan, and Member Barfield to discuss the way ahead for the project. The first two meetings were basically fact finding and the third resolved that J&N will be required to present a formal Final Development Plan to the PB encompassing all elements of Ordinance 94.69.

The PB continues to be very concerned about the appearance of the development in The Links and the proposed homes in MV. The PB desires that Ordinance 94.51 which states that all "...dwellings shall have an outside siding of brick, wood or materials of

equal quality and value” be followed in MV. Initial indications from J&N indicate that MV homes will be mostly cladded with vinyl products. This will be a marked difference from the four homes already in MV. Additionally, the PB maintained that privacy and screening via a strip buffer (94.04) is an absolute requirement for MV plan endorsement.

Chairman Sloan had previously contacted J&N Construction outlining the requirements of 94.69 and requested a draft of their plan when available to try and expedite the review process. The PB agreed to make no further overtures to J&N Construction until they respond with a viable product.

The next Planning Board Meeting will be on May 21, 2019 at 6:30 PM. There being no further business, the meeting was adjourned at 8:00 PM.


Stoney Sloan, Chairman
Village Planning Board