



The Village of Walnut Creek Planning Board met on October 20, 2020 at 6:30 PM in the Village Town Hall.

Present: Craig Bowen,
Glenn Barfield, JL Howell, Debbie Tillman
Robert Anthony
John Seegar – Council Liason

Absent: Leslie Hatch, Esther Nagypal

Administrative Matters:

Approved July, August, September Minutes

Old Business:

1. Covenants versus Ordinance Project: Awaiting response from the Village Council regarding the proposal presented in August. **Waiting for more information from the Village Council/Attorney.** (OPEN)
2. Follow-up discussion regarding the Village Road Map 2030 was conducted. Items discussed included compost site security, open air burning, street lighting, street signage, improved intra-Village communication, enhancements to recreation facilities to include use of the Suggs' property, third entrance, day dock by the Country Club, sidewalks, use of golf carts on Village roads. Member Hatch discussed options for conducting an on-line survey of Village residents to obtain suggestions and recommendations. **Due to the recent workload we will pick up this project when time comes available.** (OPEN)

New Business

Mr. Hinnant has ask the Planning Board for a 77' set back variance on Lot 5 instead of the 95' set back, according to the zoning regulation. This will keep his home out of the flood Zone and would be in line with the Blackshear's setback of their home on lot 4.

Mr. Hinnant also asked the Planning Board if he could move the proposed 30'

drainage easement over 8' that is located on lot 5.

Mr. Blackshear has asked to Planning Board to change the subdivision lot 4 to include 8' of land from lot 5 that will be deeded over to him by Mr. Hinnant owner of lot 5. Mr. Blackshear has also asked to rebuild a retaining wall on this land.

Mr. Jerry Ray submitted the final plot maps area A, section 7, Phase 5. Which was all ready accepted by the Village Council in September. Map coincides with the councils decision.

A representative for the Nagypal property explained the new landscaping and irrigation easement that they are proposing.

CLOSED SESSION

The Planning Board recommends a change from a setback variance of 95' in compliance with the zoning regulation to a set back variance of 77' on lot 5 of the Hinnant property.


The Planning Board recommends moving the proposed 30' drainage easement over 8' that is located on lot 5 of the Hinnant property.

The Planning Board recommends a change to the subdivision plans to include 8' of lot 5 own by Mr. Hinnant to be deeded over to Mr. Blackshear the property owner of lot 4.

The Planning Board recommends that the Blackshears retaining wall be approved as submitted.

The Planning Board will ask the Nagypal's to return to the November 17th meeting along with all of their representatives to present a more detailed plan and to answer questions the board has.

APPROVED

 11-17-20