

## PLANNING BOARD

The Planning Board of the Town of La Grange, NC met Monday, March 23, 2015 at 7 pm in the Town Hall Council Chamber for a Regular Session with the following present:

Present: Chairwoman, Christi Wilhelm; Vice-Chairman, John T. Miller arrived at 7:10; Members; Edward Moore, Carolyn Ellis, Penny Dawson, Dorothy Sutton and Julia Wooten, Planner, Nathan A. Rhue, CZO; Town Clerk, Wendy S. Morton, MMC.

Absent: 0

Guest: 0

Speaker: Planner, Nathan Rhue and Senior Planner, Charles Halsall arrived at 7:10

Chairwoman Christi Wilhelm called the meeting to order and thanked everyone for attending. She then asked for a moment of silence.

Chairwoman Christi Wilhelm asked if everyone had a chance to look over the February minutes as they needed to be approved. Motion was made by Ms. Carolyn Ellis and seconded by Ms. Julia Wooten to approve the February 2015 minutes. Motion carried.

Meeting turned over to Planner, Nathan Rhue.

Planner, Nathan Rhue thanked everyone for attending the meeting then stated that it was noted in our Zoning Ordinance that every January the Planning and Zoning Board shall, by majority vote of its membership (excluding vacant seats) elect one of its members to serve as chairperson and preside over the board's meetings and one member to serve as vice chairperson. He apologized for his oversight and stated that this needed to be done tonight. Ms. Julia Wooten made the motion for Ms. Christi Wilhelm to continue serving as chairwoman and Mr. John Miller to continue serving as vice-chairman. Every board member was in favor of this motion and motion carried.

Planner, Nathan Rhue stated this meeting is to discuss and recommend an amendment of the maximum height of a residential fence with the exception for fences in the front yard. The Zoning Ordinance does not contain specific requirements related to residential fences. The proposed amendment would limit the height of fences to six (6) feet. However, fences installed in the front yard and within ten (10) feet of the property line or corner of the principal structure would be limited to a height of four (4) feet. Also a Zoning Permit at no charge would be required. Also, it was recommended to add "sight triangle" to Article 3 "Definitions". NCDOT's definition includes a distance of twenty-five feet but staff felt that a limit of fifteen (15) feet is appropriate. Town Staff's recommendation is for approval of the proposed text amendments to be added to the Dimensional Requirements Summary Table found in Article 12 and to Article 3 definitions of the Town's Zoning Ordinance as follows:

Residential fences maximum height six (6) feet, restricted to four (4) feet for a distance of ten (10) feet from front property line or to the front corner of principal structure (excluding porches, decks, etc.); no fence is to be installed within sight triangle or installed so as to block visibility from driveways; and shall not block addresses.

"Sight triangle" on any corner lot, a triangle formed by measuring from the point of intersection of the and exterior side lot lines a distance of fifteen (15) feet along said front and side lot lines and connecting the points so established to form a sight triangle on the area of the lot adjacent to the street intersections.

