

PLANNING BOARD

The Planning Board of the Town of La Grange, NC met Monday, April 27, 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; 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: 1

Speaker: None

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

Chairwoman Christi Wilhelm asked if everyone had a chance to look over the March minutes as they needed to be approved. Motion was made by Ms. Carolyn Ellis and seconded by Ms. Dorothy Sutton to approve the March 2015 minutes. Motion carried 6-0.

Meeting turned over to Planner, Nathan Rhue.

Planner, Nathan Rhue thanked everyone for attending the meeting. He then stated that, regarding residential fences, Council wanted to ensure driveways would have a clear sight distance when backing out of driveways and they stated that a height of four (4) feet up to the property line would not be adequate. In order to address Council's concern a new text amendment to the table found in Article 12 has been proposed in order to clarify requirements associated with residential fences. Also, it would be appropriate to define key terms found within this amendment so therefore, an amendment to include a definition is also proposed. The amendment would state that the maximum height of a residential fence would be limited to six (6) feet. The exception would be for fences found in the front yard. Fences installed in the front yard would be limited to a height of four (4) feet and must be located ten (10) feet off the front property line. The front yard, by definition, is an open, unoccupied space on the same lot with a principal building, extending the full width of the lot and situated between the street or highway right-of-way line and the front line of the building, projected to the side line of the lot. Also, a Zoning Permit at no charge would be required.

Town Staff proposed the location of the fences be allowed to extend to individual property line, except in the front yard (set back ten (10) feet) and, on corner lots, not be allowed within the sight triangle or installed so as to block visibility from driveways. Being the Zoning Ordinance does not contain a definition of "sight triangle" in Article 3, the proposed definition would be as follows:

"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.

These proposed amendments are consistent with the Town's Land Use Plan and public notification has been given by way of the newspaper.

Town Staff's recommends approval of the proposed text amendment to be added to the "Dimensional Requirements Summary Table" found in Article 12 of the Town's Zoning Ordinance as follows:

Residential Fences: Maximum height six (6) feet, restricted to four (4) feet in the front yard and set off the front property line for a distance of ten (10) feet 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. Zoning permit at no charge is required as outlined in Section 4-3.

Adding the following definition to Article 3:

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.

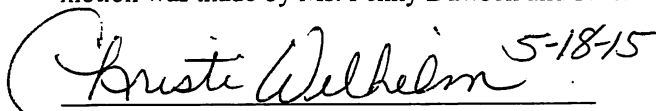
Ms. Penny Dawson made a motion to recommend to Town Council that the proposed text amendment be added to the "Dimensional Requirements Summary Table" found in Article 12 of the Town's Zoning Ordinance for residential fences maximum height six (6) feet, restricted to four (4) feet in the front yard and set off the front property line for a distance of ten (10) feet 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. A zoning permit at no charge is required as outlined in Section 4-3 for a distance of ten (10) feet from front of 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 adding the "Sight Triangle" definition to Article 3. Motion seconded by Ms. Julia Wooten. Motion carried 6-0.

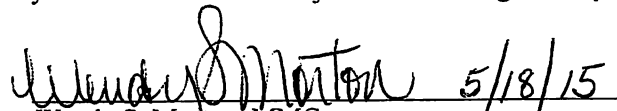
Planner, Nathan Rhue updated the Board on the downtown storage issues by stating that the Board of Adjustment meeting was held on April 13th due to six (6) building owners appealing the interpretation and the notices of violation they received due to using buildings downtown for storage. The Board of Adjustments upheld the determination that violations did exist. However, Town Council voted possibly to allow storage for use in the Downtown District if the Planning Board could make a recommendation for a solution that would dress up the front of the buildings to make them appear attractive.

Planner, Nathan Rhue stated that May 18th would be the next Planning Board meeting due to Town Hall closing for Memorial Day on the 25th. He stated that brochures have been given from the Local Government Federal Credit Union; they have extended their services to all Government officials and Volunteer Boards. He stated that our Regional Board Training class will be held on May 27th in Wilson and that means for transportation will be available if anyone would like to ride.

Planner, Nathan Rhue asked if anyone had anything to add and, with no further discussion, the meeting was turned over to Chairwoman, Christi Wilhelm.

Chairwoman Christi Wilhelm asked that a motion be made to adjourn. With no further business to discuss, motion was made by Ms. Penny Dawson and seconded by Ms. Julia Wooten to adjourn the meeting at 7:45pm.


Christi Wilhelm
Chairwoman
Date


Wendy S. Morton, MMC
Town Clerk
Date