

**PROJECT REVIEW**

For more details, reference is made to the attached application and draft Conditional Use Permit

**Consistency with 2016 Land Use Plan Update:** According to the Projected Future Land Use map Exhibit IX-B, page IX-36 of CAMA's 2016 Land Use Plan Update, the subject area is zoned Residential.

The Applicant is seeking approval to construct a 36'x 66' church building on three residential lots that have been combined to create approximately 0.8 acre in Holiday Island subdivision. The sanctuary is designed to seat 70 people. All surrounding properties, as well as the subject property, are zoned RA-25, Residential and Agricultural District. The Applicant proposed an amendment to previously issued CUP-10-03 recorded in book 382, page 571; however, due to this new site layout being a Major Modification the previous CUP is no longer in effect.

**Proposed Layout:** The total combined subject property is currently Tax Parcel No. 2-D082-Q059-HI. Entrance and exit will be via Holiday Lane. The septic system is currently in the southeast section of the parcel as will be the church structure; parking will be to the north and west sides. Upon a site visit April 13, 2017, our local Soil & Water District Technician, and myself observed that the church will sit on the highest ground possible and a low run will divide the proposed parking area. Soil & Water staff states that if the run is not disturbed, drainage will continue as is and no plan will be needed, however, if the applicant decides to fill in the run to be able to cross it for future parking as the site plan shows, then a drainage plan *will* be needed to avoid issues upstream (CUP condition 10 addresses this). All trees have been cleared off the far southeast section of the property to reveal a line of sight to a neighboring residence. Perquimans Zoning Ordinance section 907.15(c)(1) states that church buildings shall be screened from adjacent residential property with either a 3 foot wide dense evergreen buffer or a 20 foot wide natural wooded or planted buffer strip. Hence, a buffer should be planted along the 48 ft. property line segment that was the rear property line of the previous lot J-1. If future parking is utilized, a vegetative buffer may be needed on the far northwest property line to shield the residence at lot O-47. Seventy proposed seats will require 18 parking spaces; two handicapped spaces will be also be required.

**RECOMMENDATIONS AND SUGGESTED MOTIONS AND ACTIONS:** The **Planning Board**, at its regular meeting on Tuesday, May 9<sup>th</sup>, **recommended** that the BCC **approve** the request.

<b>TABLE OF SECTION 903 FINDINGS</b>	
<b>Request to Build Church Structure for Island Christian Fellowship Church</b>	
<b>Proposed Conditional Use Permit No. CUP-17-03</b>	
<b>Motion to approve finds:</b>	<b>Motion to deny finds:</b>
1) That the CUP will not materially endanger the public health or safety if located according to the plan submitted and approved.	1) That the CUP will materially endanger the public health or safety if located according to the plan submitted and approved.
2) That the use meets the required conditions and specifications.	2) That the use does not meet the required conditions and specifications.
3) That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity.	3) That the use will substantially injure the value of adjoining or abutting property, or that the use is a public necessity.
4) That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the Perquimans County Land Use Plan.	4) That the location and character of the use, if developed according to the plan as submitted and approved, will not be in harmony with the area in which it is to be located and in general conformity with the Perquimans County Land Use Plan.

**Attachments:**

- (1) Application form and related materials received from applicant
- (2) Draft Conditional Use Permit No. CUP-17-03
- (3) County GIS Map