

Perquimans County Planning Board

MINUTES

Tuesday, Feb 12, 2019

The Perquimans County Planning Board held its regular monthly meeting on Tuesday, February 12, 2019 at 7:00 PM in the Commissioner Meeting Room of the Courthouse Annex Building.

MEMBERS PRESENT: A.J. Moore, Chair
Lewis Smith, Vice Chair
Brenda Lassiter
John Skinner

MEMBERS ABSENT: A.O. Roberts

OTHERS PRESENT: Rhonda Money, Planner/GIS
Frank Heath, County Manager
Applicants & 18+ interested residents

Planning Board Chair, A.J. Moore, called the meeting to order at 7:00 pm and opened with prayer.

Agenda Item I, Approval of Agenda: Mr. Smith made a motion, seconded by Ms. Lassiter, to approve the agenda as presented. The motion passed unanimously.

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Agenda Item II, Consent Agenda/Approval of Draft Minutes of Previous Planning Board Meetings: Attached draft of Dec 11, 2018 Regular Meeting minutes.

Ms. Lassiter made a motion, seconded by Mr. Skinner, to approve minutes of the Regular Meeting of December 11, 2018. The motion passed unanimously.

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Agenda Item III, Business Item A: Consideration of Conditional Use Permit No. CUP-19-01 requested by Mamie & Kenneth Hoffer to operate a "Special Events Venue" as a Home Occupation at 158 East Camp Perry Road; approximately 15 acres known as Tax Parcels 4-D064-7803B-CP, 4-D064-7804-CP, 4-D064-7805-CP and 4-D064-783A-CP. Planner Money summarized the layout of parcels and existing structures while presenting a slideshow. Anticipated capacity of the pool house is 75 people. Parking space is available in existing cleared area. Planner Money read the letter submitted by Mr. Gary Filarecki opposing the project.

Several neighbors in the audience made comments expressing their views of the situation; all were against. A relative of the applicant spoke favorably for the project. CUP-19-01 was tabled to allow applicant to meet with the neighborhood and work out a consensus amongst themselves.

Mr. Smith made a motion, seconded by Ms. Lassiter, to Table proposed CUP-19-01 until the next regular scheduled Planning Board meeting. Motion passed unanimously.

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Agenda Item III, Business Item B: Consideration of Conditional Use Permit No. CUP-19-02 requested by Marty & Sheryl Hurdle to operate a “Special Events Venue” as a Home Occupation at 305 Swing Gate Road; approximately 36 acres known as Tax Parcels 5-0041-0016, 5-0041-0017 and 5-0041-0017B. Planner Money summarized the layout of parcels and existing structures while presenting a slideshow. Conditions on an existing zoning permit were read to explain why the project is coming before the Planning Board for a more comprehensive permit. Planning Board members asked a few questions to the applicants. Two sets of neighbors that live directly across the street were present and spoke in favor of the special events venue. Planner Money and a neighborhood resident that called the Planning office earlier in the week reported that they could hear loud bands on occasions, but it was just background noise, and was negligible. Mr. Hurdle pointed out that the bands will now be inside an enclosed building except during the summer months and that should bring down the noise level. The Water Department is working with them to fix a minor issue and the Health Department has granted them approval for providing restaurant service without indoor frying.

Mr. Smith made a motion, seconded by Ms. Lassiter, to find proposed Conditional Use Permit CUP-19-02 to be consistent and in harmony with the existing development pattern around 305 Swing Gate Road, Hertford, NC. Motion passed unanimously.

Ms. Lassiter made a motion, seconded by Mr. Skinner, to recommend to the Board of County Commissioners, approval of Proposed Conditional Use Permit No. CUP-19-02, for the Special Events Venue as a Home Occupation at 305 Swing Gate Road; approximately 36 acres, zoned RA, Rural Agriculture District, also known as Tax Parcel Nos. 5-0041-0016, 5-0041-0017 and 5-0041-0017B conditioned upon adding a cut-off time for outdoor music at 11pm, adopting Table of Findings from Zoning Ordinance Section 903 to support the motion. Motion passed unanimously.

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Agenda Item IV, Other Items A: Status Report on Previous Board Recommendations:

REZ-18-02, requested by Glandon Forest Equity, LLC to rezone a 2.53 acre portion of Tax Parcel No. 2-0082-0014A from RA (Rural Agricultural District) to CR (Rural Commercial District). Intentions are to build a Dollar General store on site. Planner Money informed the Board that REZ-18-02 was approved at the Jan 7, 2019 Board of County Commissioner meeting.

Agenda Item IV, Other Items B: Chair’s signature on approved minutes.

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Meeting adjourned at 8:25 p.m.

Minutes approved this _____ day of _____, 2019.

Chairperson

Recorder

- Attachments: A (Sign In Sheet);
B (R.O.D. Bk 325, pages 321 & 322);
C (letter from E. Camp Perry Rd resident)