

Perquimans County Planning Board

MINUTES

Tuesday, May 11, 2021

The Perquimans County Planning Board held its regular monthly meeting on Tuesday, May 11, 2021 at 7:00 PM in the Community Meeting Room of the Perquimans County Library.

MEMBERS PRESENT: Antoine (A.J.) Moore, Chair
Lewis Smith, Vice Chair
Teresa Blanchard
John Skinner

MEMBERS ABSENT: A.O. Roberts

OTHERS PRESENT: Rhonda Repanshek, Planner
Frank Heath, County Manager
Applicants

Planning Board Chair, Antoine Moore, called the meeting to order at 7:00 pm and opened with prayer by Lewis Smith.

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

* * * *

Agenda Item II, Consent Agenda/Approval of Draft Minutes of Previous Planning Board Meetings: Attached draft of February 9, 2021 regular meeting minutes.

Ms. Blanchard made a motion, seconded by Mr. Smith, to approve minutes of the regular meeting on February 9, 2021. The motion passed unanimously.

* * * *

Agenda Item III, Business Item A: Gift of 2nd Flag Lot Subdivision, requested by Wilmer Chappell off NC Highway 37 also known as Belvidere Road. Subject property is Tax Parcel No. 1-0016-0009A and is zoned RA, rural agricultural. Planner Repanshek summarized the relevant subdivision regulation rules and explained that a 31 foot wide access is already in use by another flag lot. NC DOT and Soil & Water Technician comments were reported. She explained that this is the last water meter to be put at that access without a county water main being installed at the owner's expense. She then walked through each criteria that a flag lot must meet and discussed each point with the Planning Board members. Discussion ensued about Shared Access Agreements.

Mr. Skinner made a motion, seconded by Ms. Blanchard, to find the proposed flag lot to meet requirements 'a' through 'f', of Subdivision Regulations Section 402(B)(9) and advises approval to the Board of County Commissioners with the condition that a Shared Access Agreement be drafted, signed and recorded in Register of Deeds to meet criteria (c) of section 402(B)(9). Motion passed unanimously.

* * * *

Agenda Item III, Business Item B: Gift of 2 Flag Lot Subdivisions, requested by Douglas Chappell behind 520 Whitehat Road. Subject property is Tax Parcel No. 4-D053-0002-WA and is zoned RA, rural agricultural. Planner Repanshek summarized the relevant subdivision regulation rules and explained that a 45 foot wide access easement is existing and in use. A 20 foot wide utility easement for the Water Department will need to be added within the 45 foot wide access easement to allow water department employees to perform maintenance on the water main that Mr. Chappell will install at his expense. NC DOT and Soil & Water Technician comments were reported. She then walked through each criteria that a flag lot must meet and discussed each point with the Planning Board members. Discussion ensued about Shared Access Agreements again.

Mr. Skinner made a motion, seconded by Mr. Smith, to find the proposed flag lot to meet requirements 'a' through 'f', of Subdivision Regulations Section 402(B)(9) and advises approval to the Board of County Commissioners with the following conditions: that a Shared Access Agreement be drafted, signed and recorded in Register of Deeds; that language is added to each deed stating if lot 4 or 5 are sold road improvements must be made to meet NC DOT standards, including paving; and a 20 foot wide utility easement for the County Water Department shall be added within the 45 ft. wide access easement and referenced in the deeds of both lots. Motion passed unanimously.

* * * *

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

Conditional Use Permit No. CUP-21-01, requested by Booth & Associates, LLC for an electrical power substation on Burnt Mill Road, approximately 500 feet from its intersection with Snug Harbor Road. Planner Repanshek informed the Board that the CUP was approved at the March 1, 2021 County Commissioner meeting.

Conditional Use Permit No. CUP-21-02, requested by Pamela Askew to operate a child daycare Home Occupation at 200 Cedarwood Blvd in the Woodville area. Planner Repanshek informed the Board that the CUP was denied at the March 1, 2021 County Commissioner meeting due to not being in harmony with that particular subdivision community.

Rezoning Request No. (PUD)REZ-20-01, requested by Albemarle Plantation Holdings II, LLC to rezone approximately 54.5 acres from RA-15, residential and agricultural to [PUD(CUD)] Planned Unit Development Conditional Use District. Subject property is known as the Cole Tract. Planner Repanshek informed the Board that the rezoning was approved at the March 1, 2021 County Commissioner meeting and that several residents spoke about their concerns with drainage issues, low water pressure and fire protection.

Consideration of Preliminary Plat for a 95 lot major subdivision as part of a proposed 54.4 acre PUD on the Cole Tract. Planner Repanshek informed the Board that the preliminary plat was approved at the March 1, 2021 County Commissioner meeting.

* * * *

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

* * * *

Meeting adjourned at 7:42 p.m.

Minutes approved this 10th day of August, 2021.

A.M.
Chairperson

R.R.
Recorder

Attachments: A (Sign In Sheet)