

# Perquimans County Planning Board

## MINUTES

Tuesday, October 8, 2024

The Perquimans County Planning Board held its regular monthly meeting on Tuesday, October 8, 2024, at 7:00 PM in the Community Meeting Room of the Perquimans County Library.

MEMBERS PRESENT: Lewis Smith, Vice Chair  
Thelma Finch-Copeland  
John Skinner

MEMBERS ABSENT: Antoine (A.J.) Moore, Chair  
Teresa Blanchard

OTHERS PRESENT: Rhonda Repanshek, Planner  
Trevor Miles, Planning and Zoning Technician  
Katrina Mann, Applicant

**Planning Board Vice Chair, Lewis Smith, called the meeting to order at 7:00 pm and opened the meeting with prayer by Ms. Copeland.**

### **Agenda Item I, Approval of Agenda:**

**Mr. Skinner made a motion to approve the agenda, which was seconded by Ms. Copeland. It passed unanimously.**

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**Agenda Item II, Consent Agenda/Approval of Draft Minutes of Previous Planning Board Meetings: See attached draft of August 13, 2024, Regular Meeting minutes.**

**Ms. Copeland made a motion to approve the consent agenda as presented, which was seconded by Mr. Skinner. The motion passed unanimously.**

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**Agenda Item III, Business Item A: Review of Multiple Flag-Lot Proposal** for tax parcel #4-0055-0074, requested by Mamie Wilson. Subject property is a division of family land with a proposed access greater than 1,000 feet in length.

Planner Repanshek explained that Mamie Wilson, the applicant, wants to split the land to give to her daughter, son, and grandson. She also explained that because it is a multiple flag lot proposal, it would need to be reviewed by the Planning Board and County Commissioners. It was also explained that the access needs to be 45 feet wide because it is greater than 1,000 feet in length.

Planner Repanshek then explained that the proposed use for the subdivision, residential/agricultural, complies with the Perquimans County CAMA Land Use Plan, which states that the area is optimal for Residential/Agricultural use. She also pointed out that the County Water Director stated the lots will be restricted to two water meters at the point of access, and that the remaining two lots will have the opportunity to either install a water main at their expense or use well water.

Vice-Chair Smith asked if there was already a house there. Planner Repanshek answered no. She then explained that the Soil and Water Technician recommended swales along the property lines, but that overall the drainage was good. She also stated that the grandson wants to build the house on the road front lot as soon as possible,

Planner Repanshek then pointed out that two of the lots are going to the grandson, and that only one of them can qualify as a Deed of Gift per the Subdivision Regulations. She further explained that per the Subdivision Regulations, if a lot which is a deed of gift utilizes a private access to reach a state maintained or private paved road, that the paragraph in Section 801(A)(6) is added to the deed, and requires that the access to such a lot for a deed of gift be brought into compliance with the Subdivision Regulations at the time of recordation if it is ever sold to anyone outside of the immediate family.

Planner Repanshek further pointed out that the Planning Board would need to determine if Lot 1 or Lot 4 would be considered the deed of gift lot, as this would impact whether the paragraph in Section 801(A)(6) would need to be included in the deed. She also explained that if the concern is the access to the three rear lots being brought into compliance, it would be better to designate lot four as the deed of gift lot. Planner Repanshek also clarified that if Lot 4 were considered the minor subdivision lot, then the county would have no means to force them to bring the access road into compliance if it were ever sold outside the family.

Vice-Chair Smith then asked if Lot 4 was presently being considered as the minor subdivision lot. Planner Repanshek answered yes.

Katrina Mann then explained to the Planning Board that there was no intent in the immediate future to sell Lot 4 to anyone and asked if Lot 4 could be considered the deed of gift lot. Planner Repanshek answered yes.

Ms. Mann was then asked if they intended to build houses on lots 2 and 3 anytime soon, and she replied that she did not, but that her lot would be given to her daughter when she moved back home.

Planner Repanshek then asked Ms. Mann if a name for the access had been considered. Ms. Mann replied with Mamie Lane. Mr. Skinner then asked if that also needed a motion for approval. Planner Repanshek responded yes.

Mr. Skinner then asked if there was any reason that the subdivision shouldn't be approved. Planner Repanshek responded no. She also reminded the board that when they make their motion to approve, add that Lot 4 would be considered the deed of gift lot.

**Mr. Skinner then made a motion to find the proposed flag lots to be consistent with subdivision requirements and recommend approval to the Board of County Commissioners for flag lot review of Tax Parcel #4-0055-0074 with the condition that parcel A-1 be considered a minor subdivision**

**and all other lots be considered gift lots. The motion was seconded by Ms. Copeland. It passed unanimously.**

**Mr. Skinner then made a motion to accept the proposed name “Mamie Lane” for the 45 foot wide private right of way. It was seconded by Ms. Copeland. It passed unanimously.**

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

**Major subdivision sketch/preliminary plat** of The Windmill at Coastal Farms in Woodville on tax parcel 4-0036-0124F, zoned Residential and Agricultural RA-32. Sixty-four lots proposed between the 200 block of Woodville Road and Magnolia Trail.

Planner Repanshek explained that the sketch/preliminary plat for The Windmill at Coastal Farms was approved by the County Commissioners.

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

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**Meeting adjourned at 7:32 pm.**

**Minutes approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.**

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Recorder

Attachments: A (Attendance Sheet)