

# Perquimans County Planning Board

## MINUTES

Tuesday, June 10, 2025

The Perquimans County Planning Board held its regular monthly meeting on Tuesday, June 10, 2025, 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  
John Skinner  
Teresa Blanchard

MEMBERS ABSENT: Thelma Finch-Copeland

OTHERS PRESENT: Rhonda Repanshek, Planner  
Brandon Shoaf, Assistant County Manager  
Trevor Miles, Planning and Zoning Technician  
Timothy Wayne Bentz, Jr., Applicant  
Joanna, Applicant  
John Mohr

Planning Board Chair, Antoine Moore, called the meeting to order at 7:03 pm and Mr. Smith opened the meeting in prayer.

### Agenda Item I, Approval of Agenda:

Mr. Smith made a motion to approve the agenda. It was seconded by Mr. Skinner. The motion passed unanimously.

\* \* \* \*

Agenda Item II, Consent Agenda/Approval of Draft Minutes of Previous Planning Board Meetings:  
*See attached draft of May 13, 2025, Regular Meeting minutes.*

Mr. Skinner made a motion to approve the minutes as presented. It was seconded by Ms. Blanchard. The motion passed unanimously.

\* \* \* \*

**Agenda Item III, Business Item A: Continuation of SUP-25-01, Special Use Permit Request**  
by Timothy 'Wayne' Bentz, Jr., of Malicious Diesel Performance, LLC, for approximately 1.5

acres of tax parcel 5-0035-0060 to be used for an automobile service business. Subject property is on the north side of Highway 17 at 1341 Ocean Highway North.

Planner Repanshek presented the updated site plan submitted by Malicious Diesel, showing the changes to the vegetative buffer and the parking layout. She elaborated that the proposal showed a vegetative buffer around the building, except for the office area, and a fenced area in the rear for the storage of vehicles being repaired.

Mr. Skinner brought up whether or not there was enough clearance around the building for the parking lot drive lane, specifically in the rear, to satisfy the concerns of the fire department. After much discussion, it was decided that the measurement of 35 feet needed to be increased to at least 42 feet (18' parking space + 24' aisle) or more.

Planner Repanshek then brought up the issue of the vegetative buffer and screening, and what exactly counts as the automotive service area for the purposes of screening and vegetation regulations. Mr. Bentz explained that the reasoning for the change in measurements on the site plan was to keep the area of disturbed land under one acre, to avoid needing a soil and water erosion control permit.

Planner Repanshek then pointed out that the zoning ordinance demands that a fence, at least 7 feet in height, be placed in front of any automotive service area, in addition to the 5-foot-wide vegetative buffer. This led to the discussion of what actually counts as the service area, with it ultimately being decided that the bays in front constitute the automotive service area for the purposes of screening and vegetative buffers.

The discussion then shifted to the fenestration and façade design requirements. Planner Repanshek explained that based on the submitted dimensional drawings for the building, the applicant would not meet the requirements and would either need to revise the proposed building or request and be granted a variance.

Discussion then shifted back to the vegetation in front of the service bays, and what types of vegetation would be required, and the fence in front of the service bays. After further discussion of the issue, it was stated that the board should make recommendations based on the ordinance as written, but that it could suggest variances for certain things.

Planner Repanshek then reviewed the draft special use permit, noting that she added a provision referencing the county noise ordinance.

**Mr. Smith made a motion to find proposed Special Use Permit No. SUP-25-01 to be consistent with Perquimans County's Land Use Plan (LUP) due to its zones in the LUP matching its zones on the County Zoning Map and recommend approval to the Board of County Commissioners based on the conclusions that:**

**The use will not endanger public health or safety; it meets required conditions, will not substantially injure the value of abutting property, and the character of the use will be in harmony with the area in which it is to be located conditioned upon the three variances identified: fence in front of bay doors, fenestration, and façade design, being exempted from established zoning Commercial Architectural Design Standards. Mr. Skinner seconded the motion. It passed unanimously.**

**Agenda Item III, Business Item B: Interpretation Discussion** of Subdivision Regulations regarding extension of public water.

Planner Repanshek began the discussion by explaining that there are multiple paragraphs in both the Subdivision Regulations and Zoning Ordinance which speak on the extension of public water lines in relation to the subdivision of lots, both minor and major, and that these paragraphs are either contradictory or too vague to offer a useful interpretation. She also explained that this issue has come up because a developer was attempting to subdivide land on a state road that lacks county water.

After much discussion on the issue it was decided that first, the question of using additional statements when signing the survey should be brought to the county attorney in reference to the current subdivision request, and that second, it would be beneficial to potentially look at rewriting the parts of the ordinances in question. However, Mr. Shoaf brought up that the General Assembly had put a freeze on all land use ordinance rewrites, in response to Hurricane Helene, and that it was not clear when that freeze would end.

\* \* \* \*

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

No items at this time.

\* \* \* \*

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

\* \* \* \*

**A motion was made by Mr. Skinner to adjourn the meeting. The motion was seconded by Mr. Smith. It passed unanimously. Meeting adjourned at 8:38 pm.**

**Minutes approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025.**

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Recorder