

Perquimans County Planning Board  
**MINUTES**

Tuesday, August 12, 2025

The Perquimans County Planning Board held its regular monthly meeting on Tuesday, August 12, 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  
Thelma Finch-Copeland  
Teresa Blanchard

MEMBERS ABSENT: John Skinner

OTHERS PRESENT: Rhonda Repanshek, Planner  
Trevor Miles, Planning and Zoning Technician  
Shannon Coston, Applicant  
Ty Coston

Planning Board Chair, Antoine Moore, called the meeting to order at 7:02 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 Ms. Blanchard. The motion passed unanimously.**

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**Agenda Item II, Consent Agenda/Approval of Draft Minutes of Previous Planning Board Meetings: See attached draft of June 10, 2025, Regular Meeting minutes.**

**Ms. Blanchard made a motion to approve the minutes as presented. It was seconded by Ms. Thelma Finch-Copeland. The motion passed unanimously.**

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**Agenda Item III, Business Item A: Gift of Property, flag-lot request by William and Earnestene 'Patricia' Howell to their daughter, Shannon Coston.** Subject property is proposed to be a second flag-lot, one-acre in size, immediately north of the structure at 1013 New Hope Road. It is proposed to be cut from tax parcel no. 4-0052-0001A and 4-0052-0002 and to utilize an existing access easement.

Planner Repanshek explained that the reason this request was coming before the board was because it is a second flag lot, and that the decision was strictly administrative, meaning that it could not be denied if it met the rules. She then went through the list of requirements that the lot must meet, and

explained that based on the survey provided, and the easement documents and deed provided, the lot meets those requirements.

She also pointed out that the Soil and Water Conservation District technician had submitted a diagram showing the drainage pattern for the proposed lot, but questioned whether the direction of drainage should be included on the survey. After much discussion, it was decided that there was no need to indicate drainage on the survey, but that approval of the lot should hinge on the installation of drainage swales as recommended by the Soil and Water technician.

**Mr. Smith made a motion to recommend to the Board of County Commissioners approval of the flag-lot subdivision deed of gift as proposed from William and Earnestene Howell to their daughter Shannon Coston, combined with an approximately 22-foot-wide strip of her uncle, Jacob Wills', parcel: conditioned upon establishing a minimum 45 ft wide easement and acceptance and installation of the drainage plan created by the Chowan & Perquimans Soil & Water Conservation District Technician. Ms. Blanchard seconded the motion. It passed unanimously.**

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

**Special Use Permit SUP-25-01, requested by T. Wayne Bentz, Jr. of Malicious Diesel Performance, LLC for an automobile service business on the north side of Highway 17 at 1341 Ocean Highway North.** Planner Repanshek explained that the application had not advanced to the County Commissioners due to several ongoing issues.

**Interpretation discussion of subdivision regulations regarding extension of public water.** Planner Repanshek explained that the county attorney had crafted a certification to go on future surveys of lots in areas lacking county water which clarified that the county was under no obligation to provide water to those lots just because the survey was approved for recordation.

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

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**A motion was made by Ms. Blanchard to adjourn the meeting. The motion was seconded by Mr. Smith. It passed unanimously. Meeting adjourned at 7:22 pm.**

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

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Recorder