

Perquimans County Planning Board

MINUTES

Tuesday, Oct 10, 2017

The Perquimans County Planning Board held its regular monthly meeting on Tuesday, October 10, 2017 at 7:00 PM in the Commissioner Meeting Room of the Courthouse Annex Building.

MEMBERS PRESENT: A.J. Moore, Chair
Lewis Smith, Vice Chair
A.O. Roberts

MEMBERS ABSENT: Paul Kahl
Brenda Lassiter

OTHERS PRESENT: Frank Heath, County Manager
Rhonda Money, Planner/GIS
Applicants

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

Agenda Item I, Approval of Agenda: Mr. Roberts made a motion, seconded by Mr. Smith, 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: Regular meeting of August 8, 2017. Mr. Smith made a motion, seconded by Mr. Roberts, to approve August 8, 2017 Planning Board minutes. The motion passed unanimously.

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Agenda Item III, Business Item A: Conditional Use Permit No. CUP-17-04, requested by Paul Copeland to locate an Internet-based Used Automobile Sales Business (Home Occupation of a Commercial Nature) at 1189 W. Bear Swamp Road (SR 1101). Property is zoned RA, Rural Agriculture District and known as Tax Parcel No. 3-0058-00008A. Planner Money summarized the proposed business by stating the difference between a Standard Home Occupation and a Home Occupation of a Commercial Nature. She then summarized the applicant's proposal of selling up to five automobiles via the internet and parking them behind the existing shop beside where the applicant currently lives. Using mathematical calculations the shop is long enough to hide 4 ½ parking spaces from view. No auto repair will take place on site and no sign will be visible from the road. Ms. Money then presented a short slideshow presentation and mentioned that the draft Conditional Use Permit in the agenda packet is from a template of a very similar situation on Beech

Springs Road. Mr. Smith made a motion, seconded by Mr. Roberts, to recommend to the BCC to find proposed Conditional Use Permit No. CUP-17-04 to be consistent and in harmony with the existing development pattern around 1189 W. Bear Swamp Road, Hertford, NC because it will not affect agricultural production and it will be well out of sight of the public road. Motion passed unanimously.

Mr. Roberts made a motion, seconded by Mr. Smith, to recommend to the BCC approval of Conditional Use Permit No. CUP-17-04, to approve the location of an internet-based Used Automobile Sales business on parcel 3-0058-00008A (also known as 1189 W. Bear Swamp Road), adopting the Findings of Perquimans County Zoning Ordinance section 903 (a) through (d) to support the motion. Motion passed unanimously.

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

- **Kos S. Jackson – Automobile Sales Lot at 640 Woodland Church Rd – CUD-17-01** Planner Money notified the Board that this had passed BCC September 5th.
- **The Moorings at Albemarle – Preliminary Plat Review – CUD-10-01(a)** Ms. Money notified the Board that this also passed BCC September 5th with the condition that items listed by Bill Diehl, County Water Engineer were met.
- **County Solar Regulations and Moratorium** Planner Money said the moratorium has ended and County Manager, Frank Heath, updated the Board on the changes that took place after the solar regulation draft left the Planning Board.

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

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Meeting adjourned at 7:16 p.m.

Minutes approved this _____ day of _____, 2018.

Chairperson
Attachments: A (Sign In Sheet)

Recorder