

Perquimans County Planning Board

MINUTES

Tuesday, July 12, 2022

The Perquimans County Planning Board held its regular monthly meeting on Tuesday, July 12, 2022 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: A.O. Roberts

OTHERS PRESENT: Rhonda Repanshek, Planner
Trevor Miles, Planning and Zoning Technician
Leslie Craft, Property Owner
Craig Craft, Property Owner

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 June 14, 2022 regular meeting minutes.

Mr. Smith made a motion, seconded by Mr. Skinner, to approve minutes of the regular meeting on June 14, 2022. The motion passed unanimously.

* * * *

Agenda Item III, Business Item A: Review newly requested street name of Bethel Trail for parent Tax Parcel #2-0070-0050 per Addressing Ordinance paragraph 6.01 and Subdivision Regulations Section 402(A)(8).

Planner Repanshek gave a brief overview of the situation involving the Crafts, who with the consent of all property owners making use of the access, proposed naming the access road Bethel Trail. After brief deliberation, Mr. Skinner made a motion to approve the naming, seconded by Mr. Smith. The motion passed unanimously.

* * * *

Agenda Item III, Business Item B: Continue Discussion of Major Subdivision Plat Review Procedure Text Amendments

Planner Repanshek gave a brief overview of the current state of the subdivision plat review procedure, and then presented the proposed text amendments. During the discussion that followed, it was stated that in the current procedure, most information regarding the construction of Major Subdivision improvements, which occur after approval of the preliminary plat, do not pass through the Planning office. After much discussion between the Planning office and

the Planning Board, it was decided that the proposed changes would include the addition of a construction plan phase, where construction plans would be checked by the Planning office staff for congruency with the preliminary plat, as well as retaining wording that allows the request of additional information as deemed necessary by the Planning office, and require developers provide a copy of the covenants prior to preliminary plat review.

* * * *

Agenda Item III, Business Item C: Discuss Zoning Ordinance Text Amendment ideas for Highway Zone Commercial Design Standards, as requested by the Board of County Commissioners and tabled from last month.

Planner Repanshek began by giving a brief presentation of historic and modern architectural examples to demonstrate the basis from which the proposed standards were drawn. Technician Miles then presented the proposed regulations in full, accompanied by a slideshow providing examples of several architectural terms which are present in the regulations. After discussion with the Planning Board, it was decided that the only additions to be made were adding parking lot landscaping requirements for standalone commercial development and the allowance of brick as a siding material, with stipulations.

* * * *

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

Rezoning Request REZ-22-01, requested by The Moorings at Albemarle, LLC to rezone approximately 93.36 acres from RA-15 (CUD) to RA-15 [Tax Parcel Numbers 4-0076-0026, 4-D076-2601-TM1, 4-D076-2602-TM1, 4-D076-2603-TM1, and 4-D076-2604-TM1]

Planner Repanshek updated the Planning Board, stating that the rezoning request had been approved by the Board of County Commissioners unanimously, with only minor concerns from the public.

Preliminary Plat approval request of a Major Modification of The Moorings at Albemarle phase 1 proposing 15 lots. [southern portion of Tax Parcel 4-0076-0026]

Planner Repanshek updated the Planning Board, stating that the Preliminary Plat had been approved by the Board of County Commissioners unanimously.

* * * *

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

* * * *

Meeting adjourned at 9:25 p.m.

Minutes approved this 13th day of September, 2022.

Lewis Smith
Chairperson

Trevor Miles
Recorder

Attachments: A (Sign-In Sheet)