

Perquimans County
Special Joint Work Session
MINUTES

Monday, October 17, 2022

The Perquimans County Planning Board held a special joint work session with the Board of County Commissioners on Monday, October 17, 2022 at 7:00 PM in the Community Meeting Room of the Perquimans County Library.

MEMBERS PRESENT: Wallace Nelson, BCC Chair Antoine (A.J.) Moore, Planning Board Chair
 Fondella Leigh, BCC Vice Chair Lewis Smith, Planning Board Vice Chair
 Joseph Hoffler, BCC John Skinner, Planning Board
 Kyle Jones, BCC Teresa Blanchard, Planning Board
 Charles Woodard, BCC
 Thelma Finch-Copeland, BCC

MEMBERS ABSENT: None

OTHERS PRESENT: Rhonda Repanshek, Planner
 Trevor Miles, Planning and Zoning Technician
 Frank Heath, County Manager
 Mary Hunnicutt, Clerk to the Board (for BCC)
 J. Sikes, Sheriff's Deputy
 Terry Swope

Board of County Commissioners Chair Wallace Nelson called the meeting to order at 7:00 pm, with prayer and pledge led by Kyle Jones.

Agenda Item I-A, Perquimans County Zoning Ordinance Proposed Highway Commercial Architectural Design Standards: Planner Repanshek opened the discussion by explaining what was initially requested by the Board of County Commissioners in regard to potential design guidelines for commercial development in the county. She then presented a slideshow of various structures throughout the county and state, depicting local architectural features.

Technician Miles then gave a presentation showing various architectural features and explaining how they would be incorporated into the proposed addition to the zoning ordinance. Discussion ensued about the different types of siding and building materials used in structures. After the discussion, it was agreed that the proposed additions were sufficient, with some minor changes to the wording.

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Agenda Item I-B, Zoning Ordinance – Other Proposed Text Amendments: Planner Repanshek gave an overview of several proposed text amendments to the zoning ordinance. The proposed changes are to clarify several sections and add necessary definitions. Example proposals include adding a definition of Accessory

Dwelling Unit, creating exception guidelines for accessory buildings on vacant lots, updating terminology, and clarifying some terms. After much discussion, the boards were in favor of most changes.

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Agenda Item I-C, Subdivision Regulations – Proposed text amendments including Major Subdivision Review Procedure: Planner Repanshek then presented several proposed text amendments to the subdivision regulations, including changes to the major subdivision review process, such as the addition of a new comprehensive checklist of requirements for each stage of the process, removing survey certificates that are no longer relevant, and adding a construction plan requirement section. After some discussion, both boards were amenable to the changes proposed.

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Agenda Item I-D, Manley/Phoenix/Duke Energy solar farm vegetative buffer presentation: Planner Repanshek then presented a presentation regarding the vegetative buffer at the solar farm located at 131 Snug Harbor Rd. She explained that for the most part, the buffer was in compliance with the conditions of the solar farms special use permit, with the exception of 100 ft on the Northeasterly end of the buffer.

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Meeting adjourned at 9:07 p.m.

Minutes approved this _____ day of _____, 2022.

Chairperson

Recorder

Attachments: A (Sign-In Sheet)