

Perquimans County Planning Board
MINUTES

Tuesday, April 11, 2023

The Perquimans County Planning Board held its regular monthly meeting on Tuesday, April 11, 2023, 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
Trevor Miles, Planning and Zoning Technician
Herman and Kelly Belangia, Property Owners

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 to approve the agenda as presented, which was seconded by Mr. Skinner. 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 December 13, 2022, Regular Meeting minutes.

Mr. Smith made a motion to approve the consent agenda as presented, which was seconded by Mr. Skinner. The motion passed unanimously.

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Agenda Item III, Business Item A: Multiple Flag lot review for Tax Parcel # 5-0020-0034D which is a division of Belangia and Lilly family land and establishment of access greater than 1,000 feet long.

Planner Repanshek explained to the Board the particulars of the situation, including the exclusion of parcels A and B due to a will being in effect, and the requirement for a shared access agreement for the 45-foot-wide easement to parcel D. Also explained was the potential inclusion of a paragraph in the shared access agreement that would require the access to be paved and brought to DOT standards if the property is ever sold outside of the family.

After much discussion, the board concluded that, due to the unusual nature of the subdivision, the paragraph referenced above should remain in the shared access agreement, pending a review at the Board of County Commissioners meeting.

Mr. Skinner made a motion, seconded by Mr. Smith, to find the proposed flag lots to be consistent with the subdivision requirements and recommend approval to the Board of County Commissioners for flag lot review for Tax Parcel # 5-0020-0034D, with the condition that the paragraph regarding the paving of the access remain in the shared access agreement.

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Agenda Item III, Business Item B: Address Ordinance edit discussion. Planner Repanshek explained the history behind the Address Ordinance and brought up several small issues that exist with the ordinance, including the requirement that any access with 2 or more addressable structures be named, and the fines associated with defacing/destroying county street signs.

Planner Repanshek suggested changing the naming trigger to 3 or more structures using an access. She also discussed revamping the way unit designators are assigned to multi-family structures and increasing the fine for defacing/destroying a county street sign from \$25 to \$200. Discussion ensued. Text amendments may be proposed at a later Planning Board meeting.

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

- **Double flag lot review for Tax Parcel #5-0034-0089A area** -- Planner Repanshek and Technician Miles reported on the status of the Passwater-Stork flag lots and recombination, which was approved by BCC in January. Mr. Passwater is currently in the process of setting up a house on the combined lot and selling the road access lot. Nothing has been heard from Mr. or Mrs. Stork.
- **TXT-22-01 Proposed Text Amendments** – Planner Repanshek reported that the proposed text amendments to the County Zoning Ordinance and Subdivision Regulations were approved by BCC January 3, 2023.

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

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Meeting adjourned at 8:05 p.m.

Minutes approved this _____ day of _____, 2023.

Chairperson

Recorder

Attachments: A (Attendance Sheet)