

Perquimans County Planning Board

MINUTES

Tuesday, May 09, 2023

The Perquimans County Planning Board held its regular monthly meeting on Tuesday, May 09, 2023, at 7:00 PM in the Community Meeting Room of the Perquimans County Library.

MEMBERS PRESENT: Lewis Smith, Vice Chair
Thelma-Finch Copeland
John Skinner
Teresa Blanchard

MEMBERS ABSENT: Antoine (A.J.) Moore, Chair

OTHERS PRESENT: Rhonda Repanshek, Planner
Trevor Miles, Planning and Zoning Technician
Staley Colson, Jr, Property Owner
Marta Colson, Property Owner

Planning Board Vice Chair, Lewis Smith, called the meeting to order at 7:00 pm and opened with prayer by Thelma-Finch Copeland.

Agenda Item I, Approval of Agenda:

Ms. Blanchard made a motion to approve the agenda as presented, which was seconded by Ms. Copeland. The motion passed unanimously.

* * * *

Agenda Item II, Consent Agenda/Approval of Draft Minutes of Previous Planning Board Meetings: *See attached draft of April 11, 2023, Regular Meeting minutes.*

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

* * * *

Agenda Item III, Business Item A: SUP-23-01, Special Use Permit Request for an in-ground pool in HA, Historic Agriculture District requested by Mr. Staley Colson, Jr. for tax parcel # 5-0051-0015L.

Planner Repanshek explained to the Board the particulars of the situation and stated why this issue needed to be brought before the Planning Board. After discussion amongst the Planning Board members, it was decided that the Special Use Permit would be recommended for approval, subject to the conditions contained in the draft Special Use Permit.

Mr. Skinner made a motion to find the proposed Special Use Permit No. SUP-23-01 to be consistent with Perquimans County's CAMA Land Use Plan (LUP) due to its zone as Historic Agriculture Area in the LUP and the residential nature

of the proposed use and recommend approval to the Board of County Commissioners with conditions as presented based on the conclusions that:

- 1. The use will not materially endanger the public health or safety, if located according to the plan submitted and approved;**
- 2. The use meets all required conditions and specifications;**
- 3. The use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and**
- 4. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the Perquimans County Land Use Plan.**

Ms. Blanchard seconded the motion. The motion passed unanimously.

* * * *

Agenda Item III, Business Item B: TXT-23-01, Zoning Ordinance Text Amendment to allow accessory structures in front and side yards and **Address Ordinance Text Amendments** to update random sections including increasing the number of structures that trigger a street name requirement, raising maximum fines, and editing sections that create addressing-software problems.

Planner Repanshek explained the difference in setback requirements and accessory structure rules based on the age of the lot and zone. She then explained the proposed change to the footnote located in the section 704 table of the Zoning Ordinance, which would allow for the building of accessory structures in the front and side yards of lots created after Oct. 7, 2002 subject to certain conditions and requirements. She also presented several photos of the types of properties throughout the county that would be affected by the change.

The Planning Board expressed some concerns regarding the potential for this change to increase the amount of junk vehicles in people's yards, and overall decrease the aesthetic appeal of the county. After much discussion, it was ultimately decided to recommend approval for the change, provided that the wording be improved.

Planner Repanshek then moved onto the changes in the Addressing Ordinance, which were discussed at the prior Planning Board in April. After discussion, the Planning Board felt the changes to the addressing ordinance were appropriate, and recommended approval.

Mr. Skinner made a motion to find Text Amendment No. TXT-23-01 to be consistent and in harmony with the County Comprehensive Land Use Plan because the proposed accessory structure text amendment is residential in its nature of use and there is lack of coverage of accessory structures in the Land Use Plan in general. Also, the Addressing Ordinance text amendments are critical to promoting public safety in all its aspects. The motion was seconded by Ms. Blanchard. It passed unanimously.

Mr. Skinner then made a motion, seconded by Ms. Blanchard, to recommend to the Board of County Commissioners approval of Text Amendment No. TXT-23-01, as presented, to edit County Zoning Ordinance section 704 table for lots created after October 7, 2002 to include proposed standards for allowing accessory buildings in front and side yards of residential zones and to edit County Addressing Ordinance sections as proposed in the Table of Proposed Text Changes to include increasing the number of structures that trigger a street name requirement, raising maximum fines and editing sections that create addressing-software problems, with the condition that the discussed changes be made to the wording of the proposed edits.

* * * *

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

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 gave an overview for the multiple flag lot review, which was approved by Board of County Commissioners at their May 1, 2023 meeting.

* * * *

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

* * * *

Meeting adjourned at 8:30 p.m.

Minutes approved this _____ day of _____, 2023.

Chairperson

Recorder

Attachments: A (Attendance Sheet)