

Perquimans County Planning Board

MINUTES

Tuesday, Oct 10, 2023

The Perquimans County Planning Board held its regular monthly meeting on Tuesday, October 10, 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
Thelma Finch-Copeland
John Skinner
Teresa Blanchard

MEMBERS ABSENT: None

OTHERS PRESENT: Rhonda Repanshek, Planner
Michael Hurdle, Applicant

Planning Board Chair, Antione 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 Ms. Blanchard. 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 June 13, 2023, Regular Meeting minutes.*

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

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Agenda Item III, Business Item A: Second flag lot request by Michael Hurdle from Tax Parcel # 5-0034-0119A off Hurdletown Road. Subject Property is zoned RA, rural agriculture and is for his son.

Planner Repanshek used an ortho-photo and county GIS layer to explain the design of the lot and the existing 50 foot wide access. She reported what the County Water Department had agreed to and explained the problems with asking for a third water meter in the future. Board members asked a few questions about

access as planner Repanshek went over the preliminary draft Shared Access Agreement. She relayed the local Soil & Water Technician comments for the proposed site and noted that the applicant does construction related to soil and water drainage as a career, so he should have a good understanding of the situation.

Mr. Skinner made a motion, seconded by Ms. Blanchard, to find the proposed flag lot to meet requirements 'a' through 'f' of Subdivision Regulations 402 (B)(9), and advises approval to the Board of County Commissioners with the condition that a Shared Access Agreement be approved by County Commissioners with additional wording such as: Any future parcel subdivided from Perquimans County tax parcel No. 5-0034-0119A may require installation of a County water main at the landowner(s)' expense. Said water main shall be given a utility easement within or immediately adjacent to the access easement. A separate street name and change of addresses will be required at the installation of a third residence or a subdivision of a third residential lot. The access shall be maintained in serviceable, well drained condition with no detriment to neighboring properties. The motion passed unanimously.

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

SUP-23-02, Special Use Permit Request for Resumed Single Family Dwelling in CH, Highway Commercial district at 1604 Ocean Highway South, requested by Tykisha Frierson.

Planner Repanshek explained that the SUP was approved at the Board of County Commissioners meeting and that the applicant had recorded all paperwork as required.

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

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Meeting adjourned at 7:22 p.m.

Minutes approved this _____ day of _____, 2023.

Chairperson

Recorder

Attachments: A (Attendance Sheet)