

Perquimans County Planning Board

MINUTES

Tuesday, January 9, 2024

The Perquimans County Planning Board held its regular monthly meeting on Tuesday, January 9, 2024, at 5:58 PM in the Community Meeting Room of the Perquimans County Library. (Meeting held early due to inclement weather.)

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
Corey Marriner, SUP Applicant
Darren Saunders, Chief, Bethel Volunteer Fire Department
Ray Copeland, Assistant Chief, Bethel Volunteer Fire Department
Ray Fesperman, Captain, Bethel Volunteer Fire Department
Alan Corprew, Safety Officer, Bethel Volunteer Fire Department
Bruce Behran, APPOA

Planning Board Chair, Antione Moore, called the meeting to order at 5:58 pm and opened with prayer by Lewis Smith.

Agenda Item I, Approval of Agenda:

Mr. Skinner 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 October 10, 2023, 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: Consideration of Special Use Permit No. SUP-23-03, requested by Corey Marriner to install a double-wide manufactured home in Old Neck Historic Agriculture District on Tax Parcel #5-D051-0014-HW, also known as 686 New Hope Road.

Planner Repanshek presented the staff report on the request, explaining that the location of the site is on the outer edge of the historic district, and that Mr. Marriner has already obtained permits to construct a detached garage on the site. She also explained that despite being in the Historic District, the site was not located near any historic plantation houses.

Mr. Skinner then asked how far back the house will be placed from the front property line, and Mr. Marriner stated that it was planned to be at least 50 feet from the front property line.

Mr. Skinner made a motion to find proposed Special Use Permit No. SUP-23-03 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 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.**

The motion was seconded by Ms. Blanchard. It passed unanimously.

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Agenda Item III, Business Item B: Review of Minor Subdivision approximately 500 feet south of the intersection of Church Lane and Harvey Point Road for a Bethel Volunteer Fire District substation. Proposed site is on tax parcel 2-0073-0020, a Conditional Zoning District with conditions recorded in deed book 494, at page 775.

Planner Repanshek explained why this minor subdivision was being presented to the Planning Board, and the conditions contained in the Planned Unit Development Plan that might be relevant to the subdivision and use proposed. There was then discussion as to whether it would be necessary to require a 50 foot vegetative buffer on the north side of the property. Chief Saunders explained that having such a buffer would create a safety hazard, as it would affect the ability of vehicles traveling down Harvey Point Road and Church Lane to see emergency vehicles exiting the substation. After discussion, it was decided that it would not be necessary or appropriate to impose a 50 foot buffer on the north side of the site.

There was also discussion about drainage, and whether a drainage plan should be required for this subdivision. It was ultimately decided that, because most of the drainage issues exist on the southeastern corner of the site, and because the building pad for the substation will be raised, it was unnecessary to require a drainage plan.

Mr. Skinner then made a motion to recommend the Board of County Commissioners approve the consistency with the County CAMA Land Use Plan and approve the survey plat as proposed with the condition that the 50 foot vegetative buffer not be required on the north side of the site due to it being a safety hazard. Mr. Smith seconded the motion. It passed unanimously.

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

Second flag lot request by Michael Hurdle from tax parcel #5-0034-0119A off Hurdletown Road. Subject property is zoned RA, rural agricultural and is for his son.

Planner Repanshek updated the board on the status of the second flag lot request by Michael Hurdle, stating that the proposal as recommended by Planning Board was approved by the Commissioners with an additional condition that the access easement be perpetual and run with the land.

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

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Meeting adjourned at 6:42 pm.

Minutes approved this _____ day of _____, 2024.

Chairperson

Recorder

Attachments: A (Attendance Sheet)