

Perquimans County Planning Board

MINUTES

Tuesday, April 9, 2024

The Perquimans County Planning Board held its regular monthly meeting on Tuesday, April 9, 2024, at 7:01 PM in the Community Meeting Room of the Perquimans County Library.

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

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

OTHERS PRESENT: Rhonda Repanshek, Planner
Trevor Miles, Planning and Zoning Technician
Mae McGee, Subdivision Applicant
Joe Felton
Joe & Judie Hoffer
Tildon Whitehurst, Rezoning Applicant
Patrick Whitehurst
Jason Mizelle, Timmons Group

Planning Board Vice Chair, Lewis Smith, called the meeting to order at 7:01 pm and opened with prayer by Theresa Blanchard.

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.

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Agenda Item II, Consent Agenda/Approval of Draft Minutes of Previous Planning Board Meetings: *See attached draft of January 9, 2024, Regular Meeting minutes.*

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

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Agenda Item III, Business Item A: Review of a Multiple Flag Lot subdivision request by Mae McGee to split an approximately 28-acre family land tract amongst heirs. Subject property is tax parcel 3-0048-00009D at the intersection of Center Hill Highway and North Bear Swamp Road.

Planner Repanshek presented the staff report on the request, explaining the location of the proposed subdivision and the fact that the family has owned it for over 30 years and intends to keep it in its current state of use for the foreseeable future. She also explained that the biggest possible issue with the subdivision would be limiting the number of driveways on Center Hill Highway and North Bear Swamp Road. After discussing the proposed solution from NCDOT, Planner Repanshek suggested that the Planning Board members include in the motion for approval that a condition of the approval would be to include on the survey a statement that potential buyers would need a DOT driveway permit, and that it might be a shared access. She also mentioned that Lots 3 and 4 would not have access to county water and would require wells.

Ms. McGee made a brief statement to the Planning Board explaining the history of the property.

Ms. Blanchard made a motion to find proposed flag lot to meet requirements 'A, B, D' and 'F' of Subdivision Regulations 402(B)(9) and advises approval to the Board of County Commissioners with the condition that 'C' and 'E' be met by adding wording such as "DOT driveway permit required, possible shared access" to the survey at the intersections of the state roads with lots 1/2, lots 3/4, and lots 5/6.

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

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Agenda Item III, Business Item B: Review of Rezoning request REZ-24-01 by Joseph T. Whitehurst, Jr for 67.95 acres of tax parcel 4-0036-0124F to be rezoned from Residential and Agricultural District RA-43 to Residential and Agricultural District RA-32. Subject property is on the west side of Woodville Road in the 200 block and extends southwest to Magnolia Trail.

Planner Repanshek explained the history of the subject property, including the previous rezonings and the original plan for a major subdivision. She also explained that the only difference between the two zoning districts is the minimum lot size and that in the CAMA Land Use Plan the area is labeled as being recommended for low to medium density residential.

Mr. Mizelle of the Timmons Group, on behalf of Mr. Whitehurst, then explained to the Planning Board that they would still be held to the same density and drainage requirements, as well as the same lot width and depth requirements.

Ms. Blanchard made a motion to find proposed Rezoning No. REZ-24-01 to be consistent and in harmony with the county comprehensive Land Use Plan existing development pattern because the proposed area of map Exhibit IX-B, 'Projected Future Land Use Unincorporated Portions of Perquimans County', shows the subject area labeled as residential, and appropriate uses include a variety of low and medium-density single-family uses, and the rezoning is reasonable because RA-32 is identical to RA-43 except it allows a slightly smaller lot size.

Ms. Copeland seconded this motion. It passed unanimously.

Ms. Blanchard then made a motion to recommend to the Board of County Commissioners approval of Rezoning Request REZ-24-01 for tax parcel number 4-0036-0124F to be rezoned from RA-43 Residential and Agricultural District to RA-32 Residential and Agricultural District.

Ms. Copeland seconded the motion. It passed unanimously.

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

Special Use Permit No. SUP-23-03, requested by Corey Marriner to install a double-wide manufactured home in Old Neck Historic Agriculture District at 686 New Hope Road.

Planner Repanshek updated the board on the status of the special use permit request by Corey Marriner, stating that the SUP was approved by the Commissioners with the conditions as suggested by the Planning Board, and that it has already been recorded at the Register of Deeds, and that Mr. Marriner has already received his zoning permit, but that he has run into issues with the covenants on the subdivision that the property is located in not allowing for manufactured homes.

Minor Subdivision approximately 500 feet south of the intersection of Church Lane and Harvey Point Road for a Bethel Volunteer Fire District substation. Site is on tax parcel 2-0073-0020.

Planner Repanshek explained that the Commissioners had approved the minor subdivision on the condition that no 50 foot vegetative buffer would be required on the North side of the parcel, and that standard RA setbacks be applied to the property. She also explained that the survey has already been recorded at the Register of Deeds, but that the deed of transfer has not.

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

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Meeting adjourned at 7:32 pm.

Minutes approved this _____ day of _____, 2024.

Chairperson

Recorder

Attachments: A (Attendance Sheet)