

Perquimans County Planning Board

MINUTES

Tuesday, January 14, 2025

The Perquimans County Planning Board held its regular monthly meeting on Tuesday, January 14, 2025, 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: N/A

OTHERS PRESENT: Rhonda Repanshek, Planner
Trevor Miles, Planning and Zoning Technician
Michael Avery, Applicant
Jeanette Avery, Property Owner
Catherine Ansink, Property Owner
David Ansink
Linda Dickens, Property Owner
Kerby Family, Adjoining Property Owners

Planning Board Chair, Antoine Moore, called the meeting to order at 7:00 pm and the meeting was opened with prayer by Vice Chair Lewis Smith.

Agenda Item I, Approval of Agenda:

Vice Chair Smith made a motion to approve the agenda. It 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 October 8, 2024, Regular Meeting minutes.

Vice Chair Smith made a motion to approve the minutes as presented. It was seconded by Ms. Copeland. The motion passed unanimously.

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Agenda Item III, Business Item A: Review of Rezoning Request number REZ-24-02 by Michael W. Avery, on behalf of Perquimans 3, LLC for 6.68 acres of tax parcel 4-0044-0041 to be rezoned from Rural Agriculture District RA to Residential and Agricultural District RA-32. Subject property is on the west side of Woodville Road in the 900 block and extends 245 feet to the west. Planner Repanshek explained that the only part subject to the rezoning request as presented was the 6.68 acre stretch on Woodville Road. She also explained that the uses allowed in the RA-32 district are the same as those allowed in the RA-43 district, but with a slightly smaller lot size. Planner Repanshek then explained some of the uses which are permitted by-right and by Special Use Permit for the RA-32 zone.

Planner Repanshek then reviewed the flood zone for the general area and explained that the County Water Department did not see any issues with providing potable water for eight lots. She then pointed out that the Health Department stated that the septic systems will need to be in the management entity and inspected annually because the soils in the area are marginal. Planner Repanshek also explained that the rezoning is needed because without it, the developer is only allowed 4 lots on Woodville Road because it is classified as a major collector.

Planner Repanshek then pointed out that because of the location of the lots, and the lack of need for any infrastructure to be constructed as might be typical in a major subdivision, it was not really necessary for a preliminary plat to be submitted when the subdivision was sent through the boards. She then pointed out that the rezoning request was inconsistent with the CAMA Land Use Plan due to the requested zoning change and the density of the rezoning.

Mr. Skinner then asked what the difference was between RA-43 and RA-32. Planner Repanshek then explained that the only difference is the square footage of the lots, 43,000 vs. 32,500. He then asked what was the difference when compared to RA, and Vice Chair Smith then explained that RA was a home every 5 acres according to the Land Use Plan.

Mr. Avery explained the future plans for the parcel, including the potential for 8 to 12 more lots in the Woodville Road area, and the intent to incorporate the majority of the parcel into a conservation easement or trust to preserve the area for use as 'passive recreation'. He also explained that the intended target demographic was middle class working families. Mr. Avery then elaborated that upon speaking with DOT, they are willing to put restrictive covenants in place limiting each proposed lot to one driveway. He elaborated on the width of the lot, ranging from 135-145 feet, and that each proposed lot has a depth of 245 feet. Mr. Avery also explained that there would be restrictive covenants on the property, restricting the uses to site built and modular homes.

Mr. Avery then explained the full plan for the recreation area, which would be placed into a conservation easement, and would prohibit any kind of vehicles or development in the area, except for walking trails. He also explained that the plans for the other cleared area of the parcel on Hog Neck Road were unclear at the moment, but that it, for the foreseeable future, would remain in agricultural use, possibly being redeveloped later on.

Ms. Nancy Kerby, one of the adjoining property owners, then stated that there were drainage issues concerning the water runoff from the farm field currently there. She explained that the farmer had dug a small ditch across their property to drain off the water from the field, and that it was causing damage to her property. She also explained that the water in the field does not drain to the road.

Another Kerby family member then expressed concern about the idea to use wooded areas as passive recreation, citing the prevalence of hunting in the area. Vice Chair Smith addressed the comment by stating that illegal hunting would be a concern for the Sheriff's Office and Game Wardens, as trespassing and shootings are law enforcement issues, not zoning issues. In regard to the drainage issue, it was decided that a consultation from the local Soil and Water Conservation Technician would be needed prior to appearing before the County Commissioners.

Mr. Skinner made a motion to find the proposed Rezoning No. REZ-24-02 to be inconsistent 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 Agricultural and appropriate uses are lower density than the proposed use, but the rezoning is reasonable because the eight planned lots will be standard residential lots comparable to the other approximately 20 houses within a quarter mile of the subject area, and the physical infrastructure of Woodville Road lot frontage with existing county water is the same. This was seconded by Vice Chair Smith. It passed unanimously.

Vice Chair Smith then made a motion to recommend to the Board of County Commissioners approval of Rezoning Request REZ-24-02, for 6.68 acres of tax parcel number 4-0044-0041 to be rezoned from Rural Agriculture District RA to Residential and Agricultural District RA-32, conditioned on an assessment of the property by the Soil and Water Conservation District to determine solutions to any drainage issues present. This was seconded by Ms. Copeland. It passed unanimously.

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

Multiple Flag-Lot Proposal, request by Mamie Wilson. Subject property was a division of family land at 162 Mill Road with a proposed access greater than 1,000 feet in length.

Planner Repanshek gave an update on the Mamie Wilson flag lot request, stating that the subdivision was approved by the County Commissioners, but that the plat has not been signed and recorded. The Planning Department is waiting to see the maintenance agreement and final survey.

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

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Meeting adjourned at 7:52 pm.

Minutes approved this _____ day of _____, 2025.

Chairperson

Recorder

Attachments: A (Attendance Sheet)