

Perquimans County Planning Board

MINUTES

Tuesday, May 13, 2025

The Perquimans County Planning Board held its regular monthly meeting on Tuesday, May 13, 2025, at 7:00 PM in the Community Meeting Room of the Perquimans County Library.

MEMBERS PRESENT: Antoine (A.J.) Moore, Chair
Thelma Finch-Copeland
John Skinner

MEMBERS ABSENT: Lewis Smith, Vice Chair
Teresa Blanchard

OTHERS PRESENT: Rhonda Repanshek, Planner
Trevor Miles, Planning and Zoning Technician
Timothy 'Wayne' Bentz, Jr., Applicant
Joanna, Applicant

Planning Board Chair, Antoine Moore, called the meeting to order at 7:01 pm and opened the meeting in prayer.

Agenda Item I, Approval of Agenda:

Mr. Skinner made a motion to approve the agenda. It 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 14, 2025, Regular Meeting minutes.**

Mr. Skinner 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: SUP-25-01, Special Use Permit Request by Timothy Bentz, Jr., of Malicious Diesel Performance, LLC, for approximately 1.5 acres of tax parcel 5-0035-0060 to be used for an automobile service business. Subject property is on the north side of Highway 17 at 1341 Ocean Highway North.

Planner Repanshek gave her staff report, explaining that the applicant wants to build an automobile service business in the CH (Highway Commercial) zone at 1341 Ocean Highway North, and explained that the parcel in question is actually split between the CH and RA (Rural Agriculture) zones. She explained that the proposed building is 9,000 square feet with five bays, and that the site conditions include the fact that the roadway sits at a higher elevation than the front of the parcel.

Planner Repanshek then stated that setbacks shouldn't be an issue given the size of the parcel. She also reported that the Water Department Director had no concerns, and the Soil and Water District Technician felt that drainage looks good as long as the "bowl" in the parcel is avoided. It was then mentioned that the Intercounty Volunteer Fire Department Chief brought up several things, including potentially installing a fire hydrant on that side of the highway, to which she stated that the Water Department Director thought it could be done, but it would cost roughly \$15,000 and the county does not plan to put a hydrant there.

The fire chief also brought up the access requirements for emergency vehicles, and Planner Repanshek stated that the 60-foot access around the building meets the requirements, but that the standards might not really consider large fire trucks. The fire chief also mentioned the frequency of accidents in that curve on the highway.

Planner Repanshek pointed out that the applicants had received their driveway permit from NCDOT, and per permit, they would have to slide the proposed building location to the east.

The discussion then shifted to architectural design standards. Planner Repanshek pointed out that the design as currently proposed meets some of the requirements in the façade design section, but that it will not, as currently proposed, meet the fenestration requirements. Questions were raised whether the bay doors would have windows on them, to which the applicants replied that having windows on the bay doors presents a security risk and a safety hazard.

There was also discussion of possibly turning the building 90 degrees to place the short side facing the front of the road, as this could potentially help with the fenestration requirements. That idea was abandoned upon further reflection. The discussion then shifted to the requirements for landscaping and screening of the service area. Planner Repanshek reviewed the draft special use permit which included the requirements for landscaping buffers and screening. After discussing the screening requirements, it was determined that placing a buffer of trees and shrubs between the parking area and the road would probably satisfy the requirements. In addition, the applicants stated that the area for storage of vehicles in the process of being repaired or collected would be screened by a fence which included a privacy barrier.

Planner Repanshek then mentioned the requirements for the parking lot, including delineation of parking spaces, the number of required spaces, and the surfacing requirements for the parking area. The applicants stated that they planned on creating a gravel-surfaced parking area, and that they would do what they needed to delineate the parking spaces. It was also pointed out that the customer parking area would need to be delineated from the surrounding non-parking areas in some fashion.

After much discussion, it was determined that more detailed information would need to be submitted and reviewed by the Planning Board to determine if the structure as proposed met the requirements of the zoning ordinance.

Mr. Skinner made a motion to continue the discussion at the next Planning Board meeting on June 10, 2025 to allow applicants time to submit more detailed information. The motion was seconded by Ms. Copeland. It passed unanimously.

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

Rezoning Request number REZ-24-02 by Michael W. Avery, on behalf of Perquimans 3, LLC for 6.68 acres on the west side of Woodville Road in the 900 block to be rezoned from Rural Ag. RA to Residential and Ag. District RA-32. Planner Repanshek notified Board members that the request was approved by County Commissioners February 3rd and the rezoning was contingent upon drainage site approval by the local Soil & Water District Technician.

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

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A motion was made by Ms. Copeland to adjourn the meeting. The motion was seconded by Mr. Skinner. It passed unanimously. Meeting adjourned at 8:24 pm.

Minutes approved this _____ day of _____, 2025.

Chairperson

Recorder

Attachments: A (Attendance Sheet)