

Perquimans County Planning Board

MINUTES

Tuesday, March 8, 2016

The Perquimans County Planning Board held its regular monthly meeting on Tuesday, March 8, 2016 at 7:00 PM in the Commissioners Meeting Room located on the 1st floor of the Perquimans County Courthouse Annex Building.

MEMBERS PRESENT: A.O. Roberts, Vice Chair
Brenda Lassiter
Donald Manley
Lewis Smith

MEMBERS ABSENT: Paul Kahl, Chair

OTHERS PRESENT: Donna Godfrey, County Planner
Frank Heath, County Manager
Rhonda Money, GIS/Planning Assistant

Vice Chair A.O. Roberts called the meeting to order at 7:00 pm and opened with prayer.

Agenda Item I, Approval of Agenda: Mr. Smith made a motion, seconded by Ms. Lassiter, to approve the second correction of the agenda. The motion passed unanimously.

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Agenda Item II, Consent Agenda/ Approval of Minutes of Previous Meetings: Consent Agenda consisting of draft minutes of previous Planning Board meetings (February 11, 2016 Rescheduled Regular Meeting), draft minutes of previous Planning Board Special Called Work Session (September 10, 2015), and draft minutes of Special Called Subcommittee Work Sessions (September 29, 2015 and October 13, 2015). Ms. Lassiter questioned how to vote on archival minutes. Brief discussion followed. Voting on minutes was tabled until next meeting to allow more time to read over them.

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Agenda Item III, Business Item: Consideration of Parent-to-Child Deed of Gift Case No. NZV-16-01 for a 2.0-acre "Flag Lot" proposed by William Douglas Sawyer for grandson. Property known as a portion of Tax Parcel No. 4-0053-0088, with easement access across Tax Parcel 4-0053-0085A. Remainder of property constitutes a second "Flag Lot" containing less than ten acres. Parcels located next to 479 Whitehat Road. Planner Godfrey explained that the parcel has no direct road frontage and by cutting out one flag lot it inadvertently creates a second flag lot. Perquimans County Ordinance limits staff approval to just one flag lot. Vice Chair Roberts asked Mr. Sawyer if he had anything to say. Mr. Sawyer just said he wants it approved. Ms. Lassiter asked if this will have the extra language in the deed that normally goes with a Parent-to-Child deed. Planner Godfrey explained the width of easements and the extra language in Section 701E of the Perquimans Subdivision Ordinance which places restrictions on the parcel if it is sold in the future. Mr. Smith asked for an explanation of exactly what a flag lot was and Ms. Godfrey explained. Ms. Lassiter made a motion, seconded by Mr. Smith, to recommend

approval of Parent-to-Child Deed of Gift Case No. NZV-16-01 for a 2.0 acre "Flag Lot" proposed by William Douglas Sawyer for his grandson. The motion passed unanimously.

Planner Godfrey let the applicant know that the case will be presented to the Board of County Commissioners on April 4th.

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Agenda Item IV, Other Items:

A. Status Report on Current Projects:

- (1) **Sketch Plan Review of "The Moorings at Albemarle" Subdivision at Muddy Creek (ongoing review of outstanding issues pertaining to proposed layout of lots, streets and storm drainage, buffers, etc.);** Planner Godfrey will meet Thursday with the applicant Howard Nichols, the NCDOT District Engineer, Soil and Water Conservationist Scott Alon, and possibly the applicant's Drainage Engineer to discuss roads. There are some issues with the number of lots and lot widths on some of the roads.
- (2) **Status Report on Rezoning Request No. CUD-16-01 for RA-15(CUD) District for 4-unit multi-family at 2125 New Hope Road (removed from the March agenda at the request of the Applicant to review the points of concern and evaluate their impacts on the proposed development)** The site plan is insufficient to answer drainage questions. We need calculations to show the flow of water not just a picture of a drainage pond.
- (3) **2016-2017 NCDCM Planning and Management Grant Application (for proposed updates and amendments to County land development regulations).** Dale Holland is helping with a North Carolina Division of Coastal Management grant application. State staff has identified three policies of ours that may be in conflict with new regulations. Monies available are confined to furthering the objectives of the CAMA Land Use Plan and State requirements.

B. Status Report on Previous Planning Board Recommendations. We did not have any at the BCC's last meeting.

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Vice Chair A.O. Roberts adjourned the meeting at 7:19 p.m.

Minutes approved this 14th day of June, 2016.

Paul Kahl

Chairperson

Rhonda Money

Recorder

Attachment: A (Sign In Sheet)