

Perquimans County Planning Board

MINUTES

Monday, February 26, 2018

The Perquimans County Planning Board held a **Special Called Meeting** on Monday, February 26, 2018 at 7:00 PM in the Commissioner Meeting Room of the Courthouse Annex Building.

MEMBERS PRESENT: A.J. Moore, Chair
Lewis Smith, Vice Chair
Brenda Lassiter
Paul Kahl
A.O. Roberts

MEMBERS ABSENT: none

OTHERS PRESENT: Rhonda Money, Planner/GIS
Frank Heath, County Manager
Applicants

Planning Board Chair, A.J. Moore called the meeting to order at 7:00 pm and opened with prayer.

Agenda Item I, Approval of Agenda: Mr. Roberts made a motion, seconded by Mr. Smith, to approve the agenda as presented. The motion passed unanimously.

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Agenda Item II, Consent Agenda/Approval of Draft Minutes of Previous Planning Board Meetings: Attached draft of October 10, 2017 Regular Meeting minutes.

Mr. Smith made a motion, seconded by Mr. Roberts, to approve minutes of the Regular Meeting of October 10, 2017. The motion passed unanimously.

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Agenda Item III, Business Item A: Consideration of Conditional Use Permit No. CUP-18-01, requested by Chowan Baptist Association, to expand bunkhouse facilities at 377 Camp Cale Road (Cale Camp and Conference Center). Property is zoned RA, Rural Agriculture District, and known as Tax Parcel No. 4-0063-0003. Planner Money started with a slideshow of Camp Cale property then went over her Staff Report briefly, covering topics such as parking, camp facilities and septic systems for both proposed bunkhouses. Explanation of the proposed water system was summarized by A.R. Chesson Construction Company Project Manager, Mr. Adam Hughes. Each

bunkhouse will have its own well which will be used for drinking water and also to fill a 1,500 gallon holding tank for fire suppression use. A treatment system designed to be expandable to accommodate a future bunkhouse will be installed along with the well. The well will be permitted through the State and the local Health Department. County Manager Heath said the county will ensure there is adequate backflow prevention on the county system; wells are to be completely separate from the County water. Ms. Lassiter asked how often the cabins are used now and how often is the Conference Center rented out. Cabins are not used at all in January and February and there have been a couple of weddings at the Conference Center. Mr. Smith asked what the timeline is on the second bunkhouse. Applicant responded that no particular time was set at this point. A question was asked about pulling water from the river to use for fire fighting, but explanation was given that the river was too shallow close to shore.

Mr. Smith made a motion, seconded by Mr. Roberts, to find proposed conditional use permit no. CUP-18-01 to be consistent and in harmony with the existing development pattern around 377 Camp Cale Road, Hertford, NC. Motion passed unanimously.

Mr. Roberts made a motion, seconded by Mr. Kahl, to recommend to the Board of County Commissioners, approval of Conditional Use Permit No. CUP-18-01, for the expansion of two bunkhouse facilities at 377 Camp Cale Road (Cale Camp and Conference Center) also known as Tax Parcel No. 4-0063-0003, conditioned upon editing out Operational Consideration (D)(2) on page 3 of 5 in the Draft Permit 1b which was reserved for backflow prevention wording. This motion also adopted Findings of Perquimans County Zoning Ordinance section 903 (a) through (d) to support the motion. Motion passed unanimously.

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Agenda Item IV, Other Items: A. Status Report on Previous Board Recommendations: Paul Copeland (CUP-17-04) –Internet-based Used Automobile Sales Business (Home Occupation of a Commercial Nature) on W. Bear Swamp Road. Planner Money informed the Board that CUP-17-04 was approved at the November 6, 2017 Board of County Commissioner meeting.

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

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Meeting adjourned at 7:30 p.m.

Minutes approved this 10th day of April, 2018.

A.J. Moore
Chairperson
Attachments: A (Sign In Sheet)

R. Money
Recorder