

Perquimans County Planning Board

MINUTES

Tuesday, April 10, 2018

The Perquimans County Planning Board held its regular monthly meeting on Tuesday, April 10, 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
Paul Kahl
A.O. Roberts

MEMBERS ABSENT: Brenda Lassiter

OTHERS PRESENT: Rhonda Money, Planner/GIS
Applicant & one interested resident

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

Agenda Item I, Approval of Agenda: Mr. Kahl made a motion, seconded by Mr. Roberts, 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 February 26, 2018 Special Called Meeting minutes.*

Mr. Roberts made a motion, seconded by Mr. Smith, to approve minutes of the Special Called Meeting of February 26, 2018. The motion passed unanimously.

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Agenda Item III, Business Item A: Consideration of Conditional Use Permit No. CUP-18-02, requested by Percy Winslow Jr., to operate a food concession trailer at 1225 Sandy Cross Road. Property is zoned RA, Rural Agriculture District, and is part of Tax Parcel No. 1-0011-0065 in December 2017. Planner Money summarized Mr. Winslow's short-term and long-term plans regarding using approximately 2 acres of a 135+ acre parcel to temporarily operate a standard food concession trailer. All activity is based on compliance with Albemarle Regional Health Services regulations, maintaining road setbacks and maximum line of sight from the entrance/exit driveway. Planning Board added a sixth site consideration to the proposed Conditional Use Permit regarding temporary seating.

Mr. Roberts made a motion, seconded by Mr. Smith, to find proposed conditional use permit no. CUP-18-02 to be consistent and in harmony with the existing development pattern around 1225 Sandy Cross Road, Belvidere, NC. Motion passed unanimously.

Mr. Kahl made a motion, seconded by Mr. Smith, to recommend to the Board of County Commissioners, approval of Conditional Use Permit No. CUP-18-02, to operate a food concession trailer at 1225 Sandy Cross Road on an approximately two acre portion of Tax Parcel No. 1-0011-0065, conditioned upon adding a 6th site consideration stating "Temporary seating is allowed based on compliance with Albemarle Regional Health Services regulations". 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 III, Business Item B: Planning Board Discussion on Road Maintenance Bonds and Consistency Statements. Discussion was about law that applies to subdivision performance guarantees approved or extended on or after October 1, 2015 (NCGS 153A-331). Perquimans County Subdivision Regulations sections 306.3, 306.5, 306.55 and 306.56 were discussed as they relate to the subject. Consistency Statement law created in 2017 was discussed that applies to zoning amendments made on or after October 1, 2017 (section 2.4 of S.L.2017-10).

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Agenda Item IV, Other Items: A. Status Report on Previous Board Recommendations: CUP-18-01, requested by Chowan Baptist Association, to expand bunkhouse facilities at Cale Camp and Conference Center. Planner Money informed the Board that CUP-18-01 was approved at the March 5, 2018 Board of County Commissioner meeting.

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

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Meeting adjourned at 7:46 p.m.

Minutes approved this _____ day of _____, 2018.

Chairperson
Attachments: A (Sign In Sheet)

Recorder