

Perquimans County Planning Board

MINUTES

Tuesday, May 8, 2018

The Perquimans County Planning Board held its regular monthly meeting on Tuesday, May 8, 2018 at 7:00 PM in the Commissioner Meeting Room of the Courthouse Annex Building.

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

MEMBERS ABSENT: A.J. Moore, Chair

OTHERS PRESENT: Rhonda Money, Planner/GIS
Applicant & many interested residents

Planning Board Vice-Chair, Lewis Smith, called the meeting to order at 7:00 pm and opened with prayer by Mr. A.O. Roberts.

Agenda Item I, Approval of Agenda: Ms. Lassiter 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 April 10, 2018 Regular Meeting minutes.*

Mr. Roberts made a motion, seconded by Mr. Kahl, to approve minutes of the Regular Meeting of April 10, 2018. The motion passed unanimously.

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Agenda Item III, Business Item A: Consideration of Rezoning Request No. REZ-18-01, requested by Albemarle Plantation Property Owners Association, Inc to rezone Tax Parcel No. 2-0082-0007 from RA-25 (Residential & Agricultural District) to RA (Rural Agriculture District) for the purpose of allowing an equestrian facility. Planner Money summarized the layout of parcels along with their sizes and pointed out which were zoned RA-25 and which were RA-15. Dimensions of the entrance and the 'L' shaped section at the rear of the subject parcel were described. Multiple times it was pointed out that the full range of land uses must be considered when rezoning, not just the single use instigating the change at the time. It was also pointed out that as long as the Property Owner Association retains ownership of the subject parcel they can set their own limitation for any lessee. Planner Money gave multiple reasons why this would not be considered spot zoning, then gave a brief summary of setbacks and parking needed for a horse farm if a zoning permit was requested.

Consistency with the CAMA Land Use Plan was discussed. At the end of the summary, Mr. Smith let the audience ask questions to which Planner Money, Board members and Mr. Woody Perry answered.

Ten audience members made comments expressing their views of the situation; some were for, some against. Planning Board members verified with the applicant that property owners had ample time and notification of the proposed amenity to educate themselves on the subject. Planning Board members also verified that an attorney’s “letter of explanation” was scheduled to be received prior to the next regularly scheduled County Commissioner meeting and that the audience members will also be able to speak at that meeting.

Ms. Lassiter made a motion, seconded by Mr. Roberts, to find proposed rezoning REZ-18-01 to be consistent and in harmony with the county comprehensive Land Use Plan existing development pattern because of the existence of large acreage lots that are agricultural in nature surrounding the subject parcel, historical brochure literature labeling the equestrian center, and the presence of equestrian street names. Motion passed unanimously.

Mr. Roberts made a motion, seconded by Ms. Lassiter, to recommend to the Board of County Commissioners, approval of Rezoning No. REZ-18-01, Tax Parcel No. 2-0082-0007, from RA-25 to RA adopting Policy Guidelines from Zoning Ordinance Section 1302 to support the motion. Motion passed unanimously.

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Agenda Item IV, Other Items A: Status Report on Previous Board Recommendations: CUP-18-02, requested by Percy Winslow Jr., to operate a food concession trailer at 1225 Sandy Cross Road. Planner Money informed the Board that CUP-18-02 was approved at the May 7, 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 8:05 p.m.

Minutes approved this _____ day of _____, 2018.

Chairperson
Attachments: A (Sign In Sheet)

Recorder