

Perquimans County Planning Board

MINUTES

Tuesday, April 14, 2020

The Perquimans County Planning Board held its regular monthly meeting on Tuesday, April 14, 2020 at 7:00 PM in the Commissioner Meeting Room of the Courthouse Annex Building.

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

MEMBERS ABSENT: John Skinner

OTHERS PRESENT: Rhonda Money, Planner/GIS
Applicants

Planning Board Chair, A.J. Moore, called the meeting to order at 7:05 pm and opened with prayer by Lewis Smith.

Agenda Item I, Approval of Agenda: Mr. Smith made a motion, seconded by Ms. Lassiter, 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 8, 2019 regular meeting minutes.*

Mr. A.O. Roberts made a motion, seconded by Ms. Lassiter, to approve minutes of the regular meeting on October 8, 2019. The motion passed unanimously.

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Agenda Item III, Business Item A: Consideration of abbreviated flag lot subdivision deed of gift request for William and Earnestene Howell to gift a one acre flag lot to their daughter and son-in-law, Patrice and Andrew Leigh. Subject property is a 5.32 acre parcel at 1027 New Hope Road. Proposed acre and access easement is to encompass part of a 5.35 acre parcel at 1023 New Hope Road. Subject property is also known as Tax Parcel No. 4-0052-0001A and 4-0052-0002. Planner Money explained that this Board is advisory and the next Board is an elected officials County Commissioner Board (BCC) which will make the final decision. Normally this would be presented at the May BCC meeting, but due to N.C. Governor Roy Cooper's coronavirus executive order restricting meetings to 10 or fewer people spaced at least 6 feet apart, this will be delayed to the June BCC meeting when hopefully the order will have expired. Planner Money then gave a summary of why the proposed lot did not meet required dimensions and how to bring it up to subdivision standards. She explained how additional lots are inadvertently created and they cannot be landlocked. A stipulation was suggested to put on the face of the survey that refers to the residual 3 acres on the northern end which will not allow it to be developed until it meets subdivision regulation and zoning ordinance minimums. The front lot was existing at the time the zoning ordinance was established and has been continuously lived on for at least 27 years which was verified through historical ortho-photos and satellite imagery. Things to consider were emergency vehicle access relating to easement width and shape, water meter and water line location, drainage easement, and house orientation. Emails were read from the county water department and the local soil & water technician. Perquimans Water Department will only sell them a new tap if they have a "true" documented easement and only one

dwelling is allowed per water meter. The recommendation from the soil & water technician is to build up the land where the house will be and create some small swales/ditches along the property boundaries. Mr. Smith asked about existing drainage around the houses at the road and if neighboring landowners had agreed to allow the easement to cross their property. Mr. Moore added that he felt that 25 feet was not wide enough for the newer fire trucks to maneuver adequately. Ms. Lassiter discussed the need for ingress/egress easement language to be in the deed. Mr. James Wills asked about the possibility of a water utility easement going across the yard of 1027 New Hope Road. Planning Board members felt that was a reasonable request so planner Money agreed to ask the water department about it and report back to the applicants. More discussion ensued regarding access easement width being expanded to 40 feet. Drainage and its importance for the septic system were discussed further.

Ms. Lassiter made a motion, seconded by Mr. Roberts, to recommend to the Board of County Commissioners, approval of an abbreviated flag lot subdivision deed of gift as proposed from William and Earnestene Howell to their daughter and son-in-law Patrice and Andrew Leigh conditioned upon establishing a minimum 40 ft wide ingress/egress access easement, adding language to the survey stating the northerly residual 3+ acre lot is not developable until it meets subdivision regulations and zoning ordinance minimums, and add language to the survey/deed requiring a drainage easement to surround the proposed one acre and continue until water exits the field completely, adopting the Table of Findings 1 through 4 to support the motion. Motion passed unanimously.

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

Rezoning Request No. (PUD) REZ-19-01, requested by Perquimans Development, LLC to rezone approximately 1,497 acres from (RA) Rural Agriculture to [PUD(CU)] Planned Unit Development Conditional Use District. Planner Money informed the Board that (PUD) REZ-19-01 was approved at the November 4, 2019 Board of County Commissioner meeting and a recombination survey was recorded that showed a large part labeled 'conservation easement'.

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

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Meeting adjourned at 7:40 p.m.

Minutes approved this 13th day of October, 2020.

Antoine Moore
Chairperson

R. Money
Recorder

Attachments: A (Sign In Sheet);