

Perquimans County Planning Board

MINUTES

Tuesday, June 14, 2022

The Perquimans County Planning Board held its regular monthly meeting on Tuesday, June 14, 2022 at 7:00 PM in the Community Meeting Room of the Perquimans County Library.

MEMBERS PRESENT: Antoine (A.J.) Moore, Chair
Lewis Smith, Vice Chair
John Skinner
Terressa Blanchard

MEMBERS ABSENT: A.O. Roberts

OTHERS PRESENT: Rhonda Repanshek, Planner
Trevor Miles, Planning and Zoning Technician
Tim Newell, Representative, Rivers & Associates
Bruce Exum, Sr, Property Developer
Bruce Exum, Jr, Property Developer

Planning Board Chair, Antoine Moore, called the meeting to order at 7:00 pm and opened with prayer by Lewis Smith.

Agenda Item I, Approval of Agenda: Ms. Blanchard 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 March 8, 2022 regular meeting minutes.

Mr. Smith made a motion, seconded by Mr. Skinner, to approve minutes of the regular meeting on March 8, 2022. The motion passed unanimously.

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Agenda Item III, Business Item A: Review Rezoning Request REZ-22-01, requested by The Moorings at Albemarle, LLC to rezone approximately 93.36 acres from RA-15(CUD) Residential and Agricultural District with conditions to RA-15 conventional Residential and Agricultural District in response to a major modification to a previously approved preliminary plat. Subject property extends in all directions from the intersection of Muddy Creek Road, Hoyle Jones Road and Cross Neck Road. Subject property is also known as Tax Parcel Numbers 4-0076-0026, 4-D076-2601-TM1, 4-D076-2602-TM1, 4-D076-2603-TM1, and 4-D076-2604-TM1.

Planning Board, Planner Repanshek, Tim Newell, and the Exum's engaged in a lengthy discussion regarding why the request was submitted. Planner Repanshek gave a brief summation of the background of the project, from its inception prior to 2010, as well as why the original rezoning was approved and with what conditions. She also stated that the rezoning request today was due to the conditions of the original rezoning being unattainable now. Planner Repanshek also explained that the new plan was calling for decreased lot density and use intensity. Tim Newell then explained the reasoning behind wanting to rezone to RA-15. Mr. Smith made a motion to find the proposed Rezoning No. REZ-22-01 to be consistent and in harmony with the county comprehensive Land Use Plan existing development pattern because the proposed area of map Exhibit IX-B, 'Projected Future Land Use Unincorporated Portions of Perquimans County', shows the subject area labeled as residential which includes RA-15 zones and the rezoning is reasonable because the overall density and intensity of the project are decreased by approximately half which decreases the environmental burden on the land and public services. This motion was seconded by Mr. Skinner. The motion passed unanimously.

Mr. Skinner then made a motion to recommend to the Board of County Commissioners approval of Rezoning Request REZ-22-01, to rezone from RA-15 (CUD) Residential and Agriculture District with conditions to RA-15 conventional Residential and Agriculture District. Tax Parcel numbers 4-0076-0026, 4-D076-2601-TM1, 4-D076-2602-TM1, 4-D076-2603-TM1, and 4-D076-2604-TM1. This motion was seconded by Ms. Blanchard and passed unanimously.

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Agenda Item III, Business Item B: Preliminary Plat Review of a Major Modification of The Moorings at Albemarle phase 1 proposing 15 lots. Subject property is the southern portion of Tax Parcel 4-0076-0026.

Planner Repanshek presented her staff report on the topic and noted that the subdivision did meet the conditions set forth by the Subdivision Regulations. She also noted that there were no objections from TRC, but that certain permits had expired, and would need to be renewed. Tim Newell answered several questions from the Planning Board regarding lot sizes on the new preliminary plat. Questions were also answered regarding the filling in of the boat ramp, and the condition of the dock.

Mr. Smith made a motion to recommend to the Board of County Commissioners approval of the Preliminary Plat with no conditions, and to recommend approval of the consistency with the County CAMA Land Use Plan. The motion was seconded by Mr. Skinner and passed unanimously.

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Agenda Item III, Business Item C: Review Major Subdivision Plat Review Procedure possible Text Amendments

Planner Repanshek provided background on the multiple possible text amendments and procedural adjustments. Planning Board, Tim Newell, Planner Repanshek, and Technician Miles engaged in lengthy discussion on the current de facto process of review of major subdivision plats vs. the de jure process detailed in the Subdivision Regulations. After the discussion, it was decided that the Planning Department will take a more active role in construction plan processing to ensure compliance with the permitting requirements present in the final plat phase. Text amendments will be proposed at a future Planning Board meeting to reflect the requested changes.

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Agenda Item III, Business Item D: Review and Discuss Zoning Ordinance Text Amendment ideas for Highway Zone Commercial Design Standards, as requested by the Board of County Commissioners.

The Planning Board, Technician Miles, and Planner Repanshek engaged in lengthy discussion about the merits of adding commercial design standards for construction within the Commercial Highway (CH) zone. After the discussion, it was determined that the issue needed further study and reflection time, and the discussion was tabled.

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Agenda Item III, Business Item E: Annual election of Chairman and Vice Chairman, per Zoning Ordinance section 204(a)

Mr. Skinner made a motion to reelect Mr. Moore and Mr. Smith to their prospective positions of Chairman and Vice Chairman. The motion was seconded by Ms. Blanchard. The motion passed unanimously.

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

None

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

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Meeting adjourned at 9:00 p.m.

Minutes approved this _____ day of _____, 2022.

Chairperson

Recorder

Attachments: A (Sign-In Sheet)