

Perquimans County Planning Board
MINUTES

Wednesday, September 9, 2026

The Perquimans County Planning Board held its **rescheduled** regular monthly meeting on Wednesday, September 9, 2026, 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
Thelma Finch-Copeland

MEMBERS ABSENT: John Skinner
Teresa Blanchard

OTHERS PRESENT: Rhonda Repanshek, Planner
Woody Perry, Albemarle Preserve LLC
John Linton, Albemarle Preserve LLC
Brandon Shoaf, County Manager

Planning Board Chair, Antoine Moore, called the meeting to order at 7:00 pm and the meeting was opened in prayer by Mr. Moore.

Agenda Item I, Approval of Agenda:

Mr. Smith made a motion to approve the agenda as presented. It was seconded by Ms. Finch-Copeland. The motion passed unanimously.

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Agenda Item II, Consent Agenda/Approval of Draft Minutes of Previous Planning Board Meetings: See *attached draft of June 9, 2026, Regular Meeting minutes.*

Ms. Finch-Copeland made a motion to approve the minutes as presented. It was seconded by Mr. Smith. The motion passed unanimously.

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Agenda Item III, Business Item A: Preliminary Plat Review of Albemarle Preserve tract 1, phase 1a, for 155 lots on 95.10 acres between Holiday Lane and Minzies Creek. Requested by John Linton for Albemarle Preserve, LLC, this preliminary plat is part of a Conditional Zoning District with conditional use permit number (PUD) REZ-19-01 recorded in Register of Deeds book 494, page 775.

Planner Repanshek outlined updates for Albemarle Preserve Tract 1:

- The preliminary plat has been updated to correctly identify the total number of lots, with all calculations, errors, and test meanings corrected for full internal consistency.
- DOT Traffic Impact Analysis (TIA): The County is waiting on DOT Traffic Impact Analysis comments, which serves as the key condition if the Board moves the plat forward. DOT received the TIA a few days prior and standard turnaround for comments is approximately two weeks. Current review indicates a recommended "4-way regular intersection".
- Water Modeling (Full Tract 1): The County requires receipt of water modeling covering all proposed Albemarle Preserve Tract 1. Much correspondence occurred between the County Water Department, County Third -Party Engineer, Applicant, Applicant Engineer regarding the Water Model Analysis for all proposed Albemarle Preserve Tract 1, not just the first phase of Tract 1. Tract 1 is that part between Holiday Lane and Minzies Creek. The comment from our Water Department Director is: "The Model looks OK to proceed with Phase 1A and possible Phase 1B but by the time that applicant get to phase 1C they would definitely need to install larger water lines that would secure fire flow for future growth." Specific requirements will depend on the project's build-out and timeframe.
- Restrictive Covenants Review: Proposed Restrictive Covenants are currently with the County Attorney for review. While covenants do not officially take effect until the final plat, the planning board does review them beforehand.

Mr. Smith made a motion to approve the preliminary plat to be consistent with the County CAMA land use plan and to recommend to the Board of County Commissioners approval of preliminary Plat with the condition that NCDOT Comments about the final results of the Traffic Impact Analysis be received by the Planning Department Staff at least 10 business days prior to the Board of County Commissioner Meeting.

The motion was seconded by Ms. Finch-Copeland. It passed unanimously.

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

- Retraction of two acres from special use permits previously approved for Tax Parcel 4-0063-0003 directly east of 258 Camp Cale Rd. requested by Chowan Baptist Association to be subdivide and sold as two individual single-family lots.

Planner Repanshek explained that July 6th the retraction was approved by County Commissioners and the survey was recorded with a reference note signed by the Chair. It is recorded in Plat Cabinet 5, pg. 87. One lot has already been sold to one of the directors of the camp. The status of the other lot is unknown.

Mr. Smith made a motion to Adjourn the meeting. The motion was seconded by Ms. Finch-Copeland. It passed unanimously.

Minutes approved this _____ day of _____, 2026.

Chairperson

Recorder