



**EDENTON-CHOWAN
PLANNING AND INSPECTIONS DEPARTMENT**

P.O. Box 1030, Edenton, NC 27932
108 East King Street, Edenton, NC 27932
Phone 252-482-5618 FAX 252-482-5920



Chowan County Planning Board Minutes

April 15, 2003

7:00 p.m.

County Commissioners' Room

Roll call was taken: Lia McDaniel, Roger Spivey, Craig Blanchard, Kathy Williams, & Shawn Kooyman

Staff Present: Chad Sary, Planning Director

Chairman Roger Spivey called the meeting to order.

The minutes from the October 15, 2002 meeting were approved.

Items for Review:

12-lot subdivision located on Center Hill Road

Mr. Sary presented the plan and gave the staff recommendations as follows: 6" water main and 2 fire hydrants be installed. Developer is required to pay for water system installation. Site triangle on Center Hill road should be 10 x 70. 50' right of way required, with 5' utility easements on each side. Consider dedicating street as public instead of private. NCDOT permits for driveway, encroachments and drainage required. Provide County approved name of subdivision and street. Consider widening pavement from 18' to 20' for adequate fire truck/EMS vehicles. Be sure temporary cul-de-sac has 50' radius. Cul-de-sac street can't be more than 600'. Must continue right-of-way to edge of property line. Temporary cul-de-sac is acceptable. Note if any floodplain is on map. Note setbacks on plan F- 25', S- 12', R- 25'. Open space required – 2,400 sq. feet required. Provide property owners of adjacent properties. 25' landscape buffer easement required along Center Hill Road. Provide \$36.00 review fee.

Steve Cardwell presented the application on behalf of the owners and stated that he agreed with the proposed conditions. Shawn Kooyman asked if a copy of the revised preliminary plat would be available to the planning board. Mr. Sary stated that it would.

Mr. Kooyman made a motion to approve the plat with the conditions recommended by staff. Craig Blanchard seconded and the preliminary plat was approved with conditions (5-0).

Edenton-Chowan County Hazard Mitigation Plan

Mr. Sary & Doug Belch, EMS Director, presented background information concerning the plan. Amy Boddicker of Hobbs, Upchurch, & Associates presented a powerpoint presentation (Attachment #1) outlining the content of the Hazard Mitigation Plan. Craig Blanchard made a motion that the Edenton-Chowan County Hazard Mitigation Plan be recommended for adoption by the Planning Board. Kathy Williams seconded and the motion was approved (5-0).

Edenton-Chowan County Greenway & Open Space Plan

Mr. Sary presented a powerpoint presentation (Attachment #2) illustrating the development of the plan. He stated that the goals of the plan are to provide a system of greenways and open spaces creating opportunities for recreational activities such as walking, jogging, biking and enjoying nature; provide alternative transportation routes such as bike paths, trails, and sidewalks to link residential and business areas with parks, schools, shopping areas and other major activities and aid in flood control and soil erosion control by preserving wetlands and wildlife habitats in their natural state. Kathy Williams made a motion that the Edenton-Chowan County Greenway & Open Space Plan be recommended for adoption by the Planning Board. Craig Blanchard seconded and the motion was approved (5-0).

New Business

John Morehead presented proposed amendments to the Chowan County subdivision regulations that would limit the family exemption policy currently exercised in the subdivision regulations. Article II Section 1 (e) currently notes that the gift of a parent of a single lot to his or her child or each of his or her children where no new road is involved, provided: (1) that each and every such lot shall have dedicated right-of-way access to the State maintained road serving the principal parcel or direct access to an approved private road as defined by this ordinance and (3) there are no more than three such conveyances. Mr. Morehead presented 2 options to make this section more restrictive as well as make it harder for people to take advantage of. The Planning Board discussed the request and asked the staff to find what other communities are doing to limit family exemptions.

With no other business, the meeting was adjourned.