



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 23, 2002

7:00 p.m.

County Commissioners' Room

**Roll call was taken:** Lia McDaniel, Roger Spivey, Glorious Elliott, and Fran Ward,

**Staff Present:** Chad Sary, Planning Director; Bob Clark, Consultant

Chairman Roger Spivey called the meeting to order at 7:05 p.m.

The minutes from the March 19, 2002 meeting were approved.

### **Discussion:**

#### **Proposed County Ordinance Amendments**

Bob Clark presented information to the board. The first topic was revisions to the subdivision ordinance dealing with flag lots. After a length discussion, the Planning Board recommended approval of the following amendments in addition to the minor changes noted in the handouts:

- “No lot shall have less than 20’ of road frontage. Under the administrative procedure, flagpole lots may be permitted provided that there is a minimum lot frontage of 20’ when a driveway gives access to one (1) dwelling unit; and there is a minimum lot frontage of 40’ when a driveway gives access to two (2) dwelling units. No more than three (3) flagpole lots shall be permitted. A new street right-of-way shall be dedicated to give access to four (4) or more lots.
- The minimum lot size be increased from 15,000 sq. feet to 21,500 square feet.
- Add “...provided such conveyances are limited to creating no more than 3 lots;” to definitions section for subdivision exemptions.
- Wireless towers shall be adequate distances from residences, churches, etc; minimum distance from each other; setback from major thoroughfares, provide a letter of need/intent as to why can’t uses existing towers or structures for collocations; height requirements, and pole requirements (monopole type structures).

- Billboards shall be limited to 240 sq. feet in size, minimal lighting (no flashing lights, only directed towards sign, monopole support only, max. height of 50', minimal setback from right-of-way, certain setback away from each other, and certain distance from intersections.
- Other brief discussions were on sexually oriented businesses, development codes, and environmental impact requirements.

A meeting will be scheduled with Roger Spivey, Chad Sary, and Bob Clark to discuss additional changes prior to the May 28, 2002 Planning Board Meeting.

Being no other business, the meeting was adjourned at 9:25 p.m.