



**EDENTON-CHOWAN
PLANNING AND INSPECTIONS DEPARTMENT**

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Chowan County Planning Board Minutes

April 20, 2004

7:00 p.m.

County Commissioners' Room

Roll call was taken: Lia McDaniel, Jack Held, Craig Blanchard, Roger Spivey, & Jim Leggett were present.

Staff Present: Elizabeth Bryant, Planning Director was present.

Chairman Roger Spivey called the meeting to order.

The minutes from the January 12, 2004 meeting were approved as written.

New Business

Review of Macedonia Road Subdivision – Gilbert Harrell Heirs

Ms. Bryant introduced the 11-lot subdivision on Macedonia Road, and presented the Board with the minutes from the Technical Review Committee (TRC) regarding the subdivision. Ms. Bryant noted staff's concern over driveway spacing and setback distances, as well as DOT's suggested site distances on lots 5 & 6. She also noted with concern the lack of development plans for the interior 65 acres.

Mr. Max Busby presented the proposed subdivision to the Board, noting that there were deed restrictions to accompany the 11 lots, which would require a 50-foot setback from Macedonia Road, 1800 square feet minimum heated construction, and no mobile or modular homes. Mr. Busby also explained his intent to develop six (6) ten-acre "farmettes" on the rear undeveloped 65 acres.

Mr. Held and Mr. Leggett expressed their opinion that DOT's recommended site distance be noted on the plan, and Chairman Spivey concurred. There was discussion on the requirement of road paving in the subdivision ordinance and its affect on the types of subdivisions occurring in Chowan County.

The Chairman opened the floor for public comment.

Mr. Mike Layton expressed concern over a restriction on driveway locations, limiting the type of house plans available.

Mr. Leggett remarked that the eleven (11) driveway entrances should be considered in their entirety with regard to their impact, not as singular entrances. Mr. Blanchard expressed concern about lots 5 & 6 and their driveway entrances.

Ms. Bryant noted that in the Technical Review Committee meeting, the NCDOT representative noted that the speed limit along Macedonia Road would likely be lowered to 45mph when the build out of this subdivision occurred.

Chairman Spivey called for a motion to approve the preliminary plat with the TRC corrections addressed (requiring that site distances on the corners of lots 5 & 6 and driveway spacing (left side for lots 1-5; right side for lots 6-11, facing lots from Macedonia Road) be noted on plat before recording). Mr. Blanchard made the motion, and Mr. Held seconded. The motion carried (4-1) with Mr. Leggett voting "no," due to his concerns over the type of development.

Chairman Spivey then called for a recommendation to the County Commissioners on the final plat (no improvements are necessary for this development). Mr. Blanchard moved that the Board recommend approval of the subdivision, with previous conditions noted on the final plat, to the County Commissioners. Mr. Held seconded, and the motion carried with Mr. Leggett voting "no."

Review of Lake Erie Subdivision – Tip Toe Road

Ms. Bryant introduced the subdivision, noting the TRC comments regarding the proposed road name and NCDOT suggested site distances on either side of the proposed road.

Mr. Carroll Smith explained his proposal for a road and subdivision, and noted his concerns over the paved road requirement, and the requirement that the road be built to NCDOT standards. Mr. Smith felt that these requirements were too restrictive and inflexible and should be changed to be more tailored to individual situations.

Mr. Leggett asked for clarification on the location of future lots. Mr. Smith noted that location.

Chairman Spivey asked for a motion to approve the preliminary plat with the conditions that the road name be approved by Gail Forehand in the Land Records Office, that the road width be changed to a fifty-foot (50') right of way, and that the DOT suggested site distances be noted on the recorded plat. Mr. Blanchard made the motion, with Mr. Held seconding, and the motion carried (5-0).

Review of Morris Lane Subdivision

Ms. Bryant introduced the proposed subdivision, and noted the recommendations from the TRC that a twenty-five foot (25') setback requirement be noted on the final plat.

Mr. Robert Evans explained his proposed subdivision, and noted that he previously subdivided 4 lots adjacent to these on Morris Lane. Ms. Bryant explained to the Board that the fifth lot necessitated review by the Board and Commissioners.

Chairman Spivey asked for a motion to approve the preliminary plat with the condition that the 25' setback be noted on the recorded plat. Mr. Blanchard made the motion with Mr. Held seconding. The motion carried unanimously (5-0).

Chairman Spivey then asked for a recommendation to the County Commissioners regarding the final plat (no improvements were necessary for this subdivision). Ms. McDaniel moved that the Board recommend approval of the final plat with conditions to the County Commissioners. Mr. Held seconded, and the motion carried unanimously.

Planning Goals & Initiatives

The Board suggested that staff visit the various County Ruritan clubs, the Center Hill Fire Department, and the Cape Colony and Arrowhead Beach Home Owner's Associations to address the proposed subdivision ordinance changes and possible instigation of countywide zoning. Mr. Mike Layton also suggested that staff meet with local builders and realtors to inform them of the proposed changes.

Being no further business, Chairman Spivey adjourned the meeting.