

July 24, 2006
Special Meeting

The Chowan County Board of Commissioners met in special session with the Chowan County Planning Board on Monday, July 24, 2006 at 3:00 pm at the Northern Chowan Community Center.

The purpose of the special meeting was to review and discuss preliminary concepts for the proposed county-wide zoning maps and ordinance, and the proposed revised subdivision ordinance.

Present: Jimmy Alligood, Louis Belfield, Ralph Cole, Jerry Downum, Bill Gardner, Wayne Goodwin, Harry Lee Winslow.

Also Present: Jim Leggett, Roger Spivey, Kathy Williams, from the Chowan County Planning Board.

Chairman Goodwin called the meeting to order. County Manager Cliff Copeland, thanked Planner Elizabeth Bryant, and Special Projects Officer Peter Rascoe, for their work on the zoning ordinance and also thanked Buddy Blackburn with the Wooten Company.

Planner Elizabeth Bryant presented a summary of the proposed zoning ordinance and reviewed the major highlights of the ordinance. Her presentation included zoning district maps, overlay district maps, which include airport, highway corridors and flood plan, pictures of allowances in A-1, R-25, R-15, I-1, and I-2 Districts.

Highlights of the proposed Zoning Ordinance included:

- How many times a year to hear zoning cases;
- Lot size recommendation for A-1 District;
- Junkyards;
- Highway Corridor Overlay; and
- Percent of Impervious surface.

Highlights of the proposed Subdivision Regulations include:

- Number of lots to qualify as major subdivision;
- Preliminary plat approval process;
- Interior road requirements for subdivisions of 5 or more lots;
- Zoning requirements for 25 plus lot requiring rezoning; and
- Amortization of preliminary reviewed subdivisions.

Mrs. Bryant also presented diagrams of conventional and conservation subdivisions regarding cluster developments.

Discussions followed concerning the major highlights of the proposed Zoning Ordinance and subdivision regulations.

By consensus of the Board, the staff was given the following directions in order to proceed with presenting the proposed drafts to the public for comments and possible further revisions prior to consideration of adoption:

Zoning cases to be heard

-That the Board of Commissioners will hear zoning cases quarterly.

Lot size recommendation for A-1 District

-That lot sizes will be a minimum of 40,000 square feet unless Health Department makes other restrictions due to soil samples with no other exemptions.

Commissioner Alligood stated that he favored subdivisions of fewer than 5 lots being exempt from the 40,000 square feet requirements.

Junkyards

Mrs. Bryant stated that all new junkyards are proposed allowable in I-2 District only.

-That the County will enforce its ordinance regarding existing junkyard appearances and operations. That letters be sent to landowners to make them aware of the enforcement initiation.

Highway Corridor Overlay

-That the proposed highway corridor overlay districts add a highway corridor overlay at NC 32/Sandy Ridge Road. Certain Restrictions around school districts, including restrictions of sexual oriented businesses and hunting preserves, are included in the draft Zoning Ordinance.

Percent of Impervious Surface

-That commercial properties in highway corridor overly districts be required to provide at least 60% impervious landscaping; that the building and any paved areas not exceed 40%.

Commissioner Subdivision Reviews

-That the Board of Commissioners will review subdivisions with more than 15 lots and Planning Board will be delegated approval authority for subdivisions with less than 15 lots.

Interior Road Requirement

-That subdivisions of 5 or more lots regardless of location meet interior road requirments.

Amortization of Preliminary Reviewed Subdivisions

-That any preliminary plats that may have been approved within 12 months, but have not received final plan approval, need to reapply.

Elizabeth Bryant stated that Public Meeting Dates as follows for public information on the proposed drafts:

Southern County - August 15, 2006 from 5-6:30 pm at 1980 Chowan County Courthouse

Mid County – August 22, 2006 from 5-7:00 pm at Advance Ruritan Building
Northern County – August 29, 2006 from 5-7:00 pm at Northern Chowan Community
Center

The Planning Board Meeting/Hearing is scheduled for September 19, 2006 at 7:00 pm.

The meeting was adjourned.

Carrie B. Byrum, Deputy Clerk