



EDENTON-CHOWAN
PLANNING AND INSPECTIONS DEPARTMENT
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Chowan County Planning Board Minutes

May 28, 2002

7:00 p.m.

County Commissioners' Room

Roll call was taken: Lia McDaniel, Roger Spivey, and Fran Ward.

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

Chairman Roger Spivey called the meeting to order.

The minutes from the April 23, 2002 meeting were approved.

Discussion:

Case No CA-02-03

A request from Mr. Brian White for a text amendment to the Chowan County Zoning Ordinance to allow recreation or amusement enterprises as a special use in the R-25 Zoning District.

The applicant requested that the application be withdrawn. The Planning Board accepted the request.

Proposed County Ordinance Amendments

The Planning Board discussed the following in regard to the Chowan County Development Ordinances and recommended approval of the revisions to the County Commissioners.

- I. Development Code Ordinance
 - Minimum Building Code Setback Ordinance
 - Parking Regulations & Landscape Buffering
 - Increase from 25 feet to 50 feet minimum building setbacks for construction along the county's primary highways.

- Provide a 10 feet setback for the front edge of 20 space and larger parking lots and use of the setback area to provide a modest landscaping buffer between the highway and the parking lot.

II. Subdivision Ordinance

- The new setbacks for primary highways have been place in the subdivision regulations so lot layouts for buildings may provide adequate room for the new building setback standard.
- “Flag Lots” have been defined and are permitted with condition they provide a minimum of 20 feet per “pole” on the flag for public road frontage and drive access. No more than four flag lots are permitted together. There are standards to limited driveway cuts, private street disclosures, and criteria for private street development, and potentials for later improvements by owners to achieve 60 feet of right-of-way for possible NCDOT acceptance.

III. Zoning Ordinance

- The Zoning Ordinance (in place since 1985 for a small section of the county) has been placed in the set as well even though it is not part of the current scope of work. Some of the parking section of the Zoning Ordinance has been updated and placed in the new Development Code so standards will be applied countywide. The Planning Board also suggests deleting the outdoor advertising (billboard) section of the sign regulations because the proposed outdoor advertising ordinance reflects current thinking of the Planning Board for countywide application.

IV. Mobile Home Regulations

Mobile Home Ordinance

Mobile Home Year Ordinance

- Many of the current requirements and standards have not been changed except for reformatting and minor editing where required. This is the case with the recently updated mobile home and travel park ordinance.

V. Nuisance Abatement regulations

Junk Car Ordinance

Noxious Weeds & Grass Ordinance

Unsafe Buildings and Structures

- These ordinances have had minor editing. The primary change is addressed in the applicability of uniform enforcement policies. The Civil and Criminal Penalties section will apply to these ordinances.

VI. Specialty Use Regulations

Wireless Communications

- This is an entirely new ordinance. It is based on the one recently adopted by the Town of Edenton. Preference is given to “stealth” or hidden structure applications. Monopoles of no heights than 199 feet are permitted by

application outside of a three (3) mile radius of any other tower or within 1,000 feet of a primary highway.

Sexually Oriented Businesses

- The proposed ordinance is very similar to one adopted by Onslow County. It includes use of some terms in a Charlotte ordinance. Both the Onslow and Charlotte ordinances have been upheld in North Carolina courts. The Commissioners may consider approving sites based on specific criteria away from sensitive uses such as churches, residences, and schools.

Outdoor Advertising

- This new ordinance will protect the scenic beauty of the county's primary highways while allowing some the use of outdoor advertising. A 250 square foot sign face compared to the current 800 square feet allow and in the Zoning Ordinance has been recommended. There are also separation standards to keep billboards from being too close to residences and from one-another.

VII. Administration

Civil and Criminal Penalties Ordinance

Amendments

VIII. Appendices

Definitions

Illustrations

- The administrative section and appendices provide common information and administrative streamlining over those in the current totally independent ordinances.

Being no other business, the meeting was adjourned.