

Special Meeting
March 21, 2006

The Chowan County Board of Commissioners met in special session with the Chowan County Planning Board on Tuesday, March 21, 2006 at 6:00pm in the Panel Room of the 1767 Courthouse.

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

Also: Craig Blanchard, Jack Held, Jim Leggett, Lia McDaniel, Fred Smith, Roger Spivey, Kathy Williams, from the Chowan County Planning Board.

Chairman Goodwin called the meeting to order and Planner Elizabeth Bryant introduced Buddy Blackburn of The Wooten Company, to update the two groups on the progress of the zoning feasibility study.

Among the items completed included:

A detailed survey of existing land uses is complete.

Two public information meetings were conducted.

A map has been prepared delineating the existing land uses.

A draft comprehensive rewrite of the existing zoning ordinance has been completed.

Review meetings with the Planning Board have been conducted.

A proposed zoning map for the entire county jurisdiction has been prepared.

Related amendments to the subdivision regulations have been prepared.

The Zoning Plan proposes to:

Retain current ten zoning districts,

Create a new R-40, Rural Residential District,

Create overlay zoning districts,

Map zoning districts based on existing and anticipated land use patterns,

Zone existing subdivision areas at the appropriate residential density, and

Zone existing commercial/industrial areas accordingly.

Proposed General Use Zoning Districts include:

Agricultural Zoning District

Residential Districts

Commercial Districts

Industrial Districts

Mr. Blackburn also described a table of permitted uses, exempt uses, uses allowed by right, uses allowed if development standards are met, uses allowed by special use permits, uses allowed by conditional use permits, and variances. He discussed the revisions needed to the subdivision regulations, including: coordination of buffering, open space, density and setback requirements developed in the zoning ordinance; stormwater drainage, alternative lot layouts and designs such as cluster and open space subdivisions; utility standards; road connectivity; and strip residential development.

Activities remaining to be accomplished include: finalize the draft zoning ordinance and revisions to the subdivision ordinance, conduct the public workshop meetings and final Board of Commissioners review work session, conduct the public hearings and the Board of Commissioners consider the adoption of the new zoning ordinance, map and the subdivision revisions.

County Manager Cliff Copeland noted the questions that the County needs to address to finalize this study, including:

What kinds of development does the Board want to promote for Chowan County?

What is the vision for this County? Future land use patterns? Densities? Lot sizes?

Should there be incentives for preferred uses? What kind of incentives?

Other issues mentioned include: affordable housing, open spaces, drainage policies and public transportation.

The meeting was adjourned.

Nancy B. Morgan, County Clerk

Special Meeting
March 21, 2006

The Chowan County Board of Commissioners met in special session on Tuesday, March 21, 2006 at 4:30pm in the Panel Room of the 1767 Courthouse.

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

Absent: Jimmy Alligood.

Chairman Goodwin called the meeting to order, for the purpose of a workshop session to prepare for the Board of Equalization and Review meetings beginning in April.

Tax Administrator Lynda Hendricks stated that the Board of Equalization and Review has been advertised in the newspaper to begin April 3 at 7:00pm and to adjourn May 1 at 9:30am. She discussed the Tax Office's work to assure equity of valuation for all property in the County. She and Robert Ezzell of Pearson Appraisals have met with all property owners who has requested a hearing about any values placed on property during this revaluation process. Sales from 2003-2005, mostly 2005, were used to establish values. To date, two taxpayers have requested a hearing before the Board of Equalization and Review.

County Attorney Peter Rascoe discussed legal principles involved, according to the North Carolina General Statutes, including definitions and the appeal process.

Ms. Hendricks introduced Michael Brown from the Department of Revenue, Property Tax Division, who discussed the valuation process, and the process of appeal to the Property Tax Commission.

The meeting was adjourned.

Nancy B. Morgan, County Clerk