



PASQUOTANK COUNTY PLANNING BOARD
September 22, 2022

THE PASQUOTANK COUNTY PLANNING BOARD HELD AN IN-PERSON MEETING
ON THURSDAY, SEPTEMBER 22, 2022 AT 7:00 PM IN COURTROOM C

Planning Board Members Present:

Chairman, Bill Kruse
Vice Chairman, Kevin Brickhouse
Dr. Hezekiah Brown
David McGuire
Robert Phippen Jr.

Staff Present:

Shelley Cox, Planning & Inspections Director
Adrienne Cole, Planning Technician & Code
Enforcement Officer

1. Call to Order

Chairman Bill Kruse called the meeting to order at 7:00 p.m. Following, the chair provided the welcome and proceeded to the approval of the minutes.

2. Approval of Minutes from July 28, 2022

Chairman Bill Kruse reviewed the minutes on the agenda for July 28, 2022. A request was made for any amendments or changes to the minutes. Chairman Kruse asked if there was a motion. David McGuire motioned to approve. Kevin Brickhouse seconded the motion which was approved by a vote of 6-0.

3. New Business

Chairman, Bill Kruse called for new business. Shelley Cox presented RZ 22-01, a rezoning request by Nick Rackley of Rackley Land Surveying PC on behalf of Paradise Cove Land Partnership, LLC to rezone +/-19 acres out of a 25.08 parcel that is located off of Small Drive from A-1 agricultural to R-15 Residential in the Nixonton Township. Currently, 6.08 acres of the parcel is already zoned R-15. Of the 110 square miles within Pasquotank County the 2004 Advanced Core Land Use Plan

classifies 54% as Rural Agriculture. The regulations of this district are designed to retain the open characteristics of the land. For that reason, the permitted uses are limited in number. The district is defined as low-density residential areas and there are additional open areas where similar residential development will be a valuable land use. The uses permitted in this district are designed to stabilize and protect the essential character of the area while prohibiting all activities of commercial nature, except during home occupations, controlled by specific limitations. The land is adjacent to an existing waterfront neighborhood. Two neighbors have expressed concerns about drainage and the removal of existing wooded areas. A major drainage ditch is located in that area and will need to be considered during the subdivision process. The character of the area may evolve due to the County's population increase and the demand for housing rising.

At 7:10 p.m. Mr. Rackley, the surveyor, approached the bench to represent his clients, Mr. David Parks and Mr. Gregg Bright. Mr. Rackley requested rezoning of the 19-acres and presented an aerial photo showing the location of the rezoning request and how the parcel is split by the A-1 and R-15 zoning districts.

Kevin Brickhouse made a motion to approve the rezoning with the staff recommended consistency statement which was as follows:

RR 22-01 is a request to rezone approximately 16-acres from A-1, Agricultural to R-15, Residential. This request is not consistent with Rural Agriculture classification of the property as shown on the Future Land Use Classification map within the Pasquotank County - Elizabeth City Advanced Core Land Use Plan (adopted January 9, 2012). However, the rezoning is reasonable and in the public interest because the property is located adjacent to an existing waterfront subdivision that is zoned R-15 and the parcel is already partially zoned for residential use.

The motion was seconded by Hezekiah Brown and the rezoning request was approved 6-0 including the staff recommendation and consistency statement. Ms. Cox noted that since the rezoning was recommended for approval, the County is required to provide additional notice for an amendment to the CAMA Land Use Plan. This rezoning is not consistent with the Future Land Use Map which means additional steps and advertising about the amendment is required by CAMA. Should the rezoning be approved by the Board of Commissioners, the applicants will have to go through the subdivision process in the future. Engineered drainage plans will also be required as part of that process.

RZ 22-01 will be presented to the Pasquotank Board of Commissioners on October 3, 2022 at 6:00 pm in Courtroom C. Mr. Nick Rackley, Mr. Parks, and Mr. Bright thanked the Planning Board and departed Courtroom C.

Director Shelley Cox proceeded with providing staff reports. The office continues to remain busy. Adrienne Cole was promoted to Code Enforcement Officer and

Planning Technician. This week the office hired a new permitting clerk. The office currently has one full-time inspector and one part-time inspector who works about two-days a week. The workload has increased as many homeowners are deciding to pull their permits to do the work on new homes and structures. It is a learning curve for homeowners to learn the requirements and they have many questions that require staff responses. This level of increased demand suggests consideration for hiring another building inspector.

Shelley Cox addressed researching additional funding sources to address county drainage issues. She has held discussions with David Sample, a Virginia Tech Engineering Professor and County Stormwater Engineer, Greg Johnson, who have agreed to help to provide support with finding and applying for grants to supplement the current budget. Additional funding sources were also discussed by board members. Chairman Kruse provided additional information for an upcoming RISE meeting on September 29, 2022.

Shelley stated that the Board of Commissioners provided three alternate Future Land Use Maps for Planning to make revisions to, which will be presented on October 3, 2022. A public meeting will be held on November 2, 2022 between 5:00-7:00 pm. Information was shared about the Future Land Use Plan, and possible developmental plans that will be based on the topography of the area. Recommendations will specify areas to avoid building, including Weeksville and the Mount Hermon area around the Okisko Road area. The meeting location for the November 2, 2022 public meeting will be shared at a later date.

Board member, Mr. Robert Pippen, asked about the concentration of permits and where they were located. Shelley Cox responded explaining permit influx had occurred in a few areas within the county including Main Street Extended, Fox Haven, Strawberry Acres, and Newbegun Land. Those building and developing in Newland are learning how to take full advantage of the 10-acre split exemption which does not require subdivision approval, so that area is also seeing a lot of new development.

At 7:35 p.m, Chairman Kruse asked if there were additional comments, new business or information. No additional information was presented. Mr. David McGuire made a motion to close the meeting and Mr. Kevin Brickhouse seconded the motion. All approved and the meeting was concluded.

Planning Board Chair

Planning Board Staff