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## PERQUIMANS COUNTY PLANNING & ZONING

TO: Charlan Owens, District Planner, DCM  
FROM: Rhonda Repanshek, County Planner  
CC: Frank Heath, County Manager  
DATE: March 17, 2022  
SUBJECT: **Perquimans County LUP Implementation Status Report**

Answers are given in ***bold italic*** font at the end of each action below. Perquimans County Action Plan and Schedule is found at Exhibit X-A, page X-15 in the Perquimans County CAMA LUP:

### **PERQUIMANS COUNTY ACTION PLAN AND SCHEDULE**

Perquimans County developed the following action plan and schedule to implement the land use plan:

#### **a. Public Access Implementation Actions**

Review through the subdivision plat and site plan review and approval process, proposed waterfront land development projects to ensure consistency with public access goals and policies.

***Ongoing : Two waterfront subdivisions are being processed through major subdivision reviews and both were required to replat their water access lots to comply with subdivision regulations. One developer agreed to build a boardwalk prior to the first residential zoning permit approval.***

Seek funding from DCM for a grant to prepare a shoreline access plan.

***Begin: 2017 Complete: 2018: No grant was applied for, but the County Manager has been attending meetings of the Harbor Town Ferry Project and the County is partnering with the Town of Hertford by providing a one-half match (\$60,000) to build a retaining wall as part of Hertford's waterfront renovation. The Board of County Commissioners has also unanimously approved a resolution supporting the relocation and preservation of the S-Bridge Truss which will be part of the Town's shoreline access.***

Initiate implementation of the recommendations of the shoreline access plan, seeking funding approval for recommended acquisitions/improvements and developing specific criteria and standards for the provision of public shoreline access.

***Begin: 2018 Complete: 2020 See previous question's answer.***

#### **b. Land Use Compatibility Implementation Actions**

Amend the subdivision regulations as necessary, including but not limited to standards for minor subdivisions in historic agricultural areas, provision of public water accesses,

and enhanced erosion and sediment control standards.

*Begin: 2016 Complete: 2017 **Subdivision regulations were updated to reflect NCGS Ch. 160D regulations. Currently staff is rewriting the subdivision review process for a future text amendment that will add a step to the process to give the Boards more supervision/control of major subdivision infrastructure plans.***

Amend the zoning ordinance as necessary, including but not limited to clustering of development, provision of public water accesses, enhanced erosion and sediment control standards, additional overlays, and sediment control standards, additional overlays, and develop enhanced highway corridor overlay provisions including access controls, the identification of transitional areas, and mapping of the overlay boundary, particularly along U.S. 17.

*Begin: 2016 Complete: 2017 **Our Zoning ordinance was updated September 7, 2021 to reflect NCGS Ch. 160D regulations.***

Develop residential development design guidelines and standards.

*Begin: 2018 Complete: 2019 **This is not being pursued at this time. The state continues to create additional restrictions on what local government can do with residential development.***

Develop commercial and industrial building and development design guidelines and standards.

*Begin: 2018 Complete: 2019 **Research has started.***

Undertake a study to identify prime agricultural areas within the County.

*Begin: 2018 Complete: 2019 **A study is not being pursued at this time however, Voluntary Agriculture Districts continue to increase through cooperation with the local Cooperative Extension office and their acceptance of applications.***

Develop, in cooperation with NCDOT, requirements for regulating vehicular access to State roadways, and amend the County's zoning and subdivision ordinances accordingly.

*Begin: 2017 Complete: 2017 **County staff follows NCDOT requirements regarding new development access.***

Work with Hertford and Winfall, as applicable, to develop coordinated land use and development regulations as applicable for areas of common interest such as within the Hertford ETJ and along U.S. 17.

*Begin: 2016 Complete: 2017 **No special regulations are being pursued at this time, however the Towns and County continuously work together as needed for areas of common interest.***

Study and/or adopt text amendments to the zoning ordinance and/or subdivision regulations concerning:

- stormwater and drainage management standards;
- X family/private subdivisions, and other related lot and road requirements; **studying now**
- new placement of residence on nonconforming lot;
- wind energy devices;
- rural commercial initiative;
- X manufactured home regulations; **edited slightly when updated for Ch. 160D in 2021**
- X planned unit development conditional use (PUD[CU]) district; **CZ now, took out PUD per NCGS Ch. 160D**
- public sewage disposal systems, individual septic systems, and "appropriate certification" to support rezoning requests;

- North Carolina Fire Code recommendations pertaining to road, water system, and fire hydrant standards;
- final plats under bond;
- court ordered subdivisions; and,
- design standards.

*Begin: 2015 Complete: 2016*

### **c. Infrastructure Carrying Capacity and Provision of Facilities and Services Implementation Actions**

Develop, in cooperation with NCDOT, a thoroughfare plan.

*Begin: 2017 Complete: 2018 **Future I-87 meetings are attended by the County Manager.***

Develop a capital improvements plan.

*Begin: 2017 Complete: 2017 **New ideas are discussed informally but, no formal plan has been pursued.***

Support efforts to develop a blue ways/greenways trail system in and through the County.

*Ongoing **A Blueways map is prominently displayed in the Planning office and instigates many discussions about the routes and conveniences along each.***

Work with Hertford to clarify and determine service provision responsibilities within the Hertford ETJ, establishing formal utility service area boundaries and agreements and to develop coordinated land use and development regulations within such areas.

*Begin: 2017 Complete: 2017 **No new responsibilities have been discussed in the last two years.***

Work with Hertford and Winfall to correct problems associated with public water and wastewater systems.

*Ongoing **This is ongoing as needed.***

Review future proposed water system extensions for consistency with the goals and policies of the land use plan.

*Ongoing **Potable water options are being discussed with a neighboring county to supply the southern half of the county with more water.***

### **d. Natural Hazard Areas Implementation Actions**

Review the zoning ordinance, subdivision ordinance, and flood damage prevention regulations to determine if more specific location and density regulations regarding development or redevelopment activities within identified flood hazard areas and storm surge areas are warranted. Issues to be addressed include restrictions on land uses that utilize or store hazardous materials on-site, establishment of riparian buffers, increasing the minimum freeboard floor height above base flood elevations, etc.

*Ongoing **No new regulations were created in the last 2 years regarding this subject.***

Avoid zoning areas susceptible to storm surge for high density residential or intensive nonresidential uses.

*Ongoing **This is ongoing as needed.***

Consider seeking Federal or State grant funding to acquire land in the most hazardous areas to minimize future property damage and loss of life.

*Ongoing **County considers this on an as needed basis.***

Consider the feasibility of relocating or modifying affected public facilities if any portion of such facilities is significantly damaged by a major storm event to prevent the reoccurrence of storm damage.

*Ongoing* **No public facilities have been damaged by a major storm event.**

Coordinate the review and approval of development plans for major subdivisions, multifamily developments, and large public and institutional uses located within identified natural hazard areas with emergency service providers.

*Ongoing* **Emergency Service staff is on the Technical Review Committee and submit comments regarding individual major subdivisions as applications are presented.**

Continue enforcement of the State Building Code provisions regarding wind resistance requirements and participation on the National Flood Insurance Program.

*Ongoing* **This is ongoing with the Building Inspections Department.**

#### **e. Water Quality Implementation Actions**

Seek assistance in developing a multi-jurisdictional storm water management plan.

*Begin: 2016 Complete: 2017* **This is not being pursued at this time.**

Review the zoning ordinance and subdivision ordinance to determine if revisions are needed to include additional measures, such as riparian buffers and impervious surface limitations, to control stormwater discharges.

*Begin: 2017 Complete: 2018* **No additional measures are considered necessary currently.**

Consider the adoption of a wellhead protection ordinance to regulate land uses within areas that replenish groundwater supply.

*Begin: 2017 Complete: 2018* **No wellhead ordinance is being considered at this time.**

Continue to require, through its subdivision ordinance, adequate stormwater drainage systems for new developments.

*Ongoing* **Engineer reports are reviewed when needed.**

Continue to promote the use of best management practices to minimize the degradation of water quality resulting from stormwater runoff.

*Ongoing* **This is continuously ongoing in conjunction with the Soil and Water Conservation office and County Water Department when applicable.**

Continue to coordinate the approval of land development projects with the applicable State agencies.

*Ongoing* **Currently subdivision regulations are being researched to consider edits that allow Planning Board review of State agency permits at a later stage of the major subdivision review process.**

#### **f. Areas of Environmental Concern (AEC) Implementation Strategies**

Review the zoning ordinance and subdivision ordinance to determine if revisions are need to include additional protective measures for AEC.

*Begin: 2016 Complete: 2017* **This is part of the research being undertaken currently.**

#### **g. Local Areas of Concern Implementation Actions**

Promote development in the Commerce Centre.

*Ongoing East Coast Marine Properties bought an additional 10 acres in the Commerce Centre in 2021 that was combined with approximately 10 acres they already owned. The marine basin project is still moving forward; Board of Commissioners unanimously authorized the Chairman and County Manager to execute an Agreement with Moffatt & Nichol Engineering to provide engineering services on the marine basin project (Jan. 2022).*

Continue public participation program.

*Ongoing*