

Perquimans Planning
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PERQUIMANS COUNTY PLANNING & ZONING

TO: Charlan Owens, District Planner, DCM
FROM: Rhonda Money, Planner
CC: Frank Heath, County Manager
DATE: March 8, 2018
SUBJECT: **Perquimans County LUP Implementation Status Report**

Answers are given in blue Comic Sans font at the end of each time period below. Exhibit X-A, page X-15 of Perquimans County LUP starts with :

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 : **Only one waterfront subdivision has been in processing the last 2 years and it has an accommodating water access for the proposed community.**

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

Begin: 2017 Complete: 2018: **One staff member has attended 2 grant writing workshops.**

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 **FUTURE**

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 **No subdivision regulation updates; entire staff was consumed by green energy conditional use permits and hearings.**

Perquimans County's Vision:

To be a community of opportunity in which to live, learn, work, prosper and play.

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 **Amended solar and wind energy regulations to reflect greater setbacks and buffers.**

Develop residential development design guidelines and standards.

Begin: 2018 Complete: 2019 **FUTURE**

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

Begin: 2018 Complete: 2019 **FUTURE**

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

Begin: 2018 Complete: 2019 **FUTURE**

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 **No staff available, but is high priority when deployed planner returns. Also, existing staff is compiling a list of changes that need to be addressed.**

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 **Town and County Planning staffs talk freely about development in common areas as issues arise.**

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

- stormwater and drainage management standards;
- family/private subdivisions, and other related lot and road requirements;
- new placement of residence on nonconforming lot;
- wind energy devices;
- rural commercial initiative;
- manufactured home regulations;
- planned unit development conditional use (PUD[CU]) district;
- 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 bind;
- court ordered subdivisions; and,
- design standards.

Begin: 2015 Complete: 2016 **Amended wind (Feb 2016) and solar (Oct 2017) zoning regulations.**

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

Develop, in cooperation with NCDOT, a thoroughfare plan.

Begin: 2017 Complete: 2018 **Staff attended I-87 meeting.**

Develop a capital improvements plan.

Begin: 2017 Complete: 2017 **No staff available.**

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

Ongoing **Staff always shares information and maps related to blue ways/greenways with customers.**

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 staff available.**

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

Ongoing **As needed.**

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

Ongoing **As needed.**

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

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

Ongoing

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

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

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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

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

Ongoing

e. Water Quality Implementation Actions

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

Begin: 2016 Complete: 2017 **No staff available.**

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 **Will be part of review when deployed planner returns.**

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

Begin: 2017 Complete: 2018 **No staff available.**

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

Ongoing

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

Ongoing

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

Ongoing

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 **No staff available.**

g. Local Areas of Concern Implementation Actions

Promote development in the Commerce Centre.

Ongoing **Planning and GIS staff works with Economic Development Coordinator and County Manager on projects.**

Continue public participation program.

Ongoing

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