Chowan County Board of Commissioners
Regular Meeting
Monday, November 16, 2026
Chowan County Public Safety Center
305 West Freemason Street
6:00pm

AGENDA

Regular Meeting

a. Call to Order
b. Pledge
c. Invocation Commissioner Taylor

1. **Approval of Draft Agenda**

2. **Public Comment**
In accordance with NCGS 153A-52.1 The Board will allow a maximum of 3 minutes per speaker during the Public Comment Period.

General Public Comment is typically addressed during Timely & Important Matters

3. **Consent Agenda**
All items on the Consent Agenda are considered routine and may be enacted by one motion. If a County Commissioner requests discussion on an item, the item will be removed from the Consent Agenda and considered separately.
   a. Acceptance of High Bids
   Upset Bidding ended on November 10th, the following bids were advertised and were not upset . It is recommended that the Board accept the Final Advertised Bid and authorize staff to begin the process for drafting the deed to transfer ownership to the high bidder.
   One final property is entering Round 5.

Property Address	Minimum Bid	Final Bid
132 Cheyenne Tr	$2,000	$4,988
115 Mic Mac Tr	$100	$290

4. **Rezoning – 1823 Virginia Rd.**
The Board held a public hearing at the October 19th meeting to consider a rezoning application for 1823 Virginia Road. The property is currently zoned A-1 and the request is to rezone the parcel to B-1 (General Business). The Board tabled consideration of the request to review the Table of Permitted Uses. Staff will provide an update from the applicant. Additionally, staff will provide the Board with requested information regarding a future text amendment to the Table of Permitted Uses.

5. **Axon Contract**
   At the November 2nd meeting the Board received a request from the Sheriff's Office to renew the contract with Axon and negotiate a new 10-year contract. Chief Deputy John McArthur was asked to begin working on a contract with Axon. Chief Deputy McArthur and the County Attorney have been reviewing a proposed contract and will bring the contract to the Board for consideration.

6. **Financial Items**
   Finance Officer Cathy Smith will present the following:
   a. FY26-27 Budget Amendments
      2027-029
      2027-030
      2027-031

7. **External Board/Committee Report**
   Board members are asked to report on the activities of the external boards to which they have been appointed.

8. **Manager's Report**
   County Manager Kevin Howard will update the Board on any pending matters.

9. **Timely and Important Matters**

10. **Adjourn**

FOR PLANNING DEPARTMENT USE ONLY:
Rezoning Request No.: _____
Date Application Received: _____
Fee Paid: $600.00
Date of Planning Board Meeting to consider request: _____

REZONING APPLICATION

Chowan County, North Carolina

OWNERSHIP INFORMATION:

Applicant: Poala Korall Phone No.: 1 [redacted]

Applicant's Address: P.O. Box 42393, Henrico, VA 23242

Property Owner: DEALS EDENTON, LLC Phone No.: 1 [redacted]

Owner's Address: P.O. Box 42393, Henrico, VA 23242

Tax Parcel No.: 689800251579

ZONING REQUEST:

Existing Zoning: A-1 (Agriculture) Requested Zoning: B-1 (General Business)

If the requested zoning is a Conditional Zoning Request, explain in detail the proposed uses.
N/A

PROPERTY INFORMATION:

Size (sq. ft. or acres): 1.73 acres Street Frontage: 250 Feet

Location of Property: 1823 Virginia Road, Edenton, NC 27932

Current Land Use of Property: Vacant Commercial Building-Former Family Dollar Store

Current Land Uses on abutting properties: Farm land, public elementary school , and residential

Statement of the Nature of the Proposed Use: See attached statement.

Legal Description (Metes & Bounds Description and survey or map):
Attached.

APPLICANT: [redacted] 7/15/26
Date

Virginia
State of ~~North Carolina~~
Henrico County

I, Lisa A. Busch, a Notary Public for Henrico Virginia County, ~~North Carolina~~, do hereby certify that Paola Kuvalli personally appeared before me this day and acknowledged the due execution of the foregoing instrument..

Witness my hand and official seal, the 15th day of July 2026.

LISA A BUSCH
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPT. 30, 2029
COMMISSION # 161939

[redacted]
Notary Public

My Commission Expires: 9-30, 2029

ADJOINING PROPERTY OWNERS
(WITHIN 100 FEET OF PROPOSED USE)

NAME	CURRENT MAILING ADDRESS	TAX PIN #
1. Ashley, Marvin Earl	1444 Virginia Road, Edenton, NC 27932	689800158303
2. Ashley, Marvin Earl	1444 Virginia Road, Edenton, NC 27932	689800152855
3. Vaughan, Andrae'	1826 Virginia Road, Edenton, NC 27932	689800253770
4. Green, Michael Anthony and Ellerbee, Michelle Lynn	1551 Park PL, APT 2D, Brooklyn, NY 11213	689800254524
5.		
6. Bethel, Michael A and Bethel, Shelia	1820 Virginia Road, Edenton, NC 27932	689800254484
7. Chowan County	P.O. Box 1030, Edenton, NC 27932	689800263836
8.		
9.		
10.		
11.		
12.		

Instructions for filing a Rezoning Application

1. A petitioner for a zoning change must complete this application in full. This application will not be processed unless all information requested is provided.

2. The completed application shall be accompanied by the $600.00 filing fee, plus $1.00 per notified property owner and any additional information as needed by the Planning Director, Building Inspector, and County Officials.

3. The applicant, or his duly authorized agent, shall submit to the Planning & Inspections Office, the required number of copies of the petition with a list of all adjoining property owners within 100 feet of the proposed special use, with the current mailing address of each adjacent property owner and one (1) set stamped addressed envelopes of all those to whom notice of public hearing must be sent (adjacent property owners within 100 feet).

4. Completed applications must be filed with the Planning & Inspections Office located at 305 W Freemason ST no later than 5:00 p.m. thirty (30) days prior to the Planning Board meeting. The Planning Board meets on the 3rd Tuesday of the month on an as needed basis.

5. An accurate map drawn to scale indicating the location of the property in relation to existing roads, and abutting properties shall be submitted with this application. The map shall clearly indicate the location of existing structures or land uses on the property in relation to all property lines.

6. The application must be signed by the applicant and/or owner, or by authorized agent of the property in question.

7. Public meetings are held on the 3rd Tuesday of the Month at 7:00 p.m. in the Upstairs Meeting Room of the Public Safety Center (305 West Freemason Street). The Planning Board shall make a recommendation to the Board of Commissioners on all rezonings. The Board of Commissioners meets on the 1st Monday of the Month at either 6:00 p.m. or 9:00a.m. in the Public Safety Center (305 West Freemason Street) and is the approving authority for all rezonings.

FOR ADDITIONAL INFORMATION
CALL THE PLANNING & INSPECTIONS OFFICE
(252) 482-5618

Statement of proposed use

There is currently no proposed use for the property. The requested rezoning is being sought because the property has been on the market for approximately one year with limited interest from uses permitted within the (A-1) Agricultural District.

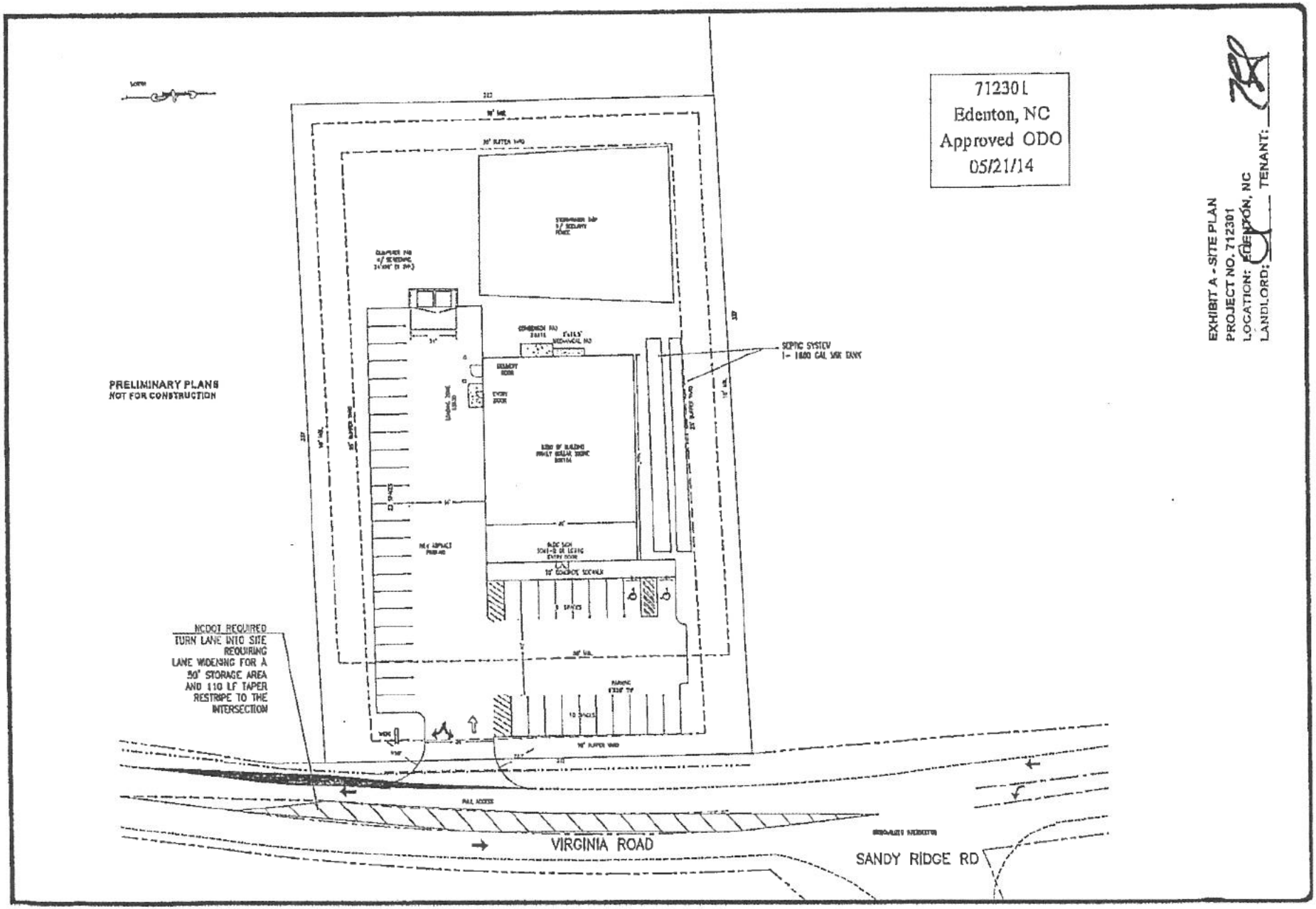
The building was constructed in 2015 specifically for use as a Family Dollar store and successfully operated in that capacity until October 2025. Family Dollar did not renew its lease following the sale of the company to private equity firms, leaving the property vacant. Since then, inquiries have been received from a variety of businesses that are not permitted under the current A-1 zoning designation.

Rezoning the property to B-1 (General Business) would expand the range of permitted uses, allowing businesses that are well-suited to the existing building and site while providing valuable services to the community. The property is well-buffered from adjacent properties by mature cypress trees along three sides and includes 40 paved parking spaces, and a commercial dumpster pad, making it well-equipped to accommodate appropriate commercial uses with minimal impact on neighboring properties. Given that the site has functioned as a commercial retail location for the past decade, the requested rezoning would align the zoning designation with the property's existing design and long-established commercial use.

712301
Edenton, NC
Approved ODO
05/21/14

EXHIBIT A - SITE PLAN
PROJECT NO. 712301
LOCATION: EDENTON, NC
LANDLORD: _____ TENANT: _____

PRELIMINARY PLANS
NOT FOR CONSTRUCTION



6898-00-25-1579 &

Plat Cabinet 2 Slide 73-F

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CHOWAN COUNTY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE CHOWAN COUNTY COMMISSIONERS AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTRAR OF DEEDS.

9/16/14
DATE

CHAIRMAN, COUNTY COMMISSIONERS
OR AUTHORIZED LOCAL OFFICIAL

CERTIFICATE OF OWNERSHIP AND DEDICATION

I(WE) CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATIONS JURISDICTION OF THE COUNTY COMMISSIONERS OF CHOWAN COUNTY.

10-15-2014
DATE

Marvin Earl Ashley
OWNER

CERTIFICATE OF THE APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SUPPLY SYSTEM INSTALLED, OR AS PROPOSED FOR INSTALLATION, IN THE SUBDIVISION ENTITLED _____ FULLY MEETS THE REQUIREMENTS OF THE CHOWAN COUNTY UTILITIES DEPARTMENT, AND IS HEREBY APPROVED AS SHOWN.

9/15/14
DATE

DIRECTOR, COUNTY UTILITIES DEPARTMENT

CAMA CONSISTENCY CERTIFICATE

I HEREBY CERTIFY THAT THIS SUBDIVISION CONFORMS TO THE STANDARDS OF THE NORTH CAROLINA COASTAL MANAGEMENT ACT OF 1974 AND IS NOT LOCATED WITHIN ANY AREA OF ENVIRONMENTAL CONCERN.

9-15-14
DATE

Holly Colarh
LOCAL PERMIT OFFICER

DISTRICT HEALTH DEPARTMENT CERTIFICATION

THIS SUBDIVISION ENTITLED _____ HAS BEEN DESIGNED FOR THE CONSTRUCTION OF INDIVIDUAL SEWAGE SYSTEMS AND MEETS THE CRITERIA AND REQUIREMENTS OF THE DISTRICT HEALTH DEPARTMENT BASED ON EXISTING CONDITIONS AND REGULATIONS. THE DISTRICT HEALTH DEPARTMENT RESERVES THE RIGHT TO REQUIRE ADDITIONAL IMPROVEMENTS TO THESE PROPERTIES AND TO LIMIT THE NUMBER OF BEDROOMS AND SIZE OF THE STRUCTURE BASED ON SITE CONDITIONS UPON ISSUANCE OF THE FINAL SITE IMPROVEMENTS PERMITS. THIS CERTIFICATION DOES NOT CONSTITUTE A WARRANTY AND IS BASED ON THIS SUBDIVISION BEING SERVICED BY PUBLIC WATER SYSTEMS.

9/16/14
DATE

~~DISTRICT HEALTH DIRECTOR~~ Authorized Agent

CERTIFICATE OF VOLUNTARY AGRICULTURAL DISTRICT

PURSUANT TO CHOWAN COUNTY ORDINANCE ADOPTED SEPTEMBER 14, 2009, I HEREBY CERTIFY THAT THIS SUBDIVISION IS LOCATED WITHIN A VOLUNTARY AGRICULTURAL DISTRICT(VAD) CREATED IN ACCORDANCE WITH THE AGRICULTURAL DEVELOPMENT AND FARMLAND PRESERVATION ENABLING ACT[NCGS 106-735]. FARMING ACTIVITIES IN THE VOLUNTARY AGRICULTURAL DISTRICT MAY CREATE NOISE, DUST, SMELLS, ETC. CONSEQUENTIAL TO AGRICULTURAL AND FARMING RELATED ACTIVITIES. IF ANY ADJOINING PROPERTY IS ACTUALLY ENROLLED IN THE VAD PROGRAM AS A QUALIFIED FARM, IT SHOULD ALSO BE DESIGNATED SO ON THIS PLAT.

9/16/14
DATE

CHAIRMAN, COUNTY COMMISIONERS
OR AUTHORIZED LOCAL OFFICIAL

REVIEW OFFICER CERTIFICATE

I, Julie Sharpe, REVIEW OFFICER OF CHOWAN COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Julietta L. Sharpe
REVIEW OFFICER

Filed: 10/15/2014 12:00:07 PM
Lynn C. Gilliard, Register of Deeds
Chowan County, NC

2 73F (1)

404858

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	DIRECTION
C1	250.19'	1864.77'	7°41'14"	125.28'	250.00'	S 25° 37' 09" E

CERTIFICATE OF ACCURACY

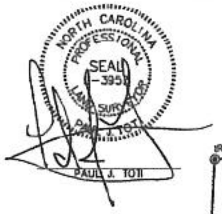
I, PAUL J. TOTI, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; DEED DESCRIPTION RECORDED IN D.B. 30, PG. 634; THAT BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN D.B. SEE, PG. REF.; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 +; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

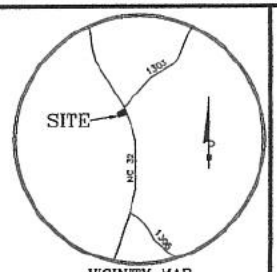
I, PAUL J. TOTI PLS-3953, ALSO CERTIFY, THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

WITNESS MY ORIGINAL SIGNATURE, REG. NUMBER, AND SEAL THIS 05 DAY OF AUGUST, 2014.

NORTH CAROLINA PROFESSIONAL SEAL L-3953 LAND SURVEYOR PAUL J. TOTI

PAUL J. TOTI





NOTES:

1.) OWNER: MARVIN ASHLEY
1617 VIRGINIA ROAD
EDENTON, NC 27932

2.) THIS PROPERTY IS CURRENTLY ZONED A1 AND IS SUBJECT TO ANY SETBACKS OR EASEMENTS REQUIREMENTS SET FORTH BY CHOWAN COUNTY OR COVENANTS OF RECORD.

3.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES THAT AFFECT THE SUBJECT PROPERTY.

4.) BASED UPON GRAPHIC PLOTTING ONLY, THE PROPERTY DELINEATED ON THIS PLAT DOES NOT APPEAR TO BE LOCATED WITHIN A FEMA IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO F.I.R.M. FOR CHOWAN COUNTY MAP NUMBER 3720888800J, COMMUNITY ID NO. 370301, PANEL 8888 DATED EFFECTIVE OCTOBER 16, 2008. THE PROPERTY LIES WITHIN ZONE "X" "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS DEFINED THEREIN. FLOOD ZONE INFORMATION WAS OBTAINED FROM THE FLOOD RISK INFORMATION SYSTEM "https://fris.nc.gov/fris" JULY 31, 2014.

5.) NCGS MONUMENTS "SANDY" & "RIDGE" COORDINATE INFORMATION WAS OBTAINED FROM NGS WEBSITE "www.ngs.noaa.gov" JUNE 24, 2014.

6.) AREA BY COORDINATE METHOD.

LEGEND

- NCGS MONUMENT
- IRON ROD SET (IRS)
- UTILITY POLE
- PROPERTY LINE
- PROPERTY EXTENSION
- SET BACK LINE
- OVERHEAD UTILITIES
- TIE LINE

40 0 40 80
GRAPHIC SCALE

Bowman CONSULTING C-3956

Bowman Consulting Group, Ltd.
145 East Rich Boulevard, Suite C
Elizabeth City, North Carolina 27909
Phone: (252) 333-1151
Fax: (252) 333-1164
www.bowmanconsulting.com
• Bowman Consulting Group, Ltd.

MINOR SUBDIVISION
FOR
MARVIN ASHLEY
A PORTION OF D.B. 30, PG. 634
SECOND TOWNSHIP CHOWAN COUNTY-NC

CITY PROJECT NUMBER	
PLAN STATUS	
DATE	DESCRIPTION
DRAWN	PJT CHKD
SCALE: H: 1"=40' V: N/A	
JOB No. 8344-01-001	
DATE : 2014-08-05	
FILE No. 14054	
SHEET 1 OF 1	

Cad file name : P:\8344 – Family Dollar\8344-01-001 (SUR) – Chowan County\Survey\Working\8344-working.dwg

BEING that certain land or parcel of land being bounded and described by a survey entitled " Minor Subdivision for Marvin Ashley" which is duly recorded in Plat Cabinet 2, Slide 73, Plat F as prepared by Paul J. Toti, PLS, and asked to be incorporated in this legal description by specific reference. Said tract or parcel is bounded by survey as follows: BEGINNING at a point abutting the southwestern right-of-way of NC Highway 32, Virginia Road, a corner for this parcel and other lands of Marvin Ashley, the beginning point has a bearing of North 16 degrees 32 minutes 18 seconds East a distance of 159.64 feet to NCSR Monument "SANDY" as shown on the plat; running thence with the right-of-way of NC Highway 32 along a curve South 25 degrees 37 minutes 09 seconds East a length of 250.19 feet; radius of 1,864.77 feet; delta 7 degrees 41 minutes 14 seconds; tangent of 125.28 feet and chord of 250.00 feet to an iron rod set, a corner for this lot and other Marvin Ashley lands; thence running with Ashley land South 68 degrees 13 minutes 27 seconds West a distance of 320.41 feet to an iron rod set, a corner for this parcel and Ashley land; thence North 29 degrees 10 minutes 41 seconds West a distance of 208.24 feet to a point, an iron rod set, a corner for this parcel and Marvin Ashley land; thence North 60 degrees 49 minutes 19 seconds East a distance of 333.26 feet to the BEGINNING point. Said parcel contains 1.730 acres by survey.

THE GRANTOR acquired the property by instrument recorded in Deed Book 470, Page 552 in the Chowan County Registry.

TO HAVE AND TO HOLD the above described lot or parcel of land with all privileges and appurtenances thereunto belonging the said GRANTEE, its successors and assigns in fee simple forever.

THIS CONVEYANCE is made subject to all covenants of record, easements, permits, restrictions and rights of way of record.

AND THE GRANTOR, for itself, successors, and assigns covenants to and with the GRANTEE, its successors and assigns, that the GRANTOR is seized of the said premises in fee simple and has full rights to convey the same in fee simple; that the premises are free from encumbrances, except as stated above; and that the GRANTOR will warrant and defend the title to the same against the lawful claims of all persons, subject to the exceptions stated above.

IN TESTIMONY WHEREOF, the GRANTOR has hereunto caused this Deed to be executed in capacity as Trustee, by proper authority, the day and year first above written.

STAFF REPORT

To: Chowan County Planning Board
Date: October 2, 2026
Case: CC-RZ 26-02
Prepared By: Robert Daniel, Planning and Inspections Director

GENERAL INFORMATION

Applicant: Deals Edenton, LLC
c/o Poala Korall
PO Box 42393
Henrico, VA 23242

Property Owner: Deals Edenton, LLC
PO Box 42393
Henrico, VA 23242

Subject Property: 1823 Virginia RD; PIN 6898-00-25-1579

Adjoining Property Owners: **(See Application)**

Requested Action: Rezone the 1.73 acres, shown on the attached map, 1823 Virginia RD; PIN 6898-00-25-1579; A-1 TO B-1 (General Business)

Tax PIN #: 6898-00-25-1579

Location: Virginia RD (NC-32) near intersection with Sandy Ridge RD.
Size: 1.73 Acres
Existing Zoning: A-1
Existing Land Use: Commercial (Vacant, former Family Dollar)
Surrounding Zoning and Land Use:

North	**A-1**, Agricultural and Residential (Farmland/Woodland & Single-Family homes, Educational/Institutional (Schools))
South	**A-1**, Agricultural and Residential (Farmland/Woodland & Single-Family homes/Industrial)
East	**A-1**, Agricultural and Residential (Farmland/Woodland & Single-Family homes/Institutional (DOT Maintenance Yard))
West	**A-1**; Agricultural and Residential ((Farmland/Woodland & Single-Family homes)

Zoning History: A-1, Adopted in 2007.

Special Use Permit for General Retail Facility granted by Planning Board in 2014.

Applicable Regulations: Chowan County Development Codes: Zoning Ordinance; Article III, Permits & Hearing Procedures and Article IV Zoning District and Zoning Map.

ANALYSIS

The applicant seeks a rezoning of the subject property from A-1 (Agricultural) to B-1 (General Business). The structure was formerly a Family Dollar store, operating until around October 2025 with a special use permit and has been vacant since. The applicant has provided all required materials and has attempted to address this request in the attached application.

Review Requirements

The Planning Board was charged to review the rezoning request, and to forward its recommendations to the Board of Commissioners. The Board of Commissioners is charged with deciding whether to rezone the property as the governing board.

A. Spot Zoning Validity

Due to the smaller size of this parcel, about 1.73 acres, Boards should note the "spot zoning" validity requirements. Spot zoning is a rezoning that only affects a small geographic area or a small number of landowners. Spot zoning is not automatically illegal, but is typically discouraged and is reviewed with greater scrutiny. Bottom line, if adopting the rezoning, Boards must explain their public-policy reasoning for why the change benefits the community as a whole:

> "When adopting a "spot" zone, a local government has an affirmative obligation to establish that there is a reasonable public-policy basis for doing so. Thus, the public-hearing record and minutes of the board's deliberations should reflect consideration of legitimate factors for differential zoning treatment of the property involved. Does the property have different physical characteristics that make it especially suitable for the proposed zoning, such as peculiar topography or unique access to roads or utilities? Are there land uses on or in proximity to the site that are different from the uses made of most of the surrounding property? Would the proposed range of newly permissible development be in harmony with the legitimate expectations of the neighbors? Have appropriate safeguards been incorporated to protect the interests of those affected?"

(https://www.sog.unc.edu/resources/legal-summaries/spot-zoning.)

B. Consistency Statement

** This Board should also note that all zoning decisions must include (1) a statement of consistency with the Land Use Plan, and (2) a statement of reasonableness for zoning map amendments, pursuant to State law. These statements may be combined and may be adopted as part of the zoning action itself, or as a separate motion. **

The following are suggested factors for reasonableness:

> (i) the size, physical conditions, and other attributes of the area proposed to be rezoned;
> (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community;
> (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment;
> (iv) why the action taken is in the public interest; and
> (v) any changed conditions warranting the amendment.

Land Use Plan

The Land Use Plan ("LUP"), available on the Planning Division page at https://www.chowancounty-nc.gov/building-planning, identifies the existing land use classification of this property as Agriculture, and the future land use classification is the Agricultural Residential (See Sections 2.2.D (page 2-16) and 3.3.A.1 (page 3-12)). The immediate area consists of farmland, woodland, single-family residential homes, White Oak and D.F. Walker Elementary Schools, NC DOT property at 134-138 Sandy Ridge RD, as well as some industrial use to the south at 1813 Virginia RD (junk/scrap yard).

Not far to the south, the LUP identifies the future land use of "Rural Center," (See page 3-13):

> The Rural Center classification is intended to delineate lands that are the preferred location for new residential and mixed-use as well as locally-serving low-intensity nonresidential development in the County. There are four distinct areas identified as potential Rural Centers on the Future Land Use Map, located at the intersections of primary rural roadways. These areas already serve as commercial and institutional focal points for the communities surrounding them, and are home to a variety of rural commercial uses such as hardware stores, general stores, convenience stores, as well as institutional uses including places of worship, post offices, and child day care centers. (See Page 3-13).

The A-1, Agricultural District is defined in the Zoning Ordinance as:

> This district is primarily intended to accommodate very low-density residential uses as well as associated public and institutional uses, low intensity commercial uses, and agricultural-related industrial uses which are interspersed throughout areas that are principally characterized as rural in nature. This district reflects the diverse nature of land uses within predominantly rural areas and, therefore, permits a wide array of land uses. However, those intensive land uses, which could have an adverse impact on the rural nature, are not permitted or are allowed only on a special use permit

basis following a formal review and approval process. The district is specifically established for the following purposes:

1. To preserve and encourage the continued use of land for agricultural, forestry, and open space purposes;
2. To encourage small-scale and low intensity commercial uses that primarily provide goods and services to residents of the surrounding rural areas;
3. To encourage only those industries which are agricultural-related;
4. To encourage the concentration of more intensive urban land uses in and around identified growth areas that have the capacity to accommodate the utility and traffic demands of such development, thereby avoiding premature conversion of farmland to urban uses; and
5. To discourage any use which, because of its character, would create premature or extraordinary public infrastructure and service demands.

The B-1, General Business District, is defined in the Zoning Ordinance as:

> This district is defined as certain areas that are designed to serve both non-residents and residents using the major state and county roads that run through the areas zoned. This district is designed to accommodate retail or service establishments customarily patronized by transient traffic as well as non-transient traffic. This district allows a range of retail, service, office, limited wholesale, and moderate density residential uses that have access to major roads and the necessary utilities to support such development.

(See Zoning Ordinance Article 15 for permitted uses and Article 14, Section 14.7 for specific area and yard requirements.)

According to the Land Use Plan's future land use map, changing the zoning of the subject property to B-1 does not appear consistent with the Agricultural Residential future land use. (See Future Land Use Map, Page 2-16)). The LUP indicates the future land use is agricultural and residential, and several residential homes are immediately across NC-32 and down Sandy Ridge Road. B-1 zoning also allows a significantly wider range of uses than A-1 zoning, either by right with a zoning permit in compliance with applicable standards, or by special use permit. (See the Table of Permitted Uses, Zoning Ordinance Article 15)

However, the subject property already has a built commercial space (former Family Dollar), is at the intersection of major roadways (Virginia RD (NC-32) and Sandy Ridge RD (SR-1303)), and the "Rural Center," future land use classification appears less than a mile away. (See https://canons.sog.unc.edu/blog/2011/09/13/what-if-a-proposed-rezoning-is-inconsistent-with-our-plan/). Further, institutional and industrial uses currently exist nearby to the North and South and East.

The following are relevant LUP policies and goals:

1. **Encourage Population Growth**
    a. POLICY C-2: The County encourages the location and expansion of businesses, residential development, and service providers that serve retirees while also creating jobs for younger residents (including medical offices, health care specialists, upscale dining, and leisure activities).
2. **Promote Economic Development**
    a. POLICY C-3: The County encourages entrepreneurship and the opening of new locally-owned businesses.
    b. POLICY C-4: The County promotes the expansion of the healthcare, agriculture value-added, and tourism sectors in appropriate locations determined by land suitability, compatibility with neighboring uses, and infrastructure requirements.

(See Pages 2-3—2-8).

STAFF RECOMMENDATION

Bottom line, staff does not recommend the rezoning because rezoning to B-1 appears inconsistent with the Land Use Plan and raises "spot zoning" concerns. However, the following reasons could support the rezoning:

1. The rezoning request to B-1 could allow uses in harmony with some of those of the surrounding area, including institutional and industrial uses nearby, despite the surrounding A-1 zoning.

2. B-1 zoning could be consistent with the current commercial structure on the property (former Family Dollar), and with the location on major roadways nearby and adjacent, Virginia RD (NC-32) and Sandy Ridge RD (SR-1303).

3. The land use plan supports the promotion of economic development and encourages entrepreneurship and the opening of new locally-owned businesses. (See Section 2.2.C. of LUP.)

B-1 zoning in this area is not consistent with the future land use map, and allows a significantly wider range of uses than currently allowed in the A-1 district. The only B-1 zoned properties in the County are currently near the airport and portions of the Sandy Point property. Adopting zoning changes that are inconsistent with the LUP have the effect of amending the future land use map.

If approving, the Boards should discuss why this particular property legitimately should be treated differently than surrounding A-1 zoned property based on public policy, to eliminate "spot zoning" concerns listed above.

Boards should also note this is a request for a *conventional zoning district*, which could allow *all* of the permitted uses in B-1 district, found in the Zoning Table of Permitted Uses (Article 15, Table 5-1).

Recommendation from Planning Board:

The Planning Board voted (3-1) to recommend that the Board of Commissioners not approve the rezoning request.

Board of Commissioners suggested motion:

I make a motion to approve [or not approve] the rezoning request for 1823 Virginia Road, finding that the rezoning is

1. Inconsistent with the stated Chowan County & Town of Edenton Joint Land Use Plan goals and because the future land use is noted as Agricultural Residential; and

2. Reasonable and in the public interest because [or not reasonable and not in the public interest because…]

Subject Property:



Existing Land Use Map:

3.3. Existing Land Use and Development

A. Existing Land Use Patterns

1. Existing Land Use Map

The Existing Land Use Maps in Figures 4 and 5 identify eight categories of existing land use:

a. **Vacant (Unbuilt) Land**
Land which contains no structures, and which has not been improved for use as agricultural or forestry land.

b. **Forestry**
Land under active forestry use, regardless of the stage of forestry. Forestry lands may be, but are not necessarily, taxed under Present Use Value.

c. **Agriculture**
Lands under productive agricultural use for crops or livestock, including accessory buildings such as barns, storage of machinery, and grain storage facilities. Agricultural lands may be, but are not necessarily, taxed under Present Use Value.

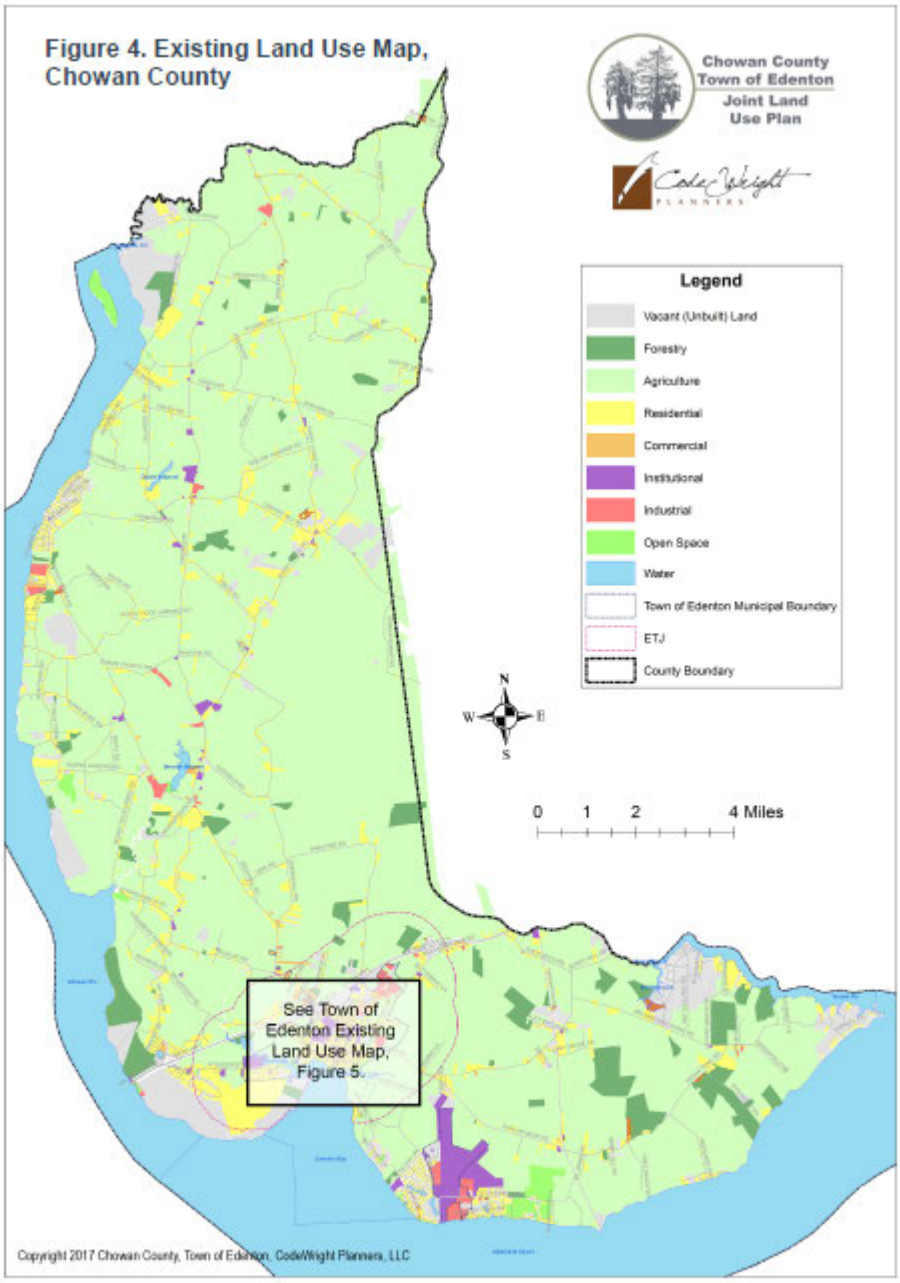
d. **Residential**
Areas dedicated to housing, including single-family, multi-family, mobile or manufactured homes.

e. **Institutional**
Government offices, utilities, places of worship, public or private schools, civic institutions, and healthcare uses.

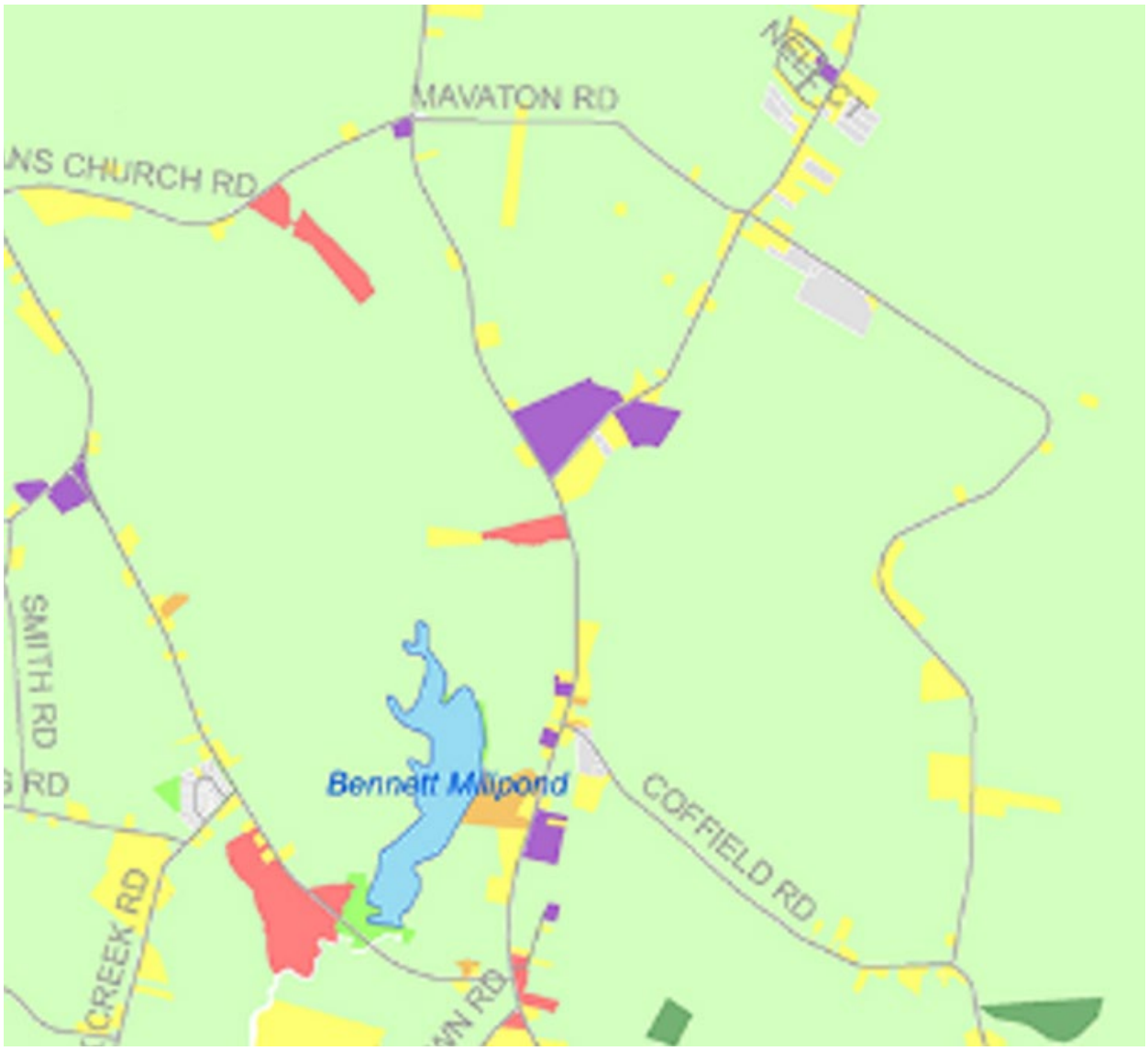
f. **Commercial**
Land with buildings containing retail or wholesale sales, personal services, or offices.

g. **Industrial**
Lots containing buildings used for manufacturing and related uses including warehousing and shipping.

h. **Open Space**
Public or private parks, ballfields, dedicated open space, and natural areas which are protected from future development.


Figure 4. Existing Land Use Map,
Chowan County
Chowan County
Town of Edenton
Joint Land
Use Plan
CodeWright
PLANNERS
Legend
Vacant (Unbuilt) Land
Forestry
Agriculture
Residential
Commercial
Institutional
Industrial
Open Space
Water
Town of Edenton Municipal Boundary
ETJ
County Boundary
N
W
E
S
0 1 2 4 Miles
See Town of
Edenton Existing
Land Use Map,
Figure 5.
Copyright 2017 Chowan County, Town of Edenton, CodeWright Planners, LLC

Existing Land Use Map – Zoomed In



Future Land Use Map:

D. Chowan County Future Land Use

1. Future Land Use Map Guiding Principles

The Future Land Use Map depicts generalized patterns of projected land use that support the goals and policies of a community. It is the graphical depiction of the desired future land use arrangement. The intent of the map is to illustrate a typical pattern of use for a general area and not the specific use of an individual parcel. The Future Land Use Map is not intended for site-specific land planning or for regulatory purposes.

The Chowan County and Town of Edenton Future Land Use Maps work in tandem to:

- Guide the most intensive development to areas with supporting infrastructure;
- Accommodate a variety of residential densities;
- Promote commercial development in Edenton and selected areas of the County;
- Promote industrial growth in the airport area;
- Discourage growth in areas with natural constraints and low development suitability; and
- Conserve prime agricultural and fragile environments.

2. Future Land Use Categories

The Chowan County Future Land Use Map assigns lands within the County's planning jurisdiction to one of seven land use categories (also referred to as "classifications"):

a. Conservation;
b. Agricultural Residential;
c. Low Density Residential;
d. Medium/High Density Residential;
e. New Urban Waterfront;
f. Rural Center; and
g. Industrial.

This section provides a brief description of each land use category, including typical use types, compatible zoning districts, density and intensity of development, restrictions on development, and infrastructure and impact considerations.

Updates or revisions to the Future Land Use Map require local adoption and State certification of a Land Use Plan Amendment.

A copy of the County's most recently updated Future Land Use Map is included in this document, but readers are encouraged to visit the County's offices to see a larger scale version of the map.

a. Conservation

The Conservation classification is intended to delineate areas where traditional land uses are not desirable or expected to develop. Land development may however, include public building and facilities necessary to support existing land uses. Commercial and industrial uses that are water dependent and which cannot function elsewhere or are supportive of commercial fishing are also permissible uses in Conservation-designated areas. Public and institutional uses such as golf courses and passive recreation would be appropriate in this classification, provided environmentally sensitive areas are not negatively impacted. Public water or sewer utilities are not needed to support the types and intensities of land uses in these areas. Extensions of water and sewer utilities into these areas are not encouraged for the purpose of development. Water and sewer lines may be appropriate in Conservation areas for supportive uses such as bathrooms in a recreation facility or within easements for the purposes of serving other areas outside the Conservation classification.

The Future Land Use Map on Page 2-16 identifies two primary Conservation areas: Chowan Swamp, in the north of the County along the Chowan River, and Reedy Point Swamp in the southwest corner of the County along the Chowan River. There are also other areas in the County with the Conservation classification, including: coastal wetlands, estuarine waters, estuarine shoreline, public trust areas, and federally-designated "404" wetlands. These areas are too small to see on the Future Land Use Map included in this document and the precise locations of these areas may only be determined through field investigation. Also included in the Conservation classification are the future greenway corridors that are located throughout the County along creeks and rivers, as depicted in the 2003 Edenton/Chowan Greenway and Open Space Plan and reproduced in Appendix 10 of this Plan. Generally speaking, Conservation areas are expected to retain their current natural character over time.

b. Agricultural Residential

The vast majority of land area in the County (around 91 percent) is classified as Agricultural Residential. Areas classified as Agricultural Residential are predominantly farmland, forestry land, and open space along with scattered, residential uses with densities of less than one unit per acre. Those portions of the Residential Agricultural classification that are primarily residential in nature are typically found along major roadway corridors and in areas proximate to designated Rural Centers, and these areas are expected to maintain densities of around one unit per every five acres of land area. The balance of the Residential Agricultural classification is expected to maintain residential densities at or below one unit per every 20 acres of land area.

The Agricultural Residential classification corresponds to the A-1 Agriculture District in the County's Zoning Ordinance, and despite its generally low density character (40,000 square foot minimum lot areas), the area can accommodate higher residential densities of up to four units per acre when developed as a Traditional Neighborhood Development (TND). Development configured as a TND is approved on a case-by-case basis, and could be expected around the periphery of the Edenton corporate limits, waterfront areas served by public sewer, and possibly in designated Rural Centers, upon extension of public sewer.

Scattered single-family detached residences and manufactured homes on individual lots are the predominant types of dwellings within Agricultural Residential classification, though some small, existing residential subdivisions and mobile home parks are also present.

Cluster development is encouraged in the Agricultural Residential Classification in areas proximate to the Town of Edenton, designated Rural Centers, in waterfront areas, and on lands served by public sewer. Public water service is available in the majority of the Agricultural Residential classified areas and is needed to support new residential subdivisions. Public sewer or an approved private wastewater treatment system will generally be required to support the higher end (two or more dwelling units per acre) of residential densities allowed within this classification.

Minimum lot sizes for land uses utilizing individual subsurface septic systems and/or individual water systems are determined by the local health department based upon soil types present at the site and generally range from 20,000 square feet to 30,000 square feet per lot. The Agricultural Residential classification, consistent with the underlying A-1 (Agriculture) zoning district, allows low intensity commercial uses typically associated with rural areas. Some low-intensity commercial uses can be accommodated in the Agricultural Residential classification. Public and Institutional uses such as churches, county parks, schools, golf courses and utilities are also appropriate for the Agricultural Residential classification. Agricultural Residential areas are expected to continue to accommodate a blend of agricultural and low-density residential uses into the future.

As the County's efforts at population growth and increasing housing diversity bear fruit in the coming years, the County may ultimately decide to split the current Agriculture Residential classification into a series of focused classifications with greater distinctions between allowable use types and development characters.

c. Low Density Residential

The Low Density Residential classification occupies about two percent of the County's land area, and is intended for low density residential uses, particularly properties with waterfront access and areas where public water service is readily available. The overall residential density within this classification is generally one to two dwelling units per acre. Single-family detached residences and manufactured homes on individual lots are the predominant types of dwellings within these areas. Supporting public and institutional land uses are also located within this land use classification, typically on lots of 25,000 square feet to 40,000 square feet in size.

The Low Density Residential classification corresponds to the R-40, R-25, and RMH (Residential Mobile Home) districts in the County's Zoning Ordinance. Lot sizes in these districts range from 25,000 to 40,000 square feet, though the area can accommodate higher residential densities of up to four units per acre when developed as a Traditional Neighborhood Development (TND). Development configured as a TND is approved on a case-by-case basis, and could be expected around the periphery of the Edenton corporate limits, waterfront areas served by public sewer, and possibly in designated Rural Centers, upon extension of public sewer. Clustered residential development is also encouraged in these same locations.

Public water service is widely available throughout the Low Density Residential classified areas and is required to support the higher end of the range of residential densities in this classification. Public sewer or an approved private wastewater treatment system will generally be required to support the higher (two or more dwelling units per acre) residential densities allowed within this classification. Minimum lot sizes for land uses utilizing

individual subsurface septic systems and/or individual water systems are determined by the local health department based upon soil types present at the site and generally range from 20,000 square feet to 30,000 square feet per lot. Low Density Residential areas are expected to retain their existing low density residential character, and future development is projected to remain at around one dwelling unit per acre.

d. Medium/High Density Residential

Around three percent of the County's land area is classified as Medium/High Density Residential, primarily in areas around Edenton, the airport, and Arrowhead Beach in the northwest portion of the County. The Medium/High Density Residential classification is intended to delineate lands where the predominant land use is higher density single-family residential and multifamily development. Supporting public and institutional land uses may also be located within this land use classification on lots of between 25,000 and 40,000 square feet in size. The single family detached residential density within this classification is generally greater than two dwelling units per acre. Medium density areas generally range from approximately three to seven dwelling units per acre; and high density generally ranges from approximately eight to 15 dwelling units per acre.

The Medium/High Density Residential classification is compatible with two Chowan County residential zoning districts: the R-15 Residential District and the R-5 Residential District, as well as all commercial zoning districts.

In addition to standard development configurations, the Medium/High Density Residential classification also accommodates Planned Unit Developments in areas designated with R-5 zoning. Planned Unit Developments allow for a mixture of residential and nonresidential land uses on the same lot or in close proximity to one another, promote a variety of residential building types, and require greater amounts of recreational and open space than typical development. Traditional Neighborhood Developments (TNDs) are another form of allowable development configuration in both the R-5 and R-15 zoning districts. Higher residential densities may be permitted on a case-by-case basis in TNDs—up to 15 dwelling units per acre in R-5 and nonresidential zoning districts; up to six units per acre in R-15 districts. Public water and sewer service or an approved private wastewater treated system is required to support the densities in this classification. In addition to water and sewer infrastructure, roadways with the capacity to accommodate higher traffic volumes are also necessary to support Medium/High Density Residential development.

County policy is to support the establishment of higher density single-family and multi-family development in areas where adequate public facilities exist or can be upgraded to support the higher development densities envisioned by the classification.

e. New Urban Waterfront

The New Urban Waterfront classification is applied to the approximate 465-acre area delineated in the amended 1999 Joint Land Use Plan (amendment dated August 9, 2004) as "New Urban Waterfront Area" and as authorized by Senate Bill 732 "Pilot New Urban Waterfront Area," effective July 17, 2004 (and shown on the Future Land Use Map). The classification is intended to accommodate future development adjacent to the shorelines of public trust waters on Albemarle Sound comprised of a mixture of residential, commercial, and recreational uses in a publicly accessible, pedestrian-friendly traditional neighborhood community with densities ranging anywhere from three to 15 units per acre.

Both the Planned Unit Development and Traditional Neighborhood Development configurations are appropriate in this classification. The major characteristics of development in New Urban Waterfront classification include the preservation of natural shorelines and other critical areas; public access to shorelines and public trust waters; interconnected streets; civic spaces, squares, and recreational space, and centrally operated water, sewer, and stormwater management systems. While development has yet to take place within the areas designated for New Urban Waterfront-style development, the County remains committed to the establishment of this kind of development in locations identified on the Future Land Use Map.

f. Rural Center

The Rural Center classification is intended to delineate lands that are the preferred location for new residential and mixed-use as well as locally-serving low-intensity nonresidential development in the County. There are four distinct areas identified as potential Rural Centers on the Future Land Use Map, located at the intersections of primary rural roadways. These areas already serve as commercial and institutional focal points for the communities surrounding them, and are home to a variety of rural commercial uses such as hardware stores, general stores, convenience stores, as well as institutional uses including places of worship, post offices, and child day care centers. Residential densities in the Rural Center classified areas not currently served by public sewer or an approved private wastewater system are limited to one to two dwelling units per acre. Minimum lot sizes for land uses utilizing individual subsurface septic systems and/or individual water systems are determined by the local health department based upon soil types present at the site and generally range from 20,000 square feet to 30,000 square feet per lot. However, recognizing that areas delineated as Rural Center are the preferred locations for higher-intensity development as the County grows, these guidelines will likely be adjusted as sewer and wastewater service are extended: residential densities in these areas could rise to match those in the Medium/High Density Residential designated areas, and nonresidential development could be established on lots at an average intensity of one to two establishments per acre. Both the Planned Unit Development and Traditional Neighborhood Development configurations are appropriate in the Rural Center classification, particularly if public sewer is extended to these areas.

The maximum height of any use in the Rural Center designated areas is 35 feet. There is no maximum lot coverage for residential or nonresidential uses in the Rural Center areas. Public water service is available in all of the Rural Center classified areas and is needed to support new residential subdivisions. Public sewer or an approved private wastewater treatment system will generally be required to support increased densities as these areas develop over time.

g. Industrial

The Industrial classification occupies less than one percent of the land area in the County, and is located primarily in areas east of the airport. The Industrial classification delineates lands that accommodate industrial and manufacturing establishments. In addition, more intense commercial and other industrial-supportive land uses are also appropriate in the Industrial classification. Public water and sewer service is needed to support the land uses characteristic of this classification. Without the availability of sewer in Chowan County, there will likely be little industrial development. On-site package treatment systems will be

the most likely option to offset this need. Roads with the capacity to accommodate higher traffic volumes are necessary to support the intensity of development expected within the Industrial Classification. Land uses with the Industrial Classification are generally compatible with the I-1, Light Industrial and I-2, Heavy Industrial classification. Generally, the intensity of industrial development is expected to average one industrial establishment per twenty acres. Lot coverage is not restricted and building heights are not limited.

The Industrial areas are expected to accommodate the majority of the future industrial growth in the County during the lifespan of this Plan and into the foreseeable future. Critical factors that will determine the development potential of land in the Industrial classification include market demand and the provision of the necessary support infrastructure (particularly public water and sewer utilities). Consequently, the development potential of the majority of the lands within the Industrial areas may be more long-term than short-term.

Table 2.2.D.1, Classification Summary, summarizes the Future Land Use Map classifications, their associated zoning district designations, and minimum lot area sizes from the Chowan County Zoning Ordinance.

Table 2.2.D.1: Chowan County Classification Summary

Future Land Use Map Classification	Corresponding Zoning District(s) in Chowan County Zoning Code	Minimum Lot Area [1]
Conservation	Variable	N/A
Agricultural Residential	A-1 (Agriculture)	40,000 sf [2]
Low Density Residential	R-40 (Residential) R-25 (Residential) RMH-25 (Residential Mobile Home)	40,000 sf in R-40 25,000 sf in RM-25 & RMH-25 [2]
Medium/High Density Residential	R-15 (Residential) R-5 (Residential) [4]	15,000 sf in R-15 5,000 sf in R-5 [3]
New Urban Waterfront	R-15 (Residential) R-5 (Residential) [4] B-1 (General Commercial) B-2 (Highway Commercial)	15,000 sf in R-15 5,000 sf in R-5, B-1, & B-2 [3]
Rural Center	R-15 (Residential) R-5 (Residential) [4] B-3 (Neighborhood Commercial)	15,000 sf in R-15 5,000 sf in R-5 & B-3 [3]
Industrial	B-1 (General Business) B-2 (Highway Commercial) I-1 (Light Industrial) I-2 (Heavy Industrial)	5,000 in B-1 & B-1, otherwise none

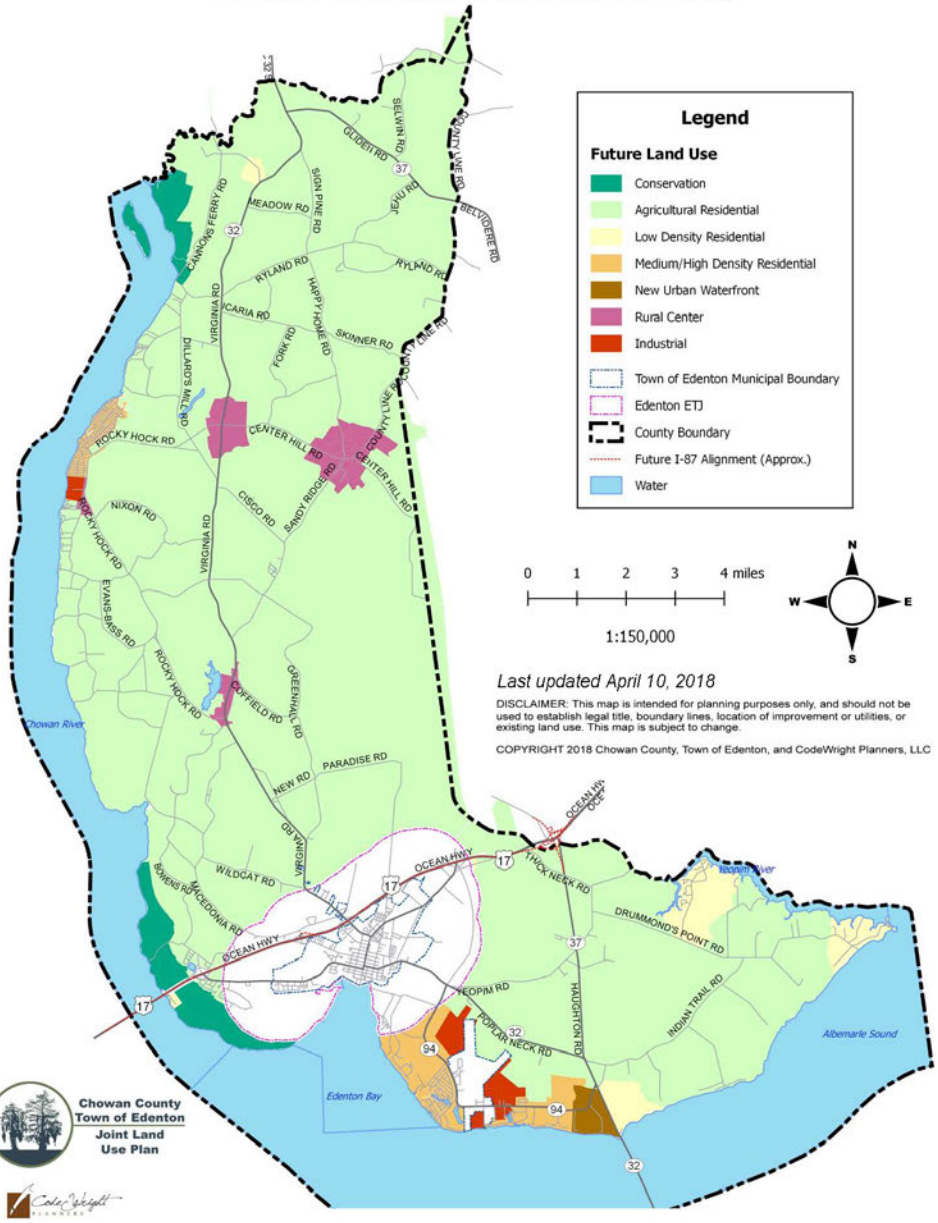
Table 2.2.D.1: Chowan County Classification Summary		
Future Land Use Map Classification	**Corresponding Zoning District(s) in Chowan County Zoning Code**	**Minimum Lot Area [1]**

NOTES:
[1] The minimum lot area for a lot not served by public sewer or private centralized wastewater treatment is 25,000 square feet, and may be larger depending upon Health Department requirements.
[2] Residential density may be increased up to 4 units per acre in an approved Traditional Neighborhood Development (TND).
[3] Residential density may be increased up to 6 units per acre in R-15 and up to 15 units per acre in R-5, if in an approved Traditional Neighborhood Development (TND).
[4] Planned Unit Developments allowed in this district.

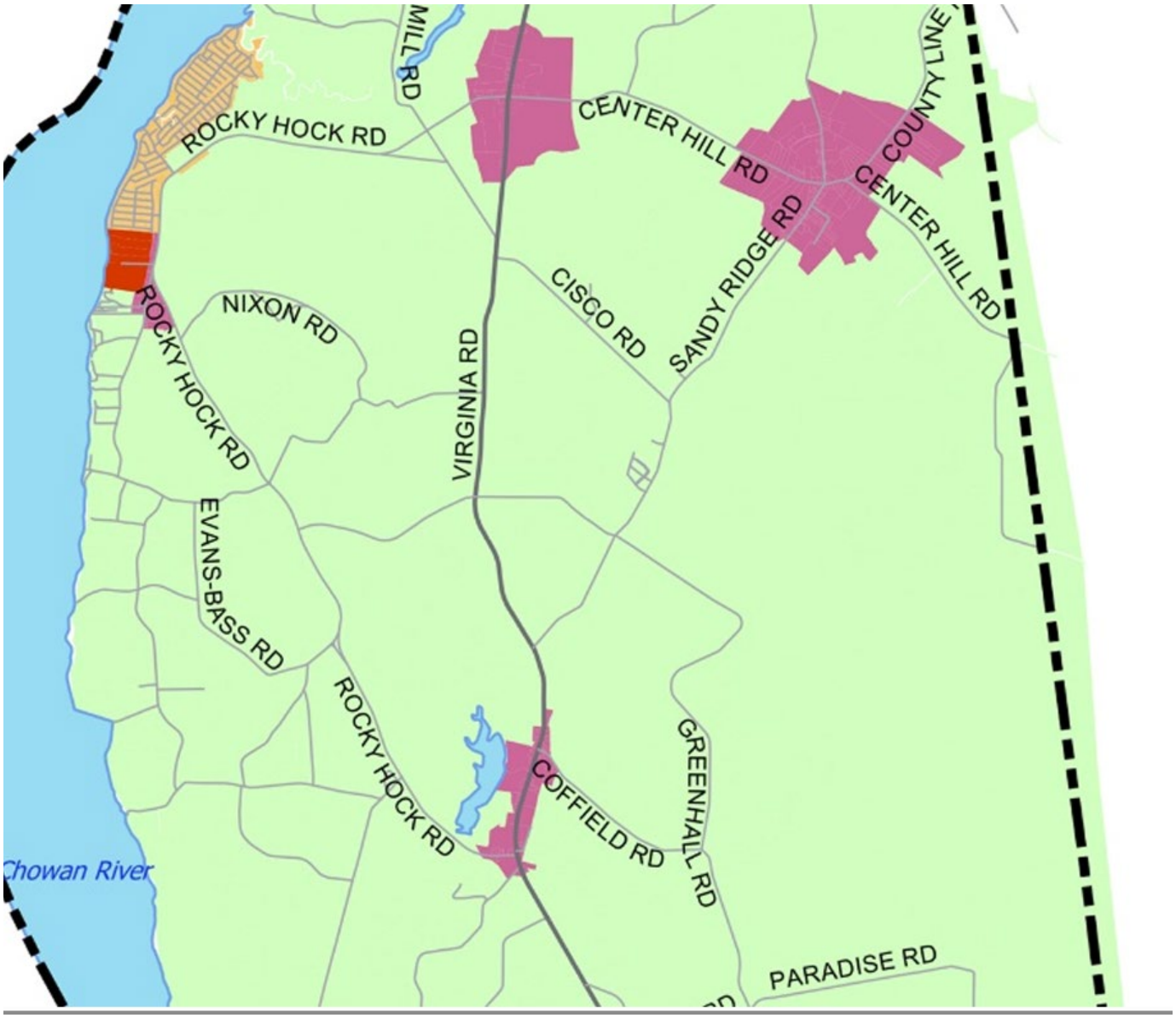
3. Future Land Use Map

The following page includes the Official Future Land Use Map for Chowan County. The map shows future land use classifications, major roadways, and the portions of the community within the Town's planning jurisdiction. Land use classifications generally follow parcel boundaries, and the map is part of the County's adopted land use policy guidance. A copy of the map on the next page is available at a larger scale in the offices of the Chowan County Building Inspection and Planning Division. The Official Future Land Use Map in this document may be updated from time to time following approval by the Board of County Commissioners and certification by the State.

Chowan County Future Land Use Map



Future Land Use Map – Zoomed In



STAFF REPORT

To: Chowan County Board of Commissioners and County Manager
Date: November 13, 2026
Case: N/A
Prepared By: Robert Daniel, Planning and Inspections Director

GENERAL INFORMATION

Subject Property: A-1 District – Majority of County

Requested Action: Investigate Low Intensity Commercial Uses possible for expansion into A-1 District

BACKGROUND

At the October 19, 2026 Board of Commissioners meeting, the Board instructed Staff to discuss with a rezoning applicant uses in B-1 that they would like to see in the A-1 district. Staff has not yet received a response from the applicant, but has investigated possible business uses that could possibly be expanded into and compatible with the A-1 District.

ANALYSIS

The A-1 district makes up the majority of the County. Bottom line, it supports agriculture, low density residential, and low intensity commercial uses, and prioritizes the rural character of the land and open space:

> ***14.2.6 A-1 Agricultural District***
>
> This district is primarily intended to accommodate very low-density residential uses as well as associated public and institutional uses, low intensity commercial uses, and agricultural-related industrial uses which are interspersed throughout areas that are principally characterized as rural in nature. This district reflects the diverse nature of land uses within predominantly rural areas and, therefore, permits a wide array of land uses. However, those intensive land uses, which could have an adverse impact on the rural nature, are not permitted and are only allowed provided a special use permit is approved. The district is specifically established for the following purposes:
>
> (A) To preserve and encourage the continued use of land for agricultural, forestry, and open space purposes;
>
> (B) To encourage small-scale and low intensity commercial uses that primarily provide goods and services to residents of the surrounding rural areas;
>
> (C) To encourage only those industries which are agricultural-related;
>
> (D) To encourage the concentration of more intensive urban land uses in and around identified growth areas that have the capacity to accommodate the utility and traffic demands of such development, thereby avoiding premature conversion of farmland to urban uses; and
>
> (E) To discourage any use which, because of its character, would create premature or extraordinary public infrastructure and service demands.

The following are possible uses taken the Article 15 Table of Permitted Uses, that *may* be compatible with the A-1 district's allowance for low intensity commercial uses. Bottom line, it comes down to how many commercial buildings/uses the County wants in the majority of the County, zoned A-1, as opposed to restricting them business or industrial districts.

The current Land Use Plan proposes greater commercial uses in the "Rural Center" areas near major crossroads, industrial areas near RiverBulk, and Business and Industrial zoned properties near the Airport and Sandy Point as shown in the attached map.

Please note that these proposed uses would be standalone. Shopping centers are currently not permitted in the A-1 district.

Lower Intensity Commercial Uses Currently Not Permitted in A-1:

= Possible Development Standards
= Perhaps with Special Use Permit.

- **Recreation**
    1. Batting Cages - DS - Development Standards in B-1 already mentions A-1…
    2. Driving Range - DS - Development Standards as in B-1
    3. Dance School
    4. Physical Fitness Center
    5. Sports and Recreation Club (indoor)
- **Business**
    1. Accounting
    2. Administration/Management
    3. Auto Towing – Development Standards? Special Use Permit? – screening, similar to Auto Repair Use… possible concern of use turning into junk or salvage yards…
    4. Clothing Alteration/Repair
    5. Computer Maintenance and Repair
    6. Employment Agency
    7. Engineering/Architect/Surveyor Service
    8. Equipment Repair (light) (as opposed to heavy)
    9. Furniture Refinishing
    10. Furniture Repair
    11. Insurance Agency
    12. Law Office
    13. Medical/Dental Office
    14. Photo/Art Studio
    15. Real Estate Office
    16. Shoe Repair

- **Retail**
    1. Antique Store
    2. Arts and Crafts
    3. Auto Supply Stores – Development Standards? Special Use Permit?
    4. Bakery
    5. Bookstore
    6. Fabric/piece goods store
    7. Florist
    8. Furniture Sales
    9. Home Furnishings
    10. Sporting Goods Store, bike shop

Batting Cage and Driving Range Standards:

SECTION 19.11: BATTING CAGES (INDOOR & OUTDOOR)

19.11.1 Minimum Property Setbacks

All buildings and structures shall be a minimum of 50 feet from any residentially zoned or used lot. A-1 district is required to have a minimum parcel size of 3 acres and only indoor batting cages are permitted.

19.11.2 Security Fencing

Fencing, netting or other control measures shall be provided around all sides of the batting area to prevent balls from leaving the designated area (outdoor).

19.11.3 Screening

All off-street parking lots shall be screened from all adjoining residential uses or residentially zoned lots by a buffer yard. The required buffer yard shall comply with the requirements of Article 20.

19.11.4 Hours of Operation

The hours of operation allowed shall be compatible with the land uses adjacent to the proposed site. In no case, however, shall such use that adjoins residentially used or zoned property conduct business between the hours of 9 pm and 8 am.

19.11.5 Noise

The amount of noise generated shall not disrupt the activities of the adjacent land uses. Some noise is expected but mitigation measures are encouraged to be made. Noise mitigation may be required by the Administrator after the commencement of the use if repeated noise nuisance is observed by the Administrator.

SECTION 19.39: GOLF DRIVING RANGE

19.39.1 Minimum Lot Depth

The minimum lot depth from the tees to the end of the driving area shall be 1,000 feet or the end shall be controlled with netting and/or berms to prevent golf balls from leaving the property.

19.39.2 Security Fencing

Fencing, netting, trees, berms, or other control measures shall be provided around the perimeter of the driving area so as to prevent golf balls from leaving the driving area.

19.39.3 Screening

All parking lots shall be screened from all adjoining residential uses or residentially zoned lots by a buffer yard. The required buffer yard shall comply with the requirements of Article 20.

19.39.4 Hours of Operation

The hours of operation allowed shall be compatible with the land uses adjacent to the proposed site. In no case, however, shall such use that adjoins residentially used or zoned property conduct business between the hours of 10 pm and 8 am.

19.39.5 Noise

The amount of noise generated shall not disrupt the activities of the adjacent land uses. Some noise is expected but mitigation measures are encouraged to be made. Noise mitigation may be required by the Administrator after the commencement of the use if repeated noise nuisance is observed by the Administrator.

STAFF FINDINGS and RECOMMENDATION

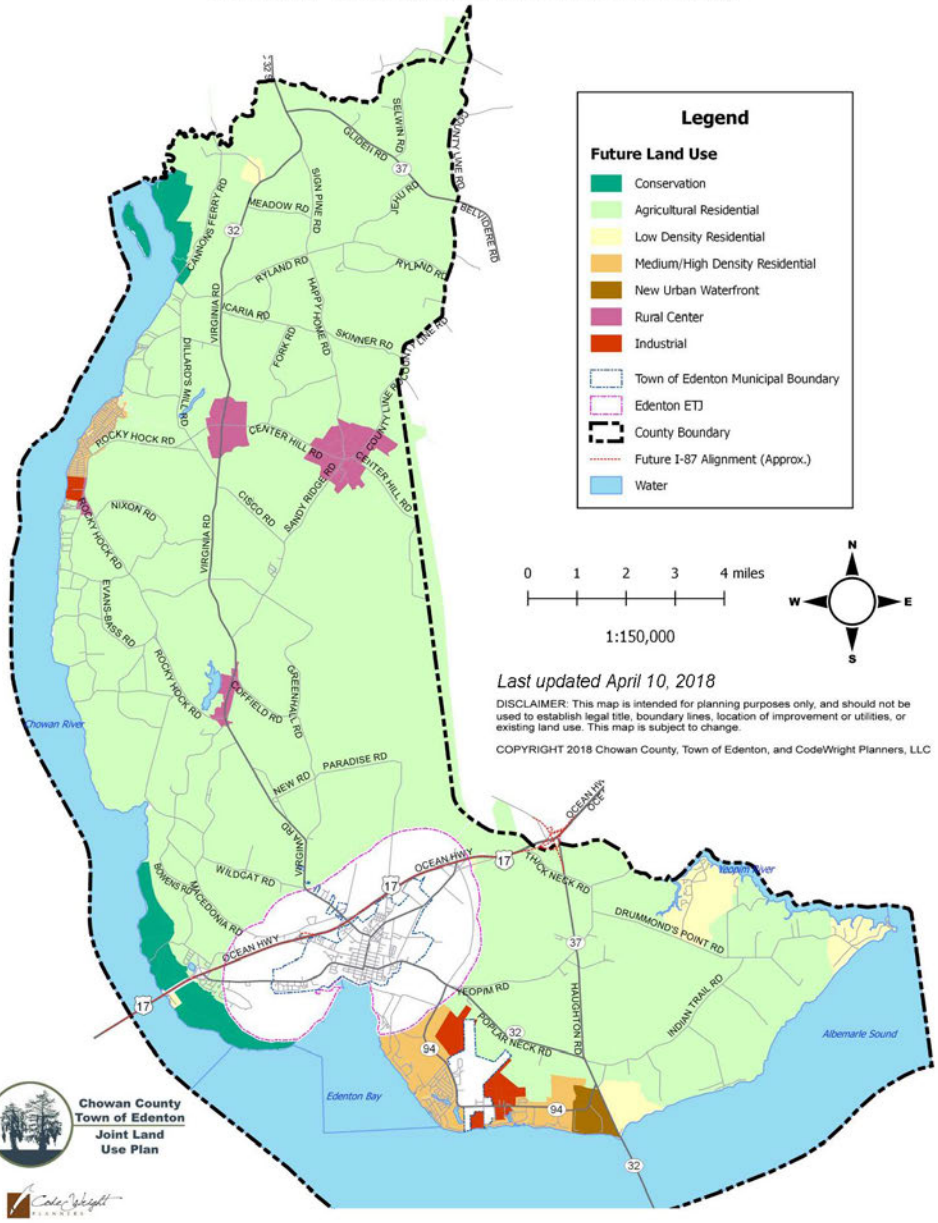
Staff recognizes the challenge and balance of maintaining the rural character and open space of Chowan County through the A-1 district versus the County's goals of not hampering economic growth. Currently, the A-1 district does allow certain business uses in A-1 (see Article 15 Permitted Use Chart), but greatly limits many commercial uses, so *some* expansion may be warranted.

A possibility would be for certain uses to be permitted in A-1 with a Special Use Permit from the Planning Board or Board of Commissioners.

Alternatively, options for expanded business use in the A-1 district would remain rezoning to a Business District (B-1, B-2, or B-3), which may be challenging for smaller parcels, or a Conditional Zoning District (a site and use specific rezoning application, such as Top Notch Service and Salvage on Virginia RD, zoned CU-I-2 (conditional use Industrial 2).

Should the Board desire to expand some or all of these uses or other uses into A-1, staff can prepare a Text Amendment for the Planning Board's review and for the Board of Commissioners' decision.

Chowan County Future Land Use Map



ARTICLE 15. ZONING TABLE OF PERMITTED USES

SECTION 15.1: PERMITTED USE TABLE

15.1.1 Table of Permitted Uses

(A) Within each zoning district indicated on the Official Zoning Map and subject to all requirements and conditions specified in these Regulations, land, buildings, and structures shall only be used and buildings and structures shall only be erected which are intended or designed to be used for uses listed in the Table of Permitted Uses.

(B) In the appropriate columns of the Table of Permitted Uses, uses permitted by right with a zoning permit in the various districts are indicated by a P, uses permitted by right with a zoning permit subject to meeting additional development requirements and additional standards (as set forth in Article 19) are indicated with a 'DS', uses requiring a special use permit from the Board of Adjustment are indicated by an 'S', and uses requiring a special use permit from the Board of County Commissioners are indicated by a 'C'. Special uses must also comply with the development standards delineated in Article 19 as well as any additional standards or conditions required by the permit-issuing board. Permit applications and site plans for the uses designated in the Table of Uses with a 'DS', or 'S', or 'C' shall demonstrate how compliance with the applicable development standards will be achieved.

(C) A blank space in the table indicates that a particular use is not permitted, where uses are not permitted a variance application shall not be submitted, a zoning map change would have to occur in order for the subject parcel to participate in such use. Should there be a discrepancy between the Table of Permitted Uses and any other section of these Regulations as to a use being permissible, the Table of Permitted Uses shall prevail. Exempt uses are indicated by an 'E' in the Table of Uses.

(D) The Administrator of these Regulations may determine that a proposed use identifies almost completely or very closely with a use listed in the Table of Uses and allow for the application for such use to be submitted with a description from the Administrator of how the use determination was made and how it is like or similar to an identified use. The Administrator may also determine that the proposed use does not relate closely to any identified uses and deny the application request on that basis. A text amendment to these regulations is required to add new uses to the Table of Uses. The SIC Manual shall serve as a guide for classifying unlisted uses.

15.1.2 Formulation of Permitted Use Table

(A) The *Standard Industrial Classification (SIC) Manual - 1987* was utilized in the preparation of this table and shall be referred to as a guide for purposes of interpretation by the Administrator. SIC codes are used to refer to SIC Classifications. Entries with '0000' in the Reference SIC column do not correspond to any classification in the SIC Manual.

(B) Rental and leasing of any commodity shall be permitted under the same classification and in the same districts, as are sales of that commodity, unless rental or leasing of that commodity is listed separately in the Permitted Use Table.

SECTION 15.2: PERMISSIBLE USES NOT REQUIRING PERMITS

Notwithstanding any other provisions of these Regulations, neither a zoning or special use permit, is necessary for the following uses; these uses may not be exempted from acquiring additional permits from their respective State of North Carolina Agencies.

(A) Property used for bona fide farm purposes, as specifically exempted by NCGS 160D- 903. The Administrator shall verify that the proposed use is a valid exemption under the provisions of the NCGS.

(B) Construction of rights-of-way or easements that have been recorded and approved on a plat and certified by the Administrator through his approval.

(C) Electric power, telephone, telegraph, cable television, gas, water, and sewer lines, wires or pipes, together with supporting poles or structures, located within a public right-of-way.

SECTION 15.3: CHANGE IN USE

(A) A substantial change in use of property occurs whenever the essential character or nature of the activity conducted on a lot changes. This occurs whenever:

(1) The change involves a change from one principal use category to another.

(2) If the original use is a combination use, the relative proportion of space devoted to the individual principal uses that comprise the combination use changes to such an extent that the parking requirements for the overall use are altered or if there is a change in the intensity of the use.

(3) If the original use is a combination use, and one of the existing combined uses changes, an individual change in one of the use types.

(4) If there is only one business or enterprise conducted on the lot (regardless of whether that business or enterprise consists of one individual principal use or a combination use), that business or enterprise moves out and a different type of enterprise moves in (even though the new business or enterprise may be classified under the same principal use or combination use category as the previous type of business). For example, if there is only one building on a lot and a florist shop that is the sole tenant of that building moves out and is replaced by a clothing store, that constitutes a change in use. However, if the florist shop were replaced by another florist shop, that would not constitute a change in use since the type of business or enterprise would not have changed. Moreover, if the florist shop moved out of a rented space in a shopping center and was replaced by a clothing store, that would not constitute a

change in use since there is more than one business on the lot and the essential character of the activity conducted on that lot (shopping center-combination use) has not changed.

(B) A mere change in the status of property from unoccupied to occupied or vice versa does not constitute a change in use. Whether a change in use occurs shall be determined by comparing the two active uses of the property without regard to any intervening period during which the property may have been unoccupied unless the property has remained unoccupied for more than 180 consecutive days or has been abandoned.

(C) A mere change in ownership of a business or enterprise or a change in the name shall not be regarded as a change in use.

SECTION 15.4: COMBINATION USES

(A) When a combination use comprises two or more principal uses that require different types of permits (zoning or special use), then the permit authorizing the combination use shall be:

(1) A special use permit if any of the principal uses combined requires a special use permit.

(2) A zoning permit in all other cases.

SECTION 15.5: MIXED USES

Two or more permitted uses may occupy the same principal building. The more stringent use requirements of these Regulations shall apply for parking, buffering, landscaping, etc.

SECTION 15.6: ACCESSORY USES

(A) Whenever an activity is conducted in conjunction with another principal use and the former use (i) constitutes only an incidental or insubstantial part of the total activity that takes place on a lot, or (ii) is customarily associated with the principal use and integrally related to it, then the former use may be regarded as accessory to the principal use and may be carried on underneath the umbrella of the permit issued for the principal use.

(B) For purposes of interpreting subsection A:

(1) A use may be regarded as incidental or insubstantial if it is incidental or insubstantial in and of itself or in relation to the principal use;

(2) To be 'customarily associated' with a principal use it is not necessary for an accessory use to be connected with such principal use more times than not, but only that the association of such accessory use with such principal use takes place with sufficient frequency that there is common acceptance of their relatedness.

(C) Without limiting the generality of subsections A and B, the following activities are specifically regarded as accessory to residential principal uses so long as they satisfy the general criteria set forth above:

(1) Offices or studios within an enclosed building and used by an occupant of a residence located on the same lot as such building to carry on administrative or artistic activities of a commercial nature, so long as such activities do not fall within the definition of a home occupation.

(2) Hobbies or recreational activities of a non-commercial nature.

(D) Table of Permitted Uses, Accessory Uses and Structures outlines the zoning districts in which specific accessory uses are allowed.

SECTION 15.7: PROHIBITED USES

Within certain overlay districts, some uses are specifically prohibited. The following uses are prohibited in the overlay districts listed.

15.7.1 AP, Airport Protection Overlay District

Notwithstanding any other provisions of this Article, no use may be made of land or water within any zone established by Section 19.114 in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the Edenton Municipal Airport.

15.7.2 FHO, Flood Hazard Overlay District

The following uses are prohibited in designated floodways: (1) Buildings, including manufactured homes; and (2) Any use that would cause any increase in base flood levels.

SECTION 15.8: PETS, LIVESTOCK, POULTRY, AND WILD ANIMALS

(A) Any tract of land smaller than three (3) acres and on which there is a single-family dwelling is presumed to be a residential use of property. The keeping of livestock or wild animals, as defined in subsection B, shall not be considered an appropriate accessory use in such an instance. This shall apply in the R-5, R-15, R-25, RMH-25, and R-40 zoning districts or any other future principal residential district established in Article 14. For the purposes of these Regulations, domestic fowl shall not be considered livestock. However, the owner of any chicken or tame or domestic fowl of whatever description shall not permit such an animal to run at large within a residential zoning district, they are encouraged to be contained to a

fenced area or coop and If allowed to have free range the owner must take all means necessary to ensure they do not leave the boundary of the parcel in which they reside.

(B) For the purposes of this section, 'livestock' shall include horses, mules, cows, pigs, hogs, goats, sheep and all other animals that typically are kept primarily for productive or useful purposes rather than as pets. 'Wild animals' shall include an animal that (i) is typically found in a non-domesticated state and that, because of its size or vicious propensity or because it is poisonous or for any other substantial reason poses a potential danger to persons, other animals or property, or (ii) is classified as a wild animal by the North Carolina Wildlife Resources Commission (WRC) so that any person wishing to possess the same is required by state law to obtain a permit from the WRC.

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Table 5-1. Proposed Chowan County Table of Permitted Uses

Use Type	Ref. SIC	Zoning Districts R5	R15	R25	RMH25	R40	A1	B1	B2	B3	I1	I2	Use Standard
AGRICULTURE-RELATED USES													
Bona Fide Farms		P	P	P	P	P	P	P	P	P	P	P	Sec 1.4
Animal Aquaculture	0273						P				P	P	
Animal Livestock Services	0751						P					P	
Animal Specialty Services, except Animal Shelters	0752						P					P	
Animal Shelters	0752						DS	P			P	P	Sec. 19.8
Fish Hatchery	0920						P				P	P	
Veterinary Service, Livestock	0741						P					P	
MINING USES													
Mining, Quarrying, Sand Pits, and Mineral Extraction	1000						C					DS	Sec. 19.60
RESIDENTIAL USES													
Bed and Breakfast Inn & Home	7011		S	S	S	S	S	P	P	P			Sec. 19.12
Boarding and Rooming House	7021	DS						DS		DS			Sec. 19.13
Family Care Home	0000	DS	DS	DS	DS	DS	DS	DS	DS	DS			Sec. 19.31
Group Care Facility	0000	DS						DS					Sec. 19.41
Halfway House	0000	C						C					Sec. 19.42
Homeless Shelter	0000	C						C					Sec. 19.45
Live/Work Combination Dwelling and Nonresidential Unit	0000	DS	DS	DS	DS	DS	DS	P	P	P			Sec. 19.51
Manufactured Home, on Individual Lot	0000				DS	DS	DS						Sec. 19.54, 19.115
Manufactured Home, Hardship Exception	0000		DS	DS		DS	DS						Sec. 19.53
Manufactured Home Park	0000				S		S						Sec. 19.55
Modular Home	0000	P	P	P	P	P	P	P	P	P			
Multifamily Dwellings, including condominiums	0000	DS			DS			DS	DS	DS			Sec. 19.62
Planned Unit Development	0000	C	C	C	C	C	C	C	C	C			Sec. 19.68
Residential Subdivisions of fewer than 25 lots	0000	P	P	P	P	P	P	P	P	P			Sec 22.5.1
Residential Subdivisions of 25 or more lots*	0000	P	P	P	P	P		P	P	P			Sec 22.5.2
Short Term Rentals	0000	DS	DS	DS	DS	DS	DS	DS	DS	DS			Sec. 19.87
Single-Family Detached Dwelling	0000	P	P	P	P	P	P	P	P	P			

Use Type	Ref. SIC	Zoning Districts R5	R15	R25	RMH25	R40	A1	B1	B2	B3	I1	I2	Use Standard
Temporary Emergency, Construction, and Repair Residence	0000	DS	DS	DS	DS	DS	DS	DS	DS	DS	DS	DS	Sec. 19.93
Temporary Shelter	0000	DS						DS					Sec. 19.95
Townhouse or Condominium Dwelling	0000	DS						DS	DS	DS			Sec. 19.98
Traditional Neighborhood Development	0000	C	C	C	C	C	C	C	C	C			Sec. 19.99
Two-Family Dwelling (duplex)	0000	P		P	P			P	P	P			
ACCESSORY USES AND STRUCTURES													
Accessory Dwelling Unit	0000	DS	DS	DS	DS	DS	DS						Sec. 19.3
Accessory Uses and Structures (customary)	0000	P	P	P	P	P	P	P	P	P	P	P	
Automatic Teller Machine (ATM), freestanding; permitted only within HCO-zoned areas	6099	P	P	P	P	P	P	P	P	P	P	P	Sec. 14.5.3
Automatic Teller Machine (ATM), accessory to and part of a principal building	6099	P	P	P	P	P	P	P	P	P	P	P	
Boathouse	0000	P	P	P	P	P	P	P	P	P	P	P	
Caretaker Dwelling	0000	DS	DS	DS	DS	DS	DS	DS	DS	DS	DS	DS	Sec. 19.16
Emergency Shelter	0000	P	P	P	P	P	P	P	P	P	P	P	
Home Occupation	0000	P	P	P	P	P	P	P	P	P			
Marina (accessory to a residential use)	0000	DS	DS	DS	DS	DS	DS						Sec. 19.57
Recreational Vehicle	0000						DS	DS	DS				Sec. 19.75
Recreational Vehicle, Temporary Placement	0000	DS	DS	DS	DS	DS	DS						Sec. 19.113
Residential Boat Dock	0000	P	P	P	P	P	P						
Rural Family Business	0000					DS	DS						Sec. 19.78
Satellite Dish Antenna	0000	P	P	P	P	P	P	P	P	P	P	P	
Swimming Pool	0000	P	P	P	P	P	P	P	P	P	P	P	
Temporary Retail Mobile Vendor	5963							DS	DS	DS			Sec. 19.94
Wireless Communications Tower Under 50 feet in height	0000	DS	DS	DS	DS	DS	DS	DS	DS	DS	DS	DS	Sec. 19.105
RECREATIONAL USES													
Amusement or Water Park, Fairground	7996						DS	DS	DS		DS	DS	Sec. 19.7
Athletic Fields	0000	P	P	P	P	P	P	P	P	P	P	P	
Auditorium, Coliseum or Stadium	0000							P					
Batting Cages	7999							DS					Sec. 19.11
Billiard Parlor	7999							P	P	P			

Use Type	Ref. SIC	Zoning Districts R5	R15	R25	RMH25	R40	A1	B1	B2	B3	I1	I2	Use Standard
Bingo Games	7999							P	P				
Bowling Center	7933							P	P				
Carnivals and Fairs	7999						DS	DS	DS		DS	DS	Sec. 19.17
Civic, Social, and Fraternal Associations	8641	DS	DS	DS	DS	DS	DS	P	P	P	P	P	Sec. 19.20
Coin Operated Amusement, except Adult Arcade & Video Gaming Arcade	7993							P	P	P			
Country Club with Golf Course	7997	DS	DS	DS	DS	DS	DS	P	P				Sec. 19.26
Dance School, Music Instruction	7911							P	P	P			
Fortune Tellers, Astrologers	7999							P	P				
Go-Cart Raceway	7999							DS					Sec. 19.37
Golf Course	7992	DS	DS	DS	DS	DS	P	P	P				Sec. 19.38
Golf Course, Miniature	7999							P	P				
Golf Driving Range	7999							DS	DS				Sec. 19.39
Hunting or Game Preserve	0971						S						Sec. 19.46
Physical Fitness Center	7991							P	P	P	P	P	
Private Campground/RV Park	7033						DS	DS	DS				Sec. 19.69
Private Club or Recreation Facility, Other	7997	DS	DS	DS	DS	DS	DS	P	P	P			Sec. 19.70
Public Park or Recreational Facility, Other	7990	DS	DS	DS	DS	DS	DS	P	P	P	P	P	Sec. 19.70
Race Track Operation	7948						C						Sec. 19.72
Riding Academy, Riding Stables, Equestrian Facility	7999					DS	DS	P					Sec. 19.76
Shooting Range, Indoor	7999							DS	DS		DS	DS	Sec. 19.84
Shooting Range, Outdoor	7999						C				C	C	Sec. 19.85
Skating Rink	7999							P	P		P	P	
Sporting and Recreational Camp	7032						P						
Sports and Recreation Club, Indoor	7997							P	P				
Swim and Tennis Club	7997	DS	DS	DS	DS	DS	DS	P	P	P	P	P	Sec. 19.92
Video Gaming Arcade	7993							P	P	P			Sec. 19.102
EDUCATIONAL AND INSTITUTIONAL USES													
Cemetery or Mausoleum on Same Property as Church	0000	P	P	P	P	P	P	P	P	P			
Cemetery or Mausoleum Not on Same Property as Church	0000	DS	DS	DS	DS	DS	DS	DS	DS	DS			Sec. 19.18
Church or Other Place of Worship	8661	DS	DS	DS	DS	DS	P	P	P	P			Sec. 19.19
College, University, Technical Institute	8220						C	P	P		P	P	Sec. 19.21

Use Type	Ref. SIC	Zoning Districts R5	R15	R25	RMH25	R40	A1	B1	B2	B3	I1	I2	Use Standard
Correctional Institution	9223											S	Sec. 19.25
Day Care Center, Adult and Child	8322	DS	DS	DS	DS	DS	DS	P	P	P	P	P	Sec. 19.27
Elementary or Secondary School	8211	DS	DS	DS	DS	DS	DS	P	P	P	P	P	Sec. 19.29
Fire Station/Emergency Medical Service	9224	DS	DS	DS	DS	DS	DS	P	P	P	P	P	Sec. 19.33
Government Office	9000							P	P	P	P	P	
Hospital	8062							P	P				
Library	8231	DS	DS	DS	DS	DS	DS	P	P	P			Sec. 19.50
Museum or Art Gallery	8412							P	P				
National Guard /Military Reserve Center	0000							P	P		P	P	
Nursing and Convalescent Home	8050	DS	DS	DS	DS	DS	DS	P	P				Sec. 19.63
Orphanage	8361	DS	DS	DS	DS	DS	DS	P	P				Sec. 19.64
Law Enforcement Substation	9221	P	P	P	P	P	P	P	P	P	P	P	
Post Office	0000						P	P	P	P	P	P	
Psychiatric Hospital	8063							P	P				
Retreat/Conference Center	0000						DS	P	P		P	P	Sec. 19.74
School Administration Facility	9411							P	P		P	P	
BUSINESS, PROFESSIONAL and PERSONAL SERVICES													
Accounting, Auditing or Bookkeeping	8721							P	P	P			
Administrative or Management Services	8740							P	P				
Advertising, Outdoor Services	7312							P	P				
Automobile Parking (Commercial)	7521							P	P	P			
Automobile Rental or Leasing	7510							P	P			P	
Automobile Repair Services	0000						DS	P	P	P		P	Sec. 19.10
Automobile Towing Services	7549							P	P			P	
Bank, Savings and Loan, or Credit Union	6000							P	P	P	P	P	
Barber Shop	7241						P	P	P	P			
Beauty Shop	7231						P	P	P	P			
Blacksmith	7699						P	P	P			P	
Boat Building and Repair	3732						DS	P	P			P	Sec. 19.10
Building Maintenance Services, No Outside Storage	7349							P	P		P	P	
Car Wash	7542							P	P	P			
Clothing Alteration or Repair	0000							P	P	P			

Use Type	Ref. SIC	Zoning Districts R5	R15	R25	RMH25	R40	A1	B1	B2	B3	I1	I2	Use Standard
Computer Maintenance and Repair	7378							P	P				
Computer Services	7370							P	P				
Crematorium	7261							P	P		P	P	
Employment Agency, Personnel Agency	7360							P	P				
Engineering, Architect or Survey Service	8710							P	P	P			
Equipment Rental and Leasing (no outside storage)	7350							P	P		P	P	
Equipment Rental and Leasing (with outside storage)	7350							P	P			P	
Equipment Repair, Heavy	7690											P	
Equipment Repair, Light	7690							P	P		P	P	
Finance or Loan Office	6100							P	P	P			
Funeral Home	7261							P	P				
Furniture Refinishing	7641							P	P	P		P	
Furniture Repair Shop	7641							P	P	P		P	
Hotel or Motel, except Adult Motel	7011							P	P				
Insurance Agency	6411							P	P	P			
Kennels or Pet Grooming	0752						DS	P	P	P			Sec. 19.47
Landscape and Horticultural Services	0780						P	P	P			P	
Laundromat, Coin-Operated	7215							P	P	P			
Laundry or Dry Cleaning Plant	7211							P	P			P	
Law Office	8111							P	P	P			
Medical, Dental or Related Office	8000							P	P	P			
Medical or Dental Laboratory	8071							P			P	P	
Miscellaneous Services, Not Listed	7699							P					
Motion Picture Production	7810										P	P	
Office Uses Not Otherwise Classified	0000							P					
Pest or Termite Control Services	7342							P	P		P	P	
Pet Cemetery/Crematorium	6553						P	P	P				
Photocopying and Duplicating Services	7334							P	P	P		P	
Photofinishing Laboratory	7384										P	P	
Photography, Commercial Art Studio	7335							P	P		P	P	
Real Estate Office	6500							P	P	P			
Refrigerator or Large Appliance Repair	7623							P	P			P	
Research, Development or Testing Services	8730							P	P		P	P	

Use Type	Ref. SIC	Zoning Districts R5	R15	R25	RMH25	R40	A1	B1	B2	B3	I1	I2	Use Standard
Shoe Repair or Shoeshine Shop	7251							P	P	P			
Taxidermist	7699						P	P	P				
Television, Radio or Electronics Repair	7620							P	P				
Theater (indoor), except Adult Theater	7832							P	P	P			
Theater (outdoor)	7833							DS	DS				Sec. 19.96
Tire Recapping	7534							P	P			P	
Truck Driving School	8249							P	P		P	P	
Truck and Utility Trailer Rental and Leasing	0000							P	P			P	
Truck Washing	7542							P	P			P	
Welding Shop	7699						DS	P	P			P	Sec. 19.112
Veterinary Clinic	0742						P	P	P	P	P	P	
Vocational, Business or Secretarial School	8240							P	P		P	P	
RETAIL TRADE													
ABC Store (liquor)	5921							P	P	P			
Antique Store	5932							P	P	P			
Appliance Store	5722							P	P				
Auction House	5999						S	S					
Arts and Crafts	0000							P	P	P			
Auto Supply Sales	5531						-	P	P				
Bakery	5461							P	P	P			
Bar, Night Club, Tavern	5813							P	P	P			
Boat Sales/Marine Supply Dealers	5551						DS	P	P			P	Sec. 19.61
Bookstore, except Adult Bookstore	5942							P	P	P			
Building Supply Sales	5211						DS	P	P			P	Sec. 19.15
Computer Sales	5734							P	P				
Convenience Store	5411						DS	DS	P	P		P	Sec. 19.24
Department, Variety or General Merchandise <10,000sf	5300						S	P	P				
Department, Variety or General Merchandise >10,000sf	5300						S	P	P				
Drugstore	5912							P	P	P			
Fabric or Piece Goods Store	5949							P	P				
Farm Supplies and Equipment	0000						DS	P	P			P	Sec. 19.32

Use Type	Ref. SIC	Zoning Districts R5	R15	R25	RMH25	R40	A1	B1	B2	B3	I1	I2	Use Standard
Floor Covering, Drapery or Upholstery	5710							P	P			P	
Florist	5992							P	P	P			
Food Stores	5400						DS	P	P	P			Sec. 19.36
Fuel Oil Sales	5980							P	P			P	
Furniture Sales	5712							P	P				
Garden Center or Retail Nursery	5261						P	P	P	P			
Hardware Store	5251						DS	P	P	P			Sec. 19.43
Home Furnishings, Miscellaneous	5719							P	P				
Manufactured Home Sales	5271							DS	DS			DS	Sec. 19.56
Miscellaneous Retail Sales	5999							P					
Motor Vehicle Sales (new and used)	5511						DS	P	P	P		P	Sec. 19.61
Motorcycle Sales	5571							P	P	P		P	
Musical Instrument Sales	5736							P	P				
Newsstand	5994							P	P	P			
Office Machine Sales	5999							P	P			P	
Optical Goods Sales	5995							P	P				
Paint and Wallpaper Sales	5231						P	P	P			P	
Pawnshop or Used Merchandise Store	5932							P	P	P			
Pet Store	5999							P	P	P			
Record and Tape Store	5735							P	P	P			
Recreational Vehicle Sales	5561							P	P			P	
Restaurant (with drive-thru)	5812						DS	P	P	P		P	Sec. 19.73
Restaurant (without drive-thru)	5812						P	P	P	P		P	
Service Station, Gasoline Sales	5541						DS	P	P	P	P	P	Sec. 19.81
Sporting Goods Store, Bicycle Shop	5941							P	P	P			
Tire Sales	5531							P	P			P	
Truck Stop	5541							P	P			P	
Video Tape Rental and Sales, except Adult Video Store	7841							P	P	P			
WHOLESALE TRADE													
Agricultural Chemicals, Pesticides or Fertilizers	5191						DS					P	Sec. 19.4
Agricultural Products, Other Including Tobacco Auction Warehousing	5159						DS					P	Sec. 19.4

Use Type	Ref. SIC	Zoning Districts R5	R15	R25	RMH25	R40	A1	B1	B2	B3	I1	I2	Use Standard
Ammunition	5099											P	
Animals and Animal Products, Other	5159						DS					P	Sec. 19.4
Apparel, Piece Goods and Notions	5130							P			P	P	
Beer, Wine or Distilled Alcohol Beverages	5180							P			P	P	
Books, Periodicals and Newspapers	5192							P			P	P	
Chemicals and Allied Products	5169											P	
Drugs and Sundries	5122							P			P	P	
Durable Goods, Other	5099							P			P	P	
Electrical Goods	5060							P			P	P	
Farm Supplies, Other	5191						DS	P			P	P	Sec. 19.32
Fish and Seafoods	5146						DS	P			P	P	Sec. 19.34
Flowers, Nursery Stock and Florist Supplies	5193						DS	P			P	P	Sec. 19.35
Forest Products	5099						DS					P	Sec. 19.35
Furniture and Home Furnishings	5020							P			P	P	
Grain and Field Beans	5153						DS					P	Sec. 19.40
Groceries and Related Products	5140							P			P	P	
Hardware	5072							P			P	P	
Jewelry, Watches, Precious Stones and Metals	5094							P			P	P	
Livestock	5154						DS					P	Sec. 19.52
Lumber and Other Construction Materials	5030						DS					P	Sec. 19.52
Lumber, Millwork and Veneer	5031											P	
Machinery, Construction and Mining	5082											P	
Machinery, Equipment and Supplies	5080										P	P	
Machinery, Farm and Garden	5083						DS	P			P	P	Sec. 19.52
Market Showroom (furniture, apparel, etc.)	0000							P			P	P	
Metals	5051											P	
Minerals	5052						DS					P	Sec. 19.59
Miscellaneous Wholesale Not Elsewhere Classified	5199											P	
Motor Vehicles	5012											P	
Motor Vehicles, Parts and Supplies	5010										P	P	
Motor Vehicles, Tires and Tubes	5014										P	P	
Paints and Varnishes	5198										P	P	
Paper and Paper Products	5110							P			P	P	

Use Type	Ref. SIC	Zoning Districts R5	R15	R25	RMH25	R40	A1	B1	B2	B3	I1	I2	Use Standard
Petroleum and Petroleum Products	5170											P	Sec. 19.67
Plastic Materials	5162										P	P	
Plumbing and Heating Equipment	5070										P	P	
Professional and Commercial Equipment and Supplies	5040							P			P	P	
Resins	5162											P	
Scrap and Waste Materials	5093											P	
Sporting and Recreational Goods and Supplies	5091							P			P	P	
Tobacco and Tobacco Products	5194						DS	P			P	P	Sec. 19.97
Toys and Hobby Goods and Supplies	5092							P			P	P	
Wallpaper and Paint Brushes	5198							P			P	P	
TRANSPORTATION, WAREHOUSING AND UTILITIES													
Airport or Air Transportation Facility	4500						C					C	Sec. 19.5
Bulk Mail and Packaging	4212										P	P	
Bus Terminal	4100							P	P	P			
Communication or Broadcasting Facility	4800							P			P	P	
Courier Service	4215							P			P	P	
Doppler Radar Tower	0000							C					Sec. 19.28
Farm Product Warehousing and Storage	4221						DS					P	Sec. 19.32
Hazardous and Radioactive Waste (transportation, storage and disposal)	4953											S	Sec. 19.44
Heliport	4522										P	P	
Landing Strip, Flying Field	0000						S				S	S	Sec. 19.48
Marina (Commercial), Boat Yard	4493					DS	DS	P	P	P	P	P	Sec. 19.57
Moving and Storage Service	4214										P	P	
Outside Bulk Storage	0000											P	
Railroad Terminal or Yard	4010											P	
Recycling Materials Collection	0000							P	P		P	P	
Recycling Materials Collection/Processing Operations	0000											P	
Refrigerated Warehousing	4222										P	P	
Refuse and Raw Material Hauling	4212											P	
Sewage Treatment Plant	4952						S	P	P		P	P	Sec. 19.82
Solar Energy Facility							C	C	C	C	C	C	Sec. 19.109

Use Type	Ref. SIC	Zoning Districts R5	R15	R25	RMH25	R40	A1	B1	B2	B3	I1	I2	Use Standard
Solar Panel (Accessory)							DS						Sec. 19.108
Solid Waste Disposal, Convenience Center	4953						P	P	P		P	P	
Solid Waste Disposal, CDLF Landfill	4953						C					P	Sec. 19.88
Solid Waste Disposal, LCID Landfill	4953						C					P	Sec. 19.88
Solid Waste Disposal, Sanitary Landfill	4953						C					P	Sec. 19.89
Solid Waste Disposal, land application of sludge or petroleum-contaminated soil	4953						C					P	Sec. 19.89
Taxi Terminal	4121							P	P			P	
Trucking or Freight Terminal	4213										P	P	
Utility Company Office	0000						P	P	P	P	P	P	
Utility Lines	0000	P	P	P	P	P	P	P	P	P	P	P	
Utility Service and Maintenance Facility	0000						P	P	P		P	P	
Utility Related Appurtenances, Substation	0000	DS	DS	DS	DS	DS	DS	P	P	P	P	P	Sec. 19.101
Warehouse (general storage, enclosed)	4220							P			P	P	
Warehouse (self-storage)	4225							P	P		P	P	
Water Treatment Plant	0000	S	S	S	S	S	S	P	P		P	P	Sec. 19.103
Wind Energy Facility, Small							DS						Sec. 19.110
Wind Energy Facility, Medium							DS						Sec. 19.110
Wind Energy Facility, Large							DS						Sec. 19.110
Wireless Communications Towers 50 feet or greater in height, except Public Safety Communications Towers	0000						C	C	C		C	C	Sec. 19.106
Wireless Communications Tower, Public Safety	0000	DS	DS	DS	DS	DS	DS	DS	DS	DS	DS	DS	Sec. 19.107
MANUFACTURING and INDUSTRIAL USES													
Aircraft and Parts	3720										P	P	
Ammunition, Small Arms	3482											S	Sec. 19.6
Animal Feeds (including dog and cat)	2048											P	
Animal Slaughter or Rendering	0000											C	Sec. 19.9
Apparel and Finished Fabric Products	2300										P	P	
Arms and Weapons	3480										P	P	
Asbestos, Abrasive and Related Products	3290										P	P	
Asphalt Plant	2951										P	P	
Audio, Video and Communications Equipment	3600										P	P	
Bakery Products	2050										P	P	

Use Type	Ref. SIC	Zoning Districts R5	R15	R25	RMH25	R40	A1	B1	B2	B3	I1	I2	Use Standard
Batteries	3691										P	P	
Beverage Products (alcoholic)	2080										P	P	
Beverage Products (nonalcoholic)	2086										P	P	
Bicycle Assembly, Parts and Accessories	3751										P	P	
Boat and Ship Building	3730										P	P	
Brooms and Brushes	3991										P	P	
Burial Caskets	3995										P	P	
Chemicals, Paints and Allied Products, except Industrial Inorganic Chemicals	2800										P	P	
Coffee	2095										P	P	
Computer and Office Equipment	3570										P	P	
Concrete, Cut Stone and Clay Products	3200											P	
Contractors (no outside storage)	0000						P	P	P		P	P	
Contractors, General Building	1500						DS	DS	DS		P	P	Sec. 19.23
Contractors, Heavy Construction	1600											P	
Contractors, Special Trade	1700						DS	DS	DS		P	P	Sec. 19.23
Costume Jewelry and Notions	3960										P	P	
Dairy Products	2020										P	P	
Drugs (Pharmaceutical Production)	2830										P	P	
Electrical Components	3670										P	P	
Electrical Equipment	3600										P	P	
Electrical Industrial Apparatus, Assembly	3620										P	P	
Electrical Industrial Apparatus, Manufacturing	3620										P	P	
Explosives & Storage/Manufacture	2892											C	Sec. 19.30
Fabricated Metal Products	3400										P	P	
Fabricated Valve and Wire Products	3490										P	P	
Fats and Oils, Animal	2077											P	
Fats and Oils, Plant	2070											P	
Fish and Seafoods, Prepared Fresh or Frozen, Canned, or Cured	2090						DS				P	P	Sec. 19.34
Floor Coverings (excluding carpet)	3996										P	P	
Food and Related Products, Miscellaneous	2090										P	P	
Furniture and Fixtures	2500										P	P	

Use Type	Ref. SIC	Zoning Districts R5	R15	R25	RMH25	R40	A1	B1	B2	B3	I1	I2	Use Standard
Furniture and Fixtures Assembly	0000										P	P	
Furniture Framing	2426										P	P	
Glass	3200										P	P	
Glass Products from Purchased Glass	3231										P	P	
Grain Mill Products	2040						DS					P	Sec. 19.40
Heating, Equipment and Plumbing Fixtures	3430										P	P	
Household Appliances	3630										P	P	
Ice	2097							P			P	P	
Industrial and Commercial Machinery	3500										P	P	
Industrial Inorganic Chemicals	2810											P	
Jewelry and Silverware (no platting)	3910										P	P	
Leather and Leather Products (no tanning)	3100										P	P	
Leather and Leather Products (tanning)	3100											DS	Sec. 19.49
Lighting and Wiring Equipment	3640										P	P	
Manufactured Housing and Wood Buildings	2450										P	P	
Measurement, Analysis and Control Instruments	3800										P	P	
Meat and Poultry, Packing and Processing (no rendering)	2010										P	P	
Medical, Dental and Surgical Equipment	3840										P	P	
Metal Coating and Engraving	3470											DS	Sec. 19.58
Metal Fasteners (screws, bolts, etc.)	3450										P	P	
Metal Processing	3350											P	
Millwork, Plywood and Veneer	2430											P	
Miscellaneous Manufacturing Industries, not elsewhere listed	0000											P	
Motor Vehicle Assembly	3710											P	
Motor Vehicle Parts and Accessories	3714											P	
Motorcycle Assembly	3751											P	
Musical Instruments	3930										P	P	
Paper Products	2670										P	P	
Paperboard Containers and Boxes	2650											P	
Pens and Art Supplies	3950										P	P	
Petroleum and Related Industries	2900											DS	Sec. 19.67

Use Type	Ref. SIC	Zoning Districts R5	R15	R25	RMH25	R40	A1	B1	B2	B3	I1	I2	Use Standard
Pharmaceutical Preparations	2834										P	P	
Photographic Equipment	3861										P	P	
Photographic Supplies	3861										P	P	
Pottery and Related Products	3260										P	P	
Preserved Fruits and Vegetables (no can manufacture)	2030										P	P	
Primary Metal Products and Foundries	3300										P	P	
Printing and Publishing	2700							P			P	P	
Pulp and Paper Mills	2610											DS	Sec. 19.71
Recycling Centers							S	S	S		S	S	Sec. 19.111
Rubber and Plastics, Miscellaneous	3000											DS	Sec. 19.77
Salvage Yards, Auto Parts	5015											S	Sec. 19.79
Salvage Yards, Scrap Processing	5093											S	Sec. 19.79
Sawmill or Planing Mills	2420						DS	DS				DS	Sec. 19.80
Signs	3993										P	P	
Soaps and Cosmetics	2840										P	P	
Sporting Goods and Toys	3940										P	P	
Sugar and Confectionery Products	2060										P	P	
Surface Active Agents	2843										P	P	
Textile Products (no dying and finishing)	2200										P	P	
Textile Products (with dying and finishing)	2260										P	P	
Tires and Inner Tubes	3011										P	P	
Tobacco Products	2110										P	P	
Wineries	2084						DS				P	P	Sec. 19.104
Wood Containers	2440											P	
Wood Products, Miscellaneous	2490											P	
OTHER USES													
Arts and Crafts Show	0000	P	P	P	P	P	P	P	P	P	P	P	
Automobile Parking on Same Lot as Principal Use	0000	P	P	P	P	P	P	P	P	P	P	P	
Billboard, Outdoor Advertising Sign	0000							P			P	P	
Brewery	0000						DS	DS					Sec. 19.14
Christmas Tree Sales	0000	P	P	P	P	P	P	P	P	P	P	P	
Concerts, Stage Show	7920						DS	P			P	P	Sec. 19.22
Conventions, Trade Show	0000							P			P	P	

Use Type	Ref. SIC	Zoning Districts R5	R15	R25	RMH25	R40	A1	B1	B2	B3	I1	I2	Use Standard
Fireworks Stand	0000							P	P	P			
Horse Show, Rodeo	7999						P	P					
Outdoor Flea Market (temporary)	5932						DS	P	P	P			Sec. 19.65
Outdoor Fruit and Vegetable Market (seasonal)	5431					DS	P	P	P	P			Sec. 19.66
Outdoor Religious Event	0000					P	P	P	P	P	P	P	
Sexually-Oriented Business* *	0000							S					Sec. 19.83
Shopping Centers, Neighborhood	0000							DS	DS				Sec. 19.86
Shopping Centers, Community and Regional	0000							S	S				Sec. 19.86
Special Temporary and Seasonal Events	0000	DS	DS	DS	DS	DS	DS	DS	DS	DS	DS	DS	Sec. 19.90
Superstores	0000							DS	DS				Sec. 19.91
Temporary Construction, Storage or Office; Real Estate Sales or Rental Office (with concurrent building permit for permanent building)	0000	P	P	P	P	P	P	P	P	P	P	P	
Turkey Shoot	0000						DS					DS	Sec. 19.100

**Residential subdivisions of 25 or more lots proposed in the A-1 zoning district will require a rezoning to a residential zoning district.*

***Includes adult arcade, adult bookstore, adult video store, adult cabaret, adult motel, massage parlor, adult motion picture theater, adult theater, escort agency, sexual encounter studio, or any combination of the foregoing.*

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Chowan County
BUDGET AMENDMENT

To: Board of County Commissioners **BA #: 2027-029**

From: Cathy Smith, *Finance Officer*

Date: November 3, 2026

RE: Soil & Water - Technical Assistance Supplement

Please authorize the finance officer to amend the 2027 budget as follows:

Account Number	Account Description	Revenue (Inc+/Dec-)	Expense (Inc+/Dec-)
Soil & Water			
11-3326-362-01	S&W - Technical Asst Supplement - Rev	2,250.00	
11-4730-693-01	S&W - Technical Asst Supplement - Exp		2,250.00
	Balanced	2,250.00	2,250.00

Justification:

To amend the 2027 budget for Soil & Water to include Technical Assistance Supplement received for the Soil & Water District.

Approval Date: _____

Bd. Clerk's Init: _____

Initials: _____

Batch #: _____

Date: _____

Chowan County

MANAGEMENT BUDGET AMENDMENT

To: FYI - Board of Commissioners **MBA #: 2027-030**

From: Cathy Smith, *Finance Officer*

Date: November 4, 2026

RE: Discretionary Income

Please authorize the finance officer to amend the 2027 budget as follows:

Account Number	Account Description	Revenue (Inc+/Dec-)	Expense (Inc+/Dec-)
Register of Deeds			
11-3418-415-00	*Preservation/Automation	942.06	
11-4180-298-00	*Dept Supplies - Auto/Pres		314.02
11-4180-440-00	*Contr Svcs - Automation/Pres		314.02
11-4180-511-00	*C/O - Auto / Pres		314.02
Sheriff's Office			
11-3431-243-00	*KIDS & COPS	100.00	
11-4317-443-00	*KIDS & COPS Expense		100.00
Animal Shelter			
11-3438-894-00	*Donations - Chowan	1,002.40	
11-3438-894-01	*Donations - Gates	46.90	
11-3438-894-02	*Donations - Perquimans	489.70	
11-3438-894-03	*Donations - Other	1,504.50	
11-4381-600-00	*Donation - Expense		3,043.50
11-3438-895-00	*Adoption - Chowan	125.00	
11-3438-895-01	*Adoption - Gates	154.00	
11-3438-895-02	*Adoption - Perquimans	150.00	
11-3438-895-03	*Adoption - Other	170.00	
11-4381-441-00	*Contr Svcs - Spay/Neuter		599.00
Cooperative Ext:			
11-3495-363-00	*SHIIP Grant (Senior Health Insurance Information Program)	50.00	
11-4950-600-00	*SHIIP Grant (Senior Health Insurance Information Program)		50.00
11-3495-370-00	*AG Program Fees Discretionary	1,860.00	
11-4953-440-00	*Ag Program Fees Discretionary		1,860.00
11-3495-378-00	*4-H Fees Discretionary	7,282.00	
11-4953-448-00	*4-H Fees Discretionary		7,282.00

Account Number	Account Description	Revenue (Inc+/Dec-)	Expense (Inc+/Dec-)
11-3495-387-00	*Master Gardner Program	1,141.00	
11-4953-457-00	*Master Gardner Program		1,141.00
Recreation			
11-3612-487-00	*Recreation Donations	122.00	
11-6130-299-01	*Donations - Dept Supplies		122.00
11-3612-504-00	*Recreation Special Events	150.00	
11-6132-453-00	*Recreation Special Events		150.00
Senior Center			
11-3616-533-00	*Reg Fees - Trips	7,797.00	
11-4268-312-00	*TRIPS - Senior Citizens		7,797.00
11-3616-533-01	*Registration Fees Activities	179.00	
11-4268-299-01	*Activities - Dept. Supplies		179.00
11-3616-535-04	*Silver Sneakers	2,013.00	
11-3616-535-06	*Renew Active	504.00	
11-4268-352-02	*Healthways		2,517.00
11-3616-535-01	*Donations - Fitness	327.15	
11-4268-352-01	*Donations - Fitness		327.15
	Balanced	26,109.71	26,109.71

Total Discretionary Income Received FYE 2027 **156,721.23**

Justification:

To amend the 2027 budget to include Discretionary income for October 2026.

Approval Date: _____

Bd. Clerk's Init: _____

Initials: _____

Batch #: _____

Date: _____

Chowan County
BUDGET AMENDMENT

To: Board of County Commissioners **BA #: 2027-031**

From: Tyeshia Phelps, *DSS Director*
Cathy Smith, *Finance Officer*

Date: November 9, 2026

RE: Social Services

Please authorize the finance officer to amend the 2027 budget for **Social Services** as follows:

Account Number	Account Description	Revenue (Inc+/Dec-)	Expense (Inc+/Dec-)
DSS			
12-5310-121-00	Salaries - Regular		(31,100.00)
12-5310-198-00	Prof Services - Temp Agency		30,000.00
12-5310-199-01	Prof Services - All County		1,100.00
	Balanced	-	-

Justification:

To amend the 2027 budget for Social Services to include additional staffing from Vanguard and Professional Services - All County. This is a transfer between line items and no additional funding is being requested.

Approval Date: _____

Bd. Clerk's Init: _____

Initials: _____

Batch #: _____

Date: _____