

Pamlico County Planning Board Meeting Minutes May 31, 2005

The Pamlico County Planning Board held its regularly scheduled meeting on May 31, 2005 in the Courthouse Annex. The meeting was called to order at 7:00 p.m. by Chairman Nick Santoro. All members of the Board were present. Also present were Arey Grady, Attorney to the Board, and Skip Lee, Secretary to the Board.

The first item on the agenda was the approval of the April 26, 2005 minutes. John Buck, III made a motion to approve the minutes as read and Bryan Spain seconded. All members voted in favor of the motion.

Allen Propst was first on the agenda requesting preliminary and final approval for Whittaker Harbor, a 40 lot subdivision off of White Farm Rd. Mr. Propst gave the members a copy of a letter from the Town of Oriental stating the town would provide the property with water. He stated that he did not have a letter as yet from the Army Corp. Of Engineers for their permission to encroach in the 404 wetlands for driveway accessibility. A motion was made by John Buck, III to approve preliminary approval subject to the following conditions:

1. Letter from Engineer approving road design to meet the minimum requirements
And from DOT showing the intersection of White Farm Rd.
2. Written permission from Army Corp of Engineers approving driveway design
Over wetlands.
3. A bond for road improvements.

Carl Ollison seconded the motion and the motion passed unanimously.

Josh Nobles was next requesting final approval for Windmill Point Subdivision owned by Lee Cox and located off of Oriental Rd. Dr. Rose made a motion to approve the subdivision subject to a 12' access easement being placed on the plat to Lots 3 and 4, and the necessary regulatory approvals from the Army Corp of Engineer and Division of Water Quality. Also a letter from DOT approving the road design and showing where the subdivision road intersects with Oriental Rd. A bond for road construction is also required. Dennis Fornes seconded the motion and the motion carried with a 6 to 1 vote.

The third subdivision was presented by Kendall Gaskins for Bairds Creek Point for a 14 lot subdivision off of Bennett Neck Rd. A discussion ensued regarding lots 6-14 as to whether they would be considered waterfront lots. Chairman Santoro asked Attorney Arey Grady to look at other areas and see what they consider to be waterfront. He also asked the surveyor to contact the CAMA and Division of Water Quality offices and find out their determination of waterfront property. The road is designated as public with a 50' right of way. The property will be served by private wells and septic systems. The owner's correct name needs to be on the plat and also an access way to the cemetery. Mr. Gaskins and the prospective buyer decided to withdraw the plat until the June meeting.

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Dennis Fornes was next on the agenda, and he asked to be excused from the meeting in order to present a plat for Baird's Creek Landing, a 21 lot subdivision off of Bennett Neck Rd. He stated that the street would be designated as private. A question was asked concerning the common area, and whether it should be one acre since it is waterfront property. A ruling was made that it would be accepted subject to a note on the plat stating that the lot would not be sold for residential purposes and to be reserved in its natural state. Since the property adjoins the previous subdivision, the same question was posed concerning the size of the lots bordering the stream on the southside portion of the property. A motion was made by Denard Potter and seconded by Vernon Rose to approve the subdivision subject to the determination of the lots in question.

Denard Potter moved to adjourn the meeting at 9:55, and Dr. Rose seconded. All voted in favor to adjourn the meeting.

Skip Lee, Secretary to the Board

Nick Santoro, Chairman