

**Pamlico County Planning Board Meeting Minutes**  
**October 25, 2005**

The Pamlico County Planning Board held its regularly scheduled meeting on October 25, 2005 in the Commissioners' Room of the County Courthouse. Chairman Santoro convened the meeting at 7:00 p.m. Members present were Nick Santoro, John Buck, III, Dennis Fornes, Denard Potter and Vernon Rose. Skip Lee, Secretary to the Board, and Arey Grady, Attorney to the Board, were also present.

The first item on the agenda was the approval of the September 27, 2005 minutes. John Buck, III made the motion to approve the minutes as written, and Dennis Fornes seconded the motion. The motion passed unanimously.

Next on the agenda was Josh Nobles requesting final approval for Bay Winds, Section III. Dennis Fornes made the motion to approve the plat subject to approval of the bonds and letter of credit by the county attorney, and the name and address of owner being put on the plat. Dennis Fornes made the motion to approve subject to the conditions being met, and John Buck, III seconded. The motion passed unanimously.

Ed Mitchell was next requesting preliminary and final approval for River Dunes, 7 sections, 115 lots. His first request was to ask for an extension of time for the completion of the Master Plan. The subdivision is a Planned Unit Development that follows the rules in the Subdivision Ordinance under Article XVI, Section 16. There is no minimum tract size. The subdivision consists of 1330.7 acres. There will not be more than one dwelling on any plot. The number of lots on naturally occurring water is 203 lots and 417 lots not on naturally occurring water.

The waste water facility was approved by the State in 2004 and will be with Bay River Sewer with a closed system from the Oriental system. The water will be supplied by Pamlico County and was approved on March 2, 2004. All streets will be private and shall have base material and paving to meet current standards of the State of North Carolina. A street disclosure statement will be provided.

The following permits have been acquired: Major CAMA, Stormwater Management Permit, Division of Water Quality permit, Erosion and Sedimentation control plan and an Environmental Assessment.

Mr. Mitchell requested the Board to allow an extension of time for the Master Plan. Denard Potter made the motion to approve the request, and John Buck, III seconded. All members voted unanimously.

The first plat to be presented was for Harbor Village I for 18 lots. Mr. Mitchell pointed out that the wetlands and CAMA vegetation had been delineated on the plat. Denard Potter made the motion to approve Harbor Village I, and John Buck, III seconded. The motion carried unanimously.

**Harbor Village II** was the next plat to be reviewed. It consists of 20 lots. Mr Mitchell stated that there was a 44' right of way which included the sidewalks. He also stated that most of the dwellings would be 1,900 to 2,000 square feet with possibly larger ones. There are specific house plans with front porches on all of the houses. Denard

Potter made a motion to approve Harbor Village II, and Vernon Rose seconded. There was no further discussion, and all members voted to approve.

**Harbor Village III** A consists of 5 lots. Denard Potter made the motion to approve, and John Buck, III seconded. There was no discussion on this section, so all members voted to approve the motion.

**Marina Village 1- a** - consists of 11 lots. John Buck, III moved to approve, and Denard Potter seconded the motion. Approved unanimously.

**Marina Village – Section 2** – 16 lots. John Buck, III made a motion to approve, and Denard Potter seconded. The motion passed unanimously.

**Marina Village- Section 3** – 29 lots. John Buck, III made a motion to approve, and Denard Potter seconded. Approved unanimously.

**Marina Village – Section 4** – 16 lots. Denard Potter made a motion to approve, and John Buck, III seconded. All voted unanimously.

Next on the agenda was old business. Chairman Santoro stated that the Board had requested Arey Grady, Attorney to the Board, to draft a letter to the Commissioners regarding the Planning Boards' concern on the number of condominiums being constructed in the County. Attorney Grady had drafted a letter, and each member received a copy. Attorney Grady told the Board that there were several ways in which the Board could have some control of the condominiums.

Since there is going to be a workshop with the County Commissioners on November 14, 2005 at 6:00 p.m. to discuss new legislation that will require some changes to our subdivision regulations and to determine if there are areas that need to be changed in order to accommodate the growth that is occurring in the County, Chairman Santoro asked if the letter should still be sent to the Commissioners. The Board voted to send the letter to the Commissioners.

Attorney Grady had also drafted a **Notice to Prospective Purchasers** to be put on plats to inform the purchasers that areas of regulatory jurisdiction are subject to future delineation by various state agencies and may change over time due to changes in the physical characteristics of the land. Denard Potter made a motion to approve the Notice, and John Buck, III seconded. All members voted in favor.

Denard Potter made a motion to adjourn, and John Buck, III seconded.

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Skip Lee, Secretary to the Board

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Nick Santoro, Chairman