

Pamlico County Planning Board Meeting Minutes October 31, 2006

The Pamlico County Planning Board held its regularly scheduled meeting on October 31, 2006 in the Pamlico County Courthouse Commissioners' Room. Present were Vernon Rose, John Buck, III, Nick Santoro, Dennis Fornes and Denard Potter. Arey Grady, Attorney for the Board, and Skip Lee, Secretary to the Board were also present.

Chairman John Buck, III called the meeting to order at 7:00 p.m. The first item on the agenda was the approval of the September 26, 2006 minutes. Vernon Rose made the motion to approve the minutes as written, and Nick Santoro seconded. All members voted in favor of the motion.

Kendall Gaskins was first to request subdivision approval. He requested final approval for Baird Creek Point, Section 2, Phase 1, an 18 lot subdivision owned by Paul Slobodian. The plat had preliminary on them but should have been final. The lots were all interior lots and all the improvements had been done. Dennis Fornes made the motion to approve for final approval subject to the corrections being made to the plat, and Denard Potter seconded. The motion carried unanimously.

Bob Chiles was called on next to request preliminary approval for Nature's Run Subdivision, 23 lots owned by DRJ off of Kershaw Rd. to wetlands along Dawson's Creek, The wetlands had been delineated and waiting for the Army Corp. of Engineers' letter. The 75' AEC needed to be included on the plat as best as could be determined and also the Neuse River Buffer zones. The correct front setback needed to be changed from 20' to 30' on lots 7, 12 and 20. Lot 7 needs to be one acre. Denard Potter made a motion to approve subject to the changes being made on the plat, and Vernon Rose seconded. All members voted in favor of the motion.

Kendall Gaskins was next requesting preliminary approval for the Cloisters at Kershaw Creek, Phase II owned by Kershaw Creek Properties, LLC. All the improvements are in. The roads are paved. All lots have septic permits. Nick Santoro asked about the 911 addresses and was told that they would be put on the plat. Dennis Fornes made the motion to approve the preliminary plat subject to the additions and conditions being placed on the plat. Vernon Rose seconded the motion, and the motion carried unanimously.

The last item on the agenda was a presentation by Water Front Land Investment Fund, I, LP for Water Garden Subdivision, 513 lots off of Bennett Neck Rd. near Arapahoe, NC. The group withdrew their original intent of a preliminary PUD. They presented their overall idea for the Board's input and advice. The Board was in unanimous agreement that their proposal would not work under the County's PUD Ordinance.

Pamlico County Planning Board

Page 2

October 31, 2006

Since there was no new or old business to come before the Board, Denard Potter made the motion to adjourn and Vernon Rose seconded. All voted in favor of the motion.

Secretary to the Board

John Buck, III, Chairman to the Board