

Pamlico County Planning Board Meeting Minutes November 28, 2006

The Pamlico County Planning Board held its regularly scheduled meeting Tuesday, November 28, 2006 in the Commissioners' Room at the Pamlico County Courthouse. Chairman John Buck convened the meeting at 7:00 p.m. The members present were John Buck, III, Nick Santoro, Dennis Fornes, Vernon Rose and Denard Potter. Maurice Benton was present as a new Board Member appointed by Commissioner Jimmy Spain replacing Bryan Spain. Present also was Arey Grady, Attorney to the Board, and Skip Lee, Secretary to the Board.

The first item on the agenda was the approval of the October 31, 2006 minutes. Nick Santoro made a motion to approve the minutes as written, and Dennis Fornes Seconded. All voted in favor of the motion.

Ed Mitchell was next on the agenda requesting preliminary and final approval for River Dunes, Section 11, a Planned Unit Development for 31 lots owned by River Dunes Corporation. Mr. Mitchell started with presenting an updated Master Plan of the development. After the presentation of the Master Plan, he then presented Section 11. The development is 45 acres with an average lot size of 1.28 acres. He stated that the roadways are cleared, and a performance bond and a sealed engineered estimate of the new section were in place. Also, all the stormwater permits have been obtained. Dennis Fornes made a motion to approve the plat, and Nick Santoro seconded. The motion carried unanimously. Denard Potter made the motion to approve the final subject to the disclaimer statement on page 39 from the Subdivision Ordinance being put on the plat. Maurice Benton seconded the motion, and the motion passed unanimously.

Robert Chiles was next requesting preliminary approval for Lee Landing Subdivision, a 12 lot subdivision owned by Weyerhaeuser Real Estate. He stated that the subdivision would be served by county water, but he did not have the approval from the County Water Department as of yet. The property had not been tested for septic tank permits, and a question arose concerning the 75' CAMA setback and the Division of Water Quality setback. There was some confusion that the 75' setback was farther back than the Division of Water Quality setback. The plat showed the water lines to be 4" instead of the required 6" water line to the subdivision. Mr. Chiles stated that it would be changed to design by the County and State requirements. Nick Santoro stated that the dimensions of each waterfront lot needed to be on the plat, and he made the motion to not accept the plat for preliminary approval. Vernon Rose seconded the motion, and all members voted in favor.

In the agenda item under old business, Dennis Fornes brought up the fact that the 911 addressing statement was not in the new Subdivision Ordinance and was asking if it still needed to be on the plats. The Board Attorney, Arey Grady stated that he was not aware that it was not in the Ordinance and would check into it.

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Dennis Fornes made a motion to adjourn the Planning Board Meeting, and Denard Potter seconded the motion. All members voted in favor of adjourning the meeting.

Skip Lee, Secretary to the Board

John Buck, III, Chairman