

Pamlico County Planning Board Meeting Minutes Tuesday, February 26, 2008

The Pamlico County Planning Board held its regularly scheduled meeting on February 26, 2008 in the Commissioners' Room at the County Courthouse. All members were present. Also present were Arey Grady, Attorney to the Board, Skip Lee, Secretary to the Board and Rob Will, Planner from East Carolina Council.

Chairman John Buck, III called the meeting to order at 7:00 p.m. The first item to come before the Board was the minutes of the November 27, 2007 meeting. Carl Ollison made a motion to approve the minutes as written, and Denard Potter seconded the motion.

The next item was for preliminary and final approval for Bay Harbor Subdivision, a 5 lot subdivision owned by Clearwater Marketing. The representative for the subdivision stated that the surety bond was in place, and the road was currently under construction. He stated that all of the permits had been approved. The sewer system for the subdivision has been approved by the state, and the state requires a licensed operator to be in charge of operation of the system. The system will be maintained by the Home Owners Association. The entire road to Bay Harbor I and II will be paved by DOT standards to the cul-de-sac. The Board questioned if the road was private or public and was told that they were not sure but would prefer that it be private. The Board was told that at the present time there was a 4" water line and they wanted to have a 6" line. Carl Ollison made a motion to approve the preliminary subject to making sure the bond was in place, and Maurice Benton seconded the motion. All members voted in favor of the motion.

Clearwater Marketing then requested final approval. Nick Santoro told them that the subdivision was in the Neuse River Basin and not Tar River. A correction will be done on the plat. Also note on the final stating that the subdivision would be served by a community sewer system. The Board also wanted the preparation date put in the title block and the sideline setbacks noted on the plat. The subdivision representative said that the sewer maintenance by the Homeowners' Association would be recorded in the deeds. Maurice Benton made a motion to approve the final plat, and Carl Ollison seconded with the following conditions: approval of bond by the attorneys, sideline setbacks put on the plat and the surveyor's registration number and the preparation date placed in the title block. All members voted in favor of final approval.

Darrin Wall from Silva Land Company was next requesting preliminary approval for Bay River Landing, 58 lots off of Weaver Camp Rd. off of Florence Rd. near Merritt, NC. Carl Ollison asked to be excused from the Board since he had been involved with helping the company purchase the land. Denard Potter made the motion to approve and Dennis Fornes seconded the motion. All members voted in favor to excuse Carl from the Board. Nick Santoro asked who the owners were. Mr. Wall said that it was owned by a group of investors, which he was one.

Since the plat showed adjoining landowners, a question was raised on how the owners would access their properties. Mr. Wall stated that easements would be given, and all the landowners had given their authorization. He stated that the roads would be public. He was asked how access would be obtained to the common area off of Lot 2. He stated that an easement would be between lots 1 and 2. The Board told him that since Lots 48 and 49 were on Swindell Bay, the plat needed the waterfront dimensions. The Board asked that the roads be extended to all the adjacent property owners.

Mr. Wall stated that applications had been made for all of the necessary permits. All of the road names have to be changed, since there are similar existing names in the county 911 system. The Board said they would like for the notation for septic systems to be put on the front page. They also suggested that Lot 1 be reserved, and it could be changed back to a lot in the future if the lot did not have to be used for a road. Maurice Benton made the motion to approve preliminary subject to the 16 additions or changes that Mr. Will had found missing on the plat, letter of approval for roads from DOT, waterfront dimensions of Lots 48 and 49 and access dimensions to the common areas Denard Potter seconded the motion, and all members voted in favor of the motion with the exception of Vernon Rose.

Since there was no other business to come before the Board, Denard Potter made the motion to adjourn, and Nick Santoro seconded. All members voted in favor to adjourn the meeting at 8:30 p.m.

Skip Lee, Secretary to the Board

John Buck, III, Chairman