

## **Pamlico County Planning Board Meeting Minutes September 30, 2008**

The Pamlico County Planning Board met in regular session in the Commissioners' Room at the County Courthouse on Tuesday, September 30, 2008. All members, but Dennis Fornes were present. Also present was Arey Grady, Attorney to the Board, and Skip Lee, Secretary to the Board.

Chairman John Buck, III opened the meeting at 7:05 p.m. The first item on the agenda was the approval of the August 26, 2008. A motion was made by Denard Potter and seconded by Nick Santoro to approve the minutes as written. The minutes were unanimously approved.

Chairman Buck next called for the first agenda item. Guion Lee, III requested preliminary and final approval for Janeiro Fields, a 4 lot subdivision located off of Janeiro Rd. He stated that septic systems had been approved for the lots. Maurice Benton made a motion to grant preliminary approval and Denard Potter seconded. The motion carried unanimously. Maurice Benton made a motion to grant final approval subject to the surveyor's number being placed in the title block. Denard Potter seconded the motion, and it was unanimously approved.

Fran Law was next on the agenda requesting preliminary and final approval for River Run, Phase III. The Board agreed that Lots 29, 36, 37, 45, 46 and 55 need to have one 911 address. One of the numbers should be taken off of the plat, and the 30' front setback put on the plat. Denard Potter made the motion to grant preliminary approval, and Vernon Rose seconded. The motion carried unanimously. Mr. Law then asked for final approval. The Board asked about the roads. Mr. Law stated that a letter from DOT confirmed that the roads were approved. Nick Santoro made a motion to grant final approval, subject to the road numbers being changed and the surveyor's number being put in the title block. Denard Potter seconded the motion, and it carried unanimously.

Mr. Law next requested preliminary and final approval for River Run, Phase IV. The Board stated that the joint driveway for Lot 68 should be removed. Maurice Benton made the motion to grant preliminary approval, subject to the removal of the joint driveway ownership being removed, public and private street disclosures on the plat and the surveyor's registration number being put in the title block. Denard Potter seconded the motion, and the motion carried unanimously. Denard Potter made the motion to grant final approval, and Nick Santoro seconded the motion. All voted in favor of the motion.

At the August meeting, the Board asked Attorney Arey Grady to determine what could be done regarding the issue brought before the Board by Mr. Don Hart and the problem at Bay Harbor Subdivision concerning the sewer. His answer was that if the State issues sewer permits, a bond or a financial guarantee is not required. The County Subdivision regulations require a bond for water lines and roads only. A bond for a sewer package system is not covered under the County Ordinance, but the Board has the authority to include it in the Ordinance. It would feasibly be too costly for a developer. Two possible solutions were discussed. If a private sewer package is to be installed, the subdivision would not receive a final approval until the sewer system was installed. The Board also discussed putting a disclosure statement on the plat stating that the County is not financially responsible for a sewer plant and in no way guarantees sewer or septic for this property. The Board did not vote on any option, but they did ask Attorney Grady to ask the Board of Commissioners to write a letter to Bay River Sewer requesting that sewer be provided to Bay Harbor Subdivision.

There being no further business to come before the Board, Denard Potter made a motion to adjourn. Maurice Benton seconded, and all members voted in favor to adjourn.

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Skip Lee, Secretary to the Board

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John Buck, III, Chairman