

Pamlico County Planning Board

Meeting Minutes

August 30, 2022

I. Call to order

Skip Lee called to order the meeting of the Pamlico County Planning Board at 7:00 PM on August 30th, 2022.

II. Meeting Sign In

Kate Hankins collected signatures from all attendees.

III. Approval of minutes from last meeting

Skip Lee motions to approve minutes from last meeting with Julie Rahm second with all in favor.

IV. Old Business

- a) Stillwater Lane – Stuart Sorrell was in attendance
 - Preliminary plat was reviewed (5 lot subdivision)
 - Addresses are needed on the final
 - Easement for utilities needed on the final
 - Ray Bennett to get with Mr. Sorrell on the 911 addressing
 - Fee for permit was paid July 28, 2022

Maurice Benton motions to approve preliminary with Carl Ollison second, with all in favor.

V. New Business

- a) Halpern Subdivison – Art Halpern was in attendance
 - Preliminary plat was reviewed (5 lot subdivision)
 - Bond needed for road or guarantee of improvements. County attorney, David Baxter recommends a surety bond or guarantee bond. This would need to be done before the final review
 - Water, electric, and sewer needed on the final plat
 - Permit has been created as the \$250.00 permit fee was paid July 28, 2022

Dr. Vernon Rose motions to approve preliminary with Kari Forrest second, with all in favor.

- b) Kirkland Homes
 - Preliminary plat was reviewed. Wants to add six additional lots
 - Health Department/Water – Geo-Thermal is handling
 - Division of Land Quality permit is needed
 - Issue with septic
 - Sight for trash needed
 - Lot size is okay
 - Building Inspections to charge \$50 for permit.

Maurice Benton motions to approve with Dr. Vernon Rose second, with all in favor.

VI. Open Discussion

- a) PUD Ordinance – County Attorney, David Baxter says if any recommendations, please send to him. Board of Commissioners need to comment first. Tabled for next meeting.
- b) Tiny Homes – Very few regulate Tiny Homes according to County Attorney, David Baxter
 - Cannot dictate square footage

- Based on lot size and setbacks
- Most are done in a zoning ordinance so you would have to start from scratch with the ordinance or could amend the manufactured home ordinance to include a section for tiny homes
- Cluster development is of concern
- Septic – multiple on one tank
- Square Footage limit – 600 sq feet or less as most are. Using standalone building code
- Flood Elevation – must be above flood zone
- Could put two tiny homes on one lot and could fall under rental property. Single parcel can put as many as they want
- Septic is issue, sewer okay
- Container Units – could encompass in cluster development (per County Attorney, David Baxter)
- No legal concern of unincorporated areas (per County Attorney, David Baxter)
- County Attorney to follow-up to possibly add to Mobile Home Ordinance

No action was taken.

- c) Sandy Bay
 - Environmental Health - back to a soil scientist
 - Lots cut down to four, had seven to start with
 - For sale signs are posted

VII. Adjournment

Skip Lee motions to adjourn the meeting, Maurice Benton first and Julie Rahm second, with all in favor.
Adjournment at 7:44 PM.

Members in Attendance: Kari Forrest, Skip Lee, David Baxter, Julie Rahm, Maurice Benton, Carl Ollison and Dr. Vernon Rose.