

## Pamlico County Planning Board Meeting Minutes August 30, 2005

The Pamlico County Planning Board held its regularly scheduled meeting on Tuesday, August 30, 2005 in the Commissioners' Room in the County Courthouse. Chairman Santoro called the meeting to order at 7:00 p.m. The members present were Nick Santoro, John Buck, III, Bryan Spain, Denard Potter, Carl Ollison and Vernon Rose. Arey Grady, Attorney for the Board, and Skip Lee, Secretary to the Board, were also present.

The first item on the agenda was the approval of the July 26, 2005 minutes. John Buck made a motion to approve the minutes as written, and Bryan Spain seconded the motion. There was no discussion regarding the minutes, and all members voted in favor.

The first order of business was under old business, which was the definition for waterfront property. Chairman Santoro submitted a written definition using language taken from the Pamlico County Land Use Plan for the Board's review. Denard Potter made a motion to approve the definition for a period of one year to be reviewed in September 2006, and Carl Ollison seconded the motion. The definition reads as follows:

The term "waterfront property" as used in this Ordinance to determine which lot or lots shall be required to meet a one acre minimum size requirement and have a minimum waterfront dimension of 75' shall be taken to mean those lots with that are contiguous to a naturally occurring navigable water body. Man made ditches, canals, and marina basins shall be exempt provided that the Inland Coastal Waterway shall not be exempt. Where there are minor, naturally occurring creeks or streams that transition from navigable to non-navigable, their historical and customary use for navigation will be considered in determining whether or not they will be subject to the 75' set back and one acre size requirement.

Josh Nobles was first on the agenda to ask for final approval for Windmill Pointe, Phase 2, a 7 lot subdivision owned by Bufflehead Point, LLC. Denard Potter made a motion for final approval subject to the 911 addresses being placed on the plat. John Buck, III seconded the motion and all approved.

Robert Chiles was next to request final approval for Paul Donovan's Subdivision, a 4 lot subdivision on Orchard Creek Rd. Since it was determined that McCotter's Branch was a manmade canal, and according to the new definition for waterfront property, the lots are exempt. However, according to Stephen Lane, Division of Coastal Management Field Representative, the lots are subject to the 75' AEC. John Buck, III made the motion for final approval subject to the surveyor's seal being put in the title block. Dr. Rose seconded the motion, and the motion carried unanimously.

The next item on the agenda was presented by Kendall Gaskins. He was asking for final approval for Baird Creek Point, Section 1, an 8 lot subdivision for Paul Slobodian. John Buck, III made a motion to approve subject to the correct street name being put on the plat, a statement designated whether the road is public or private, site triangles, a disclosure statement from DOT, the surveyor's registration number being

placed in the title block and showing a 35 ft. width from the cemetery on Lot 7 to the property line on Lot 6. Carl Ollison seconded the motion. There was no discussion, and the motion carried.

Kendall Gaskins requested preliminary approval for Baird Creek Point, Phase 1, Section 2, a 6 lot subdivision for Paul Slobodian. He stated that they were in the process of obtaining a permit for a 10 slip marina. John Buck made a motion to approve the subdivision subject to the site triangles being placed on the plat and the surveyor's registration number being put in the title block. Carl Ollison seconded the motion. There was no further discussion, and the motion carried.

The final agenda item was Kendall Gaskins requesting final approval for Schooner Landing, a 5 lot subdivision for Timberline Land Company. Carl Ollison made the motion to approve the subdivision subject to the surveyor's registration number being put in the title block. John Buck, III seconded the motion, and the motion carried.

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Skip Lee, Secretary to the Board

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Nick Santoro, Chairman to the Board