

**Pamlico County Planning Board Meeting
Minutes
December 27, 2005**

The Pamlico County Planning Board held its regularly scheduled meeting on Tuesday, December 27, 2005 in the Commissioners' Room. The members present were Nick Santoro, John Buck, III, Denard Potter, Bryan Spain and Carl Ollison. Also present were Arey Grady, Attorney to the Board, and Skip Lee, Secretary to the Board. Chairman Santoro called the meeting to order at 7:00 p.m.

The minutes of the October 25, 2005 meeting were unanimously approved by the Board.

Duncan Harrison with Coastal Marketing was first on the agenda requesting preliminary approval for Dawson Creek, Phase 1 for 134 lots. The subdivision was divided into three blocks, A, B and C. Each block will have different building requirements. Lot Number 134 is the highest number lot on Phase 1 and Phase 2 will start at that point. The developer agreed to put a gravel turnaround off of Lot 134 until Phase 2 is started and to put a fill hydrant on Lot 1.

After discussion of some of the lots not being 35' in width at their narrowest point, it was recommended that a variance would be required from the Board. Mr Harrison requested the Board grant him a variance for Lot 1 and all other lots that are less than 35' in width. John Buck, III made a motion to grant a variance, and Carl Ollison seconded the motion. The motion carried unanimously.

John Buck, III made the motion to approve the subdivision for preliminary approval subject to the following conditions:

1. Putting a note on the plat stating that the 100 ft. undisturbed buffer would be used for off-site septic systems and not residential use.
2. Include the utility notation and the site triangles on the plat.
3. Adjust Lot 18 so that it will not be a waterfront lot.
4. Name the roads
5. Receive driveway approval from DOT.

Carl Ollison seconded the motion, and the motion carried unanimously.

Allen Propst was next on the agenda requesting final approval for Whittaker Harbor Subdivision, Phase 1 for 43 lots. Mr. Propst stated that all of the necessary permits and the bond for the roads and the water had been obtained. John Buck, III made the motion to approve the subdivision, and Bryan Spain seconded. The motion for final approval carried unanimously.

Planning Board Minutes
Page 2
December 27, 2005

A discussion on following up on the completion of subdivisions was brought up by Carl Ollison. He stated that the County should be aware of when subdivisions are completed. John Buck, III made a motion to require that letters from engineers of the water system and the roads be presented to the Board, and the bond would be released upon this completion. Bryan Spain seconded, and the motion carried unanimously.

Nick Santoro made a motion to recommend to the Commissioners that they would not review preliminary plats, but continue to allow the Planning Board to review the preliminary plats and get the Commissioners' approval after the final plat has been approved by the Planning Board. If a developer begins construction of the subdivision, he does so at his own risk. John Buck seconded the motion, and the motion carried unanimously.

A motion was made and seconded to adjourn the meeting.

Skip Lee, Secretary to the Board

Nick Santoro, Chairman