

Pamlico County Planning Board Meeting Minutes
July 26, 2005

The Pamlico County Planning Board held its regularly scheduled meeting on Tuesday, July 26, 2005 in the County Courthouse Annex. The members present were Dennis Fornes, Nick Santoro, Carl Ollison, Bryan Spain, Vernon Rose and Denard Potter. Also present was 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 first item of business was the approval of the minutes from the June 28, 2005 meeting. Carl Ollison made the motion to approve the minutes as written, and Bryan Spain seconded the motion. All voted to approve the minutes.

Robert Chiles was first on the agenda representing Paul Donovan. He requested preliminary approval for a 4 lot subdivision off of Orchard Creek Rd. The property abuts a state owned road, and septic systems will serve the lots. The question arose on whether McCotter Branch is subject to CAMA regulations. A certificate on the plat that states the property is not located within an area of environmental concern but possibly is in the AEC needs to be changed. Denard Potter made a motion to approve preliminary approval subject to a determination from CAMA on whether the ditch is subject to CAMA regulations and the Division of Water Quality or is considered manmade and not subject to their rules. Carl Ollison seconded the motion, and all voted in favor.

Kendall Gaskins was next on the agenda requesting preliminary approval for Baird Creek Point, an 8 lot subdivision for owner, Paul Slobodian. Lot 7 has an easement along the property line to access the cemetery which will have a 35' easement to the edge of the cemetery. The road will be recognized as public, and the wetlands have been delineated. Bryan Spain made a motion to approve the plat subject to the Land Use Plan setback being put on the plat, side road either being named or designated as to be named in the future and a letter from the Department of Transportation on the road entrance from the state road. Carl Ollison seconded and the motion passed unanimously.

Kendall Gaskins presented the next item, which was Schooner Landing, Phase Two, a 7 lot division for Timberline Land Company. Since Lots 2A, 2B and 8A are to be used for septic and repair areas, the Board agreed that the subdivision would be for 5 lots. Lots 2A and 2 B will be deeded with Lot 2 and Lot 8A with Lot 8 with an easement to be included on the deed. The setback lines need to be shown on the plat, and an explanation of Lots 2A, 2B and 8A should also be shown on the plat as reserved lots. The subdivision is a part of the original subdivision that was platted prior to 1990, and the road is in the process of being designed by an engineer. A typical cross section of the road should also be shown on the plat. A bond for construction of the road needs to be in place before final approval of the plat. Dennis Fornes made a motion to approve preliminary subject to the stipulations being completed. Denard Potter seconded and the motion passed unanimously.

Josh Nobles appeared next requesting preliminary and final approval for Smith Creek, an 8 lot subdivision for Steve Lynch. Carl Ollison made a motion for preliminary approval subject to the surveyor's registration number being put in the title block of the plat. Denard Potter seconded the motion, and all voted in favor of the motion. Vernon Rose then made the motion for final approval, and Carl Ollison seconded. All members voted in favor of the motion for final approval of the subdivision.

Duncan Harrison with Coastal Marketing was next asking for preliminary approval for Dawson Creek, a 301 lot subdivision off of Janeiro Rd. on Dawson Creek. Margaret Gray with McKim & Creed presented the plat and answered questions regarding the subdivision. The Army Corp. of Engineer had made a site visit and stipulated that the soil was suitable for development. The road frontage of 35' needs to be placed on the plat. The roads will be private and built to state standards. Preliminary plats should provide all information from Appendix B, and should provide all of the information necessary to construct a subdivision. The roads that dead end either need to have cul-de-sac or hammer heads drawn on the plat. Coastal areas need to be delineated on the plat. A comment was made concerning dry hydrants. The plat was withdrawn due to the numerous corrections and additions that need to be added to the plat.

In the way of old business, the definition of waterfront property was discussed. No action was taken. It will be discussed at the next meeting.

Skip Lee, Secretary to the Board

Nick Santoro, Chairman