

The Pamlico County Planning Board Meeting Minutes February 28, 2006

The Pamlico County Planning Board held its regularly scheduled meeting on Tuesday, February 28, 2006. The meeting was called to order by Chairman John Buck, III at 7:00 p.m. All members were in attendance. Arey Grady, Attorney to the Board, and Skip Lee, Secretary to the Board were also present.

The first item on the agenda was the minutes of January 31, 2006 and February 7, 2006. Denard Potter moved to approve the minutes as written, and Nick Santoro seconded. The motion carried unanimously.

Candy Bohmert from Soil and Water Conservation was first on the agenda. She presented a power point display of the drainage problems that the County is facing and what some of the problems will be in the future if proper drainage is not installed in the ditches and canals.

Josh Nobles was next to request final approval for Bay Winds, Section 3, Amendment 1 for 18 interior lots owned by CDKP Development located off of Florence Rd. near Merritt, NC. Nick Santoro made the motion to approve the subdivision subject to the surveyor's registration number being placed on the seal and all of the signature certifications being placed on the plat. Vernon Rose seconded, and all members voted in favor of the subdivision.

A representative from John Thomas Engineering was next to present preliminary approval for Woodfield Subdivision, a 28 lot subdivision owned by ROM Development, LLC off of Highway 55 in Reelsboro. The Board asked if a letter of permission to hook on to Bay River Sewer had been obtained. The representative stated that he was sure that they had one for the first 15 lots. He was also asked if they had permission from the Department of Transportation to connect the driveway to Highway 55, and if DOT had approved the street in the subdivision. Dennis Fornes stated that the preliminary should be submitted for Phase 1 for the 15 lots and not the entire 28 lots, and that there was not enough information on the plat. Dennis stated that due to the lack of information on the plat, he felt that it should not be approved. The plat was withdrawn until all of the necessary information was on the preliminary plat.

Mike Baldwin from Baldwin & Associates presented Fulford Pointe, a 6 lot subdivision off of Lowland Rd. in Lowland, NC owned by Robert Stephen Dale. Nick Santoro made a motion to approve the subdivision subject to the registration number being put in the title block, bearings and setbacks and the acreage on Lot # 5 added to the plat. Bryan Spain seconded, and the motion carried unanimously.

Mike Baldwin from Baldwin & Associates requested preliminary approval for Florence Landing, a 9 lot subdivision owned by Brian Oates off of Florence Rd. in Merritt, NC. He stated that Lot 9 would have an offsite septic system on Lot 9A. Denard Potter made the motion to approve the plat subject to the setbacks and distances being put

on the plat and placing the registration number in the Title Block. Carl Ollison seconded the motion, and the motion carried unanimously.

Kendall Gaskins was next on the agenda. The first subdivision he presented was for Silver Acres, Section 2, a 4 lot subdivision owned by David Michael Draughan. He was requesting preliminary and final approval. Septic systems and county water are available for the sites. There would be no new roads created. Denard Potter made the motion to approve the subdivision subject to determining if the roads are private or public. Dennis Fornes seconded, and all voted in favor of the motion.

Kendall Gaskins requested preliminary and final approval for Caraway Cove, a 51 lot subdivision owned by Marvin Hardison off of Seafarer Rd., Arapahoe, NC. After discussion by the Board regarding the lack of requirements as described in Appendix B of the Subdivision Ordinance not being on the plat, Dennis Fornes moved to disapprove the plat, and Vernon Rose seconded the motion. All members voted unanimously to disapprove the plat.

Kendall Gaskins next requested preliminary approval for Baird Creek Point, Section 2, a 24 lot subdivision owned by Paul Slobodian. Nick Santoro made the motion to grant preliminary approval subject to getting approval from the Department of Transportation for Pivot Lane. Vernon Rose seconded the motion, and all voted to grant preliminary approval.

The next item on the agenda was for old business. The Board members had been given copies of **“An Ordinance Providing For a Moratorium on Group Housing Projects”** and **“Pamlico County Condominium Regulations Ordinance.”** The Board recessed until Tuesday, March 7, 2006 in order to review the Ordinances.

Skip Lee, Secretary to the Board

John Buck, III, Chairman