

Pamlico County Planning Board Meeting Minutes February 7, 2006

The Pamlico County Planning Board held a recessed meeting from the January 31, 2006 meeting on February 7, 2006. Chairman John Buck, III opened the meeting at 7:00 p.m. The members present were John Buck, III, Dennis Fornes, Nick Santoro, Vernon Rose and Denard Potter. Arey Grady, Attorney for the Board, and Skip Lee, Secretary to the Board were also present.

Chairman Buck opened the meeting by asking the Board to discuss any questions or changes to the Ordinance.

Some of the suggestions made were:

Article 2.5 Building Setback Line. A line parallel to the property line in front of which no structure shall be erected. Setbacks shall be measured from the property line or the road right-of-way, whichever is most restrictive.

Article 11.1 No construction or installation of improvements shall commence in a proposed subdivision until the preliminary plat has been approved, and all plans and specifications have been approved by the appropriate Pamlico County, State of North Carolina and Federal authorities in evidence thereof presented by the Pamlico County Planning Board.

Article 12.10 Minimum Bldg. Set Back Line measured from front lot line.

Article 12.12 Further, no portion of an irregularly shaped lot shall ever have a width or length less than 35 feet at its narrowest point.

Delete **there are circumstances beyond the control of the developer.**

Appendix A b) (2) – delete District Engineer, N.C. Department of Transportation and Section 2. It should read Article 13.

The person signing the certificate should be Project Engineer/Surveyor.

The public hearing for the Subdivision Ordinance changes will be on February 20, 2006 before the Commissioners' meeting. Denard Potter made a motion to approve the Ordinance subject to the changes, and John Buck, III seconded. All members voted in favor.

In the way of old business, Denard Potter brought up the problem with the County having no jurisdiction on the construction of condominiums. After discussion by the Board, Denard Potter made a motion to recommend to the Commissioners to enact a 6 month moratorium on construction of any new condos, and to ask the Commissioners to

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implement an ordinance regulating condos. Vernon Rose seconded the motion, and all members voted in favor.

There being no more business to come before the Board, Dennis Fornes made a motion to adjourn the meeting, and Denard Potter seconded. All voted to adjourn the meeting at 9:10 p.m.

Skip Lee, Subdivision Administrator

Nick Santoro, Chairman