

## **Pamlico County Planning Board Meeting Minutes November 27, 2007**

The Pamlico County Planning Board held its regularly scheduled meeting on Tuesday, November 27, 2007 in the Commissioners' Room at the Pamlico County Courthouse. Vice-Chairman Nick Santoro opened the meeting at 7:00 pm. All members were present with the exception of John Buck, III.

The first item on the agenda was the approval of the October 30, 2007. Denard Potter made the motion to approve the minutes as written, and Dennis Fornes seconded. The motion carried unanimously. Vice-Chairman, Nick Santoro, stated that the word board was left out of the first sentence.

Tim Buck was not on the agenda, but he was introduced to speak to the Board regarding the Agriculture Ordinance that had been passed out to the Board several meetings back. He stated that the Ordinance was mainly a mechanism to let new property owners be aware that they are in a voluntary agriculture district and farming will be near the property. Vice Chairman Santoro suggested that the Agriculture Ordinance be put on the next agenda for the Board's decision.

Rob Will, a certified planner with East Carolina Council, was introduced to the Board. He will be assisting the Board with subdivision reviews, ordinances and other information pertinent to the planning process.

Phil Hammer from MacConnell & Associates was next on the agenda requesting final approval for The Preserve Subdivision, a 10 lot subdivision off of Straight Rd. owned by Olexa Ventures, LLC. He told the Board that all of the necessary permits had been obtained. The boatslips would be deeded with the lots. Dennis Fornes stated that a registered surveyor's seal had to be on the plat before the Register of Deeds would sign and record the plat. Maurice Benton made a motion to approve the subdivision subject to the following conditions:

1. Registered surveyor and seal on the plat.
2. Removal of the septic sites.
3. Setbacks put on plat on all lots.
4. A correct letter of credit or bond for the roads and utilities.

Carl Ollison seconded. There was no further discussion regarding the subdivision. The motion carried unanimously.

Since Duncan Harrison was going to be late to present his subdivision, Vice-Chairman Santoro asked if there was any old business. A question was raised regarding when the infrastructure bond or letter of credit was to be in place. Attorney Grady stated that according to the Subdivision Ordinance, the bond should be in place before final presentation to the Planning Board, but there have been times that the Board has voted subject to the bond being in place before presentation to the Board of Commissioners.

Vice-Chairman Santoro next requested for the Board to have a Group Housing Meeting. Denard Potter made the motion to recess the Planning Board meeting, and Dennis Fornes seconded. The motion carried unanimously.

Vice-Chairman Nick Santoro told the Board that he had met with County Manager Tim Buck and Skip Lee regarding the Windmill Pointe Group Housing Project. Rob Will had reviewed the project, and there were questions and issues with the project and the Group Housing Ordinance. Vice-Chairman Santoro asked that Mr. Will's memo be sent to all members of the Board. Mr. Will agreed to do this.

Since there was no other business to come before the Group Housing Meeting, Carl Ollison made the motion to adjourn the Group Housing Board Meeting and reconvene the Planning Board Meeting. Maurice Benton seconded the motion. The motion carried unanimously.

Duncan Harrison of Coastal Marketing had arrived to present Dawson Creek, Phase 1 – Section 3 for final approval. He stated that Section 3 would complete the development of the west side of Janeiro Rd. He told the Board that the letter of credit for Section 2 was in the process of being obtained, but the bank would not issue until approval by the Planning Board. Carl Ollison made the motion to approve the subdivision subject to the County's receipt of the letter of credit, all of the setbacks being noted on the plat and the correction to the certification for street disclosure. Maurice Benton seconded the motion, and the motion carried unanimously.

The Board agreed to cancel the December Planning Board Meeting.

Dennis Fornes made the motion to adjourn the meeting, and Vernon Rose seconded. The motion carried unanimously.

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Skip Lee, Secretary to the Board

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Nick Santoro, Chairman