

**Pamlico County Planning Board Meeting Minutes**  
**September 25, 2007**

The Pamlico County Planning Board held its regularly scheduled meeting on September 25, 2007 in the Commissioners' Room at the County Courthouse. Present at the meeting were John Buck, III, Maurice Benton, Denard Potter, Nick Santoro, Dennis Fornes and Vernon Rose. Arey Grady, Attorney to the Board, and Skip Lee, Secretary to the Board were also present.

Chairman John Buck, III called the meeting to order at 7:00 p.m. The approval of the minutes for the July 31, 2007 meeting was the first item of business. Denard Potter made the motion to approve the minutes as written, and Dennis Fornes seconded. The motion carried unanimously.

Ben Barnett, Emergency Manager and 911 Coordinator, was first on the agenda requesting a road be named and change of addresses and 911 numbers be added to the road for 3 property owners off of Florence Rd. The name chosen by the owners who had presented a letter with their signatures was Riggs Creek Drive. Nick Santoro made a motion to approve, and Vernon Rose seconded. After discussion by the Board regarding the other property owners on this road not being able to use the road, the Board suggested to Mr. Barnett to get the other property owners' signatures and permission on the letter and come back before the Board. Mr. Barnett agreed to do this.

Next on the agenda was Ed Mitchell requesting preliminary and final approval for 58 lots at River Dunes. The first section was for Marina Village Section 4B for a 10 lot PUD Development. He told the Board that all of the infrastructure for this section was in place, and the Stormwater permit and CAMA permits had been obtained. Nick Santoro made a motion to approve for preliminary, and Dennis Fornes seconded. The motion carried unanimously.

Section 10, a 19 lot PUD development was presented next for preliminary approval. He stated that the AEC and the setbacks had been identified on the plat, and the main trunk lines for the roads had been installed. Nick Santoro questioned the access to Lot 95, and Mr. Mitchell told him that Lots 95, 96 and 97 has an access easement due to the stormwater drainage. Maurice Benton made the motion to approve for preliminary, and Nick Santoro seconded. All members voted in favor of Section 10.

Harbor Village III B, a 29 lot PUD development was presented next for preliminary approval. Mr. Mitchell stated that a small pond was designated in the common area on the plat for stormwater drainage. The CAMA vegetation had been identified, but there was no AEC because the area was not near the water. Maurice Benton made the motion to approve for preliminary and Denard Potter seconded the motion. The motion carried unanimously.

The Board voted on the finals for all of the developments. **Section 10**, the 19 lot PUD development was first. Denard Potter voted to approve for final, and Maurice Benton seconded the motion. The motion carried unanimously.

**Harbor Village III B** for 29 lots was voted on next. Denard Potter made the motion to approve for final, and Nick Santoro seconded. The motion carried unanimously.

**Marina Village – 4B** for 12 lots – Vernon Rose made a motion to approve the final and Dennis Fornes seconded. The Board voted unanimously for final approval.

Skip Lee asked the Board to let Mr. Bill Sage speak regarding Teach's Cove Subdivision. The Board agreed to let Mr. Sage speak, but it was just for the Board's input on what could be done with the old subdivision. No action was taken by the Board on this matter.

Since there was no old or new business, Maurice Benton made a motion to adjourn and Denard Potter seconded. All voted in favor to adjourn.

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Skip Lee, Secretary to the Board

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John Buck, III, Chairman