

Pamlico County Planning Board Meeting
Minutes
March 7, 2006

The Pamlico County Planning Board reconvened the recessed meeting from February 28, 2006 on March 7, 2006 at 7:00 p.m. in the Commissioners' Room at the County Courthouse. Chairman John Buck, III called the meeting to order. All members were present except for Dennis Fornes.

The purpose of the recessed meeting was to review the proposed Moratorium and Condominium Ordinance that had been given to the members at the February 28, 2006 meeting.

The Board reviewed and made the necessary changes and additions to the Draft of the Pamlico County Condominium Regulations Ordinance. Carl Ollison asked Arey Grady, the County Attorney, if we had to have zoning in order to have an Ordinance. Arey Grady stated that we did not. There were two ways to enforce land use controls, either zoning or general police powers, in which the County can enact certain Ordinances.

The Board decided to enact an Ordinance and not ask for a moratorium, since it would involve more time.

Arey Grady is going to make the changes and additions to the Ordinance and have it ready for the Board's next meeting.

Changes and Additions to Ordinance:

1. **3.5** - Change title to Group Housing Project to include condominiums and any multi-family dwellings.
2. **4.1** - Density to follow density as described in PUD Ordinance.
3. **4.3** - Front Yard Building Setback Line of **40** feet from right of way.
4. **4.4** - Side Yard Building Setback Line of **20** feet, plus an additional **10** feet for each additional story.
5. **4.6** - A minimum distance of **30** feet between structures that contain at least one unit.
6. **4.7** - Side Yards abutting a street shall have a minimum Building Setback Line of **40** foot.
7. **4.8** - Each structure shall have a maximum Building Height of **45** feet.

8. **4.9** - There shall be 2 and ½ Parking Spaces per unit.
9. **4.10** - Front, rear and side yard requirements may be varied by the Board of Commissioners provided the Board of Commissioners finds that it is in the best interest of the overall plan and provided it will not have the effect of nullifying the intent of this section.
9. **4.11** - Minimum setback from shoreline is **75** feet.

Article 5

10. **Entrance access** – 30 feet and 30 degree turning radius To provide suitable easements for access and certain utilities.
11. **Road Standards** – Paved with asphalt to meet DOT standards 18 feet minimum width.
12. **6.3 - Permits** - Copies of any permits from local, state and federal agencies.
13. **8.2** - Periodic inspections to check that units are in compliance with Ordinance at a fee of \$100.00 per unit.

Article 9

Planning Board authorizes variances.

No other changes were made to the Ordinance as it was written.

Since there was no other business, Denard Potter moved to adjourn the meeting, and Bryan Spain seconded. The Board adjourned at 9:30 p.m.

Skip Lee, Secretary to the Board

John Buck, III, Chairman