



**EDENTON-CHOWAN
PLANNING AND INSPECTIONS DEPARTMENT**
P.O. Box 1030, Edenton, NC 27932
108 East King Street, Edenton, NC 27932
Phone 252-482-5618 FAX 252-482-5920



Chowan County Planning Board Minutes

September 16, 2003

7:00 p.m.

County Commissioners' Room

Roll call was taken: Lia McDaniel, Roger Spivey, Kathy Williams, Craig Blanchard & Jim Leggett

Staff Present: Elizabeth Bryant, Planning Director

Chairman Roger Spivey called the meeting to order.

The minutes from the August 19, 2003 meeting were approved as written.

New Business

Subdivision Review, The Refuge at Drummond's Point

The developer, Ron Andronowitz introduced and explained the proposed project; a 23 acre, 18 unit planned unit development. Mr. Andronowitz detailed his "twin villa," single family attached concept, and spoke of plans for a swimming pool and marina to be included in later phases of the development.

Ms. Bryant presented the staff report and minutes from the Chowan County Technical Review Committee regarding the project. Ms. Bryant expressed staff's concerns that the development comply with CAMA and Corps of Engineers regulations, as well as emergency services staff concerns over road width and paving material.

Ms. Williams asked Mr. Andronowitz if there would be a property owner's association responsible for road maintenance since the extension of Osprey Drive would not be at NCDOT standards. Mr. Andronowitz indicated that there would be such an association.

Mr. Leggett asked about the potential for erosion and damage to the existing wetlands. Mr. Andronowitz indicated that there are wetlands, lowlands, and uplands on this parcel and explained that the proposal to CAMA is for the mixture of hard and soft bulkheading with both hard and soft bulkheading with rip-rap and plantings.

Mr. Leggett indicated his main concern was with accessibility and safety, and worried that the status of the road as private could affect road maintenance. Mr. Andronowitz

expressed his own concern that the road be maintained to a high quality. Ms. Bryant reminded the Board that they could impose additional requirements, such as the requirement that the road be at NCDOT standard for gravel roads.

Ms. Williams asked about the amount of the parcel that was in the floodplain. Mr. Andronowitz indicated that while there were some areas of the parcel in the floodplain, most of the property was at 7ft, and the structures would be elevated with parking underneath.

Ms. Williams indicated her own concerns about the width and impervious material of the road, and indicated that she would be in favor of requiring the developer to construct the road to NCDOT gravel standards.

Mr. Blanchard asked about plans for septic and who would own septic areas. Mr. Andronowitz indicated that the septic fields would be in common ownership.

Chairman Spivey called for further questions or concerns. Being none, he called for a motion to approve the preliminary plat. Ms. McDaniel made the motion to approve with the following conditions:

1. County Planning Board approval is conditional on approval by CAMA and the Army Corps of Engineers.
2. Two-way road width must be at least eighteen feet (18')
3. An engineer certified cross section plan must be made available to staff, ensuring that the gravel road is build to NCDOT standard (must have PE's seal)
4. All staff corrections/notations from Technical Review Committee must be made on revised plan for filing with staff.
5. Minor road/bridge changes may be approved by Planning Staff, but major improvements or changes requiring purchase of developable property must reappear before the County Planning Board.
6. A six (6) month report on the status of improvements must be presented to the County Planning Board by the developer.
7. Provide \$27.00 review fee.

Mr. Leggett seconded, and the motion passed (5-0).

Old Business

Chowan County Subdivision Regulations -- Family Exemption Policy

With the approach of Hurricane Isabel impending, the Board voted to continue discussion on the family exemption issue until the October 21, 2003 meeting.

With no further business, the meeting was adjourned.