



**EDENTON-CHOWAN  
PLANNING AND INSPECTIONS DEPARTMENT**

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**Chowan County Planning Board Minutes**

January 12, 2004

7:00 p.m.

County Commissioners' Room

**Roll call was taken:** Lia McDaniel, Jack Held, Fred Smith, Roger Spivey, & Jim Leggett were present.

**Staff Present:** Peter Rascoe, Special Projects Director, Elizabeth Bryant, Planning Director, and Cliff Copeland, County Manager were present.

Chairman Roger Spivey called the meeting to order.

The minutes from the October 21, 2003 meeting were approved as written.

**New Business**

**Presentation on Proposed Sandy Point Development**

Mr. Sam Young, of Duany Plater-Zyberk & Company, made a presentation to the County Planning Board and members of the County Staff, County Commission, and public that were present on the proposed Sandy Point development. The development, located off of NC Hwy 32 and Soundside Road, is a new urbanist plan with approximately 1100 home sites on 930 acres.

Mr. Young presented the draft layout of the development, along with preliminary sketches of architecture to be included and plans for a retail area and harbor. Mr. Young detailed plans for public beaches and other public recreational spaces, as well as typical road design for both the more urban, or west side, of the proposed development as well as the more rural, or east side.

At the conclusion of his presentation, Mr. Young entertained questions from the Board as well as the audience.

Ms. Williams asked Mr. Young about road widths and emergency vehicle access, specifically on the east side of the development. Mr. Young responded that plans were in the draft stage, and he would certainly make mention of that concern to the company's designers.

Mr. Held asked about lot size on the west side, required square footage and building materials. Mr. Young responded that lot width would range from approximately 30 feet for the row houses to 35 feet for single family homes, and that there would be no square footage restrictions, but building materials and architecture would be regulated.

Mr. Copeland explained to the Board and to the public that this was designed as an open discussion, preliminary to formal decision-making. Mr. Young stated that his firm was in the process of design revisions and seeking permits from CAMA, but looked forward to the opportunity to bring more specific plans to the Planning Board and County Commission for their approval.

Ms. McDaniel asked about utilities, and Mr. Young discussed the sewer plant for the development, the tie in to the County water system and to Albemarle Electric. He stated that all utilities would be underground and affirmed that this would indeed be an open community.

Commissioner Downum asked about bulkheading on the soundfront portion of the property, and Mr. Young stated that beaches were preferred; but that the group was certainly looking at ways to prevent upland erosion and that the inland harbor would have bulkheading.

Mr. Leggett asked about traffic congestion, walkability & open space. Mr. Young explained that NC 32 is a state road and that they would be working with NCDOT on impact issues – that at some point a traffic light may be needed where the development crosses 32. He stated that a major goal of the plan was to promote walking throughout and that public recreation space would be abundant.

Mr. Held asked about a timeline and Mr. Young stated that by the Fall of 2005 all permits should have been attained and construction could begin with houses being occupied as soon as Spring of 2005. He stated that there would be a requirement that property owners build within a certain time period.

With no further business, the meeting was adjourned.