



**EDENTON-CHOWAN
PLANNING AND INSPECTIONS DEPARTMENT**
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Chowan County Planning Board Minutes

May 18, 2004

7:00 p.m.

County Commissioners' Room

Roll call was taken: Roger Spivey, Fred Smith, Kathy Williams & Jim Leggett were present.

Staff Present: Elizabeth Bryant, Planning Director was present.

Chairman Roger Spivey called the meeting to order.

The minutes from the April 20, 2004 meeting were approved as written.

New Business

Discussion of 2004-05 Chowan County Planning Initiatives

Ms. Bryant told the Board that staff was working on compiling letters to various County civic groups, seeking an invitation to come and speak before them about Subdivision Regulations and the need for review of the current County Zoning Ordinance. The meetings would be informational and a time for those present to ask questions of County staff and to give their input on the various regulations and needs of County citizens. Chairman Spivey and Mr. Leggett expressed their concerns over loopholes in current regulations that result in lots being developed with no paved road access.

Review of Eden Meadows Subdivision – Waldo Winslow

Ms. Bryant introduced the 17-lot subdivision off of Brayhall Road, and noted that all required statements and certifications had been made to the plat, and Mr. Winslow had completed all improvements required at the preliminary plat review.

Chairman Spivey invited Mr. Winslow to speak. Mr. Winslow stated that the road paving had just been completed this week, and noted that all drainage swales had been installed. NC DOT had cleaned the ditches on Brayhall Road and was in the process of clearing them behind the property on NC 32, which will also help with drainage.

Mr. Winslow also noted that he had planted a buffer of wax myrtles along NC 32 and part of the property bordering the Parrish lot. The Board asked Mr. Winslow to stipulate

in his subdivision's restrictive covenants that those vegetative buffers must be maintained. Mr. Winslow agreed.

Ms. Williams made the motion that the Planning Board recommend approval of the Eden Meadows Subdivision final plat to the Chowan County Commissioners. Mr. Smith seconded. The Board voted unanimously in favor of the motion (4-0).

Ms. Williams stated that Mr. Winslow had created a nice subdivision and was an example that the Planning Board hoped to encourage. Mr. Leggett stated that he was certainly pleased that Mr. Winslow had chosen to provide access to Brayhall Road, easing the traffic impact on NC 32. Chairman Spivey noted that this subdivision would be an asset to Chowan County and would build the County's tax base.

Being no further business, Chairman Spivey adjourned the meeting.