



**EDENTON-CHOWAN  
PLANNING AND INSPECTIONS DEPARTMENT**

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**Chowan County Planning Board**

April 18, 2006

Chowan County Courthouse

(Broad Street)

7:00 pm

MINUTES

Ms. Elizabeth Bryant called the meeting to order. She then called the roll, Jack Held, Lia McDaniel, Roger Spivey and Kathy Williams were all present.

Chairman Spivey asked for any corrections to the January 17, 2006 minutes. Being none, Chairman Spivey declared the minutes approved as submitted.

Chairman Spivey noted that the first item on the agenda was **Review of Sketch Plan for Cypress Point Landing for 3 multifamily condominium dwellings consisting of 48 units at Cowpen Neck Road.**

Ms. Bryant introduced the case and the developer Max Busby.

Max Busby stated his development intentions. He said the number of buildings is limited due to the sewage system that will accommodate the development. He said there is a substantial open space area. He said that he does not plan on limiting the residents to what can be done with the open space. He said retirees will want open area instead of tennis courts. He said a lot of area is wetlands, but the land is walkable not swamp land. He said fishing may be one of the recreational forces. He said the units are designed to maximize the use. He said the units are three bedrooms and two bathrooms. He said he is targeting retirees. He said the condos will accommodate a younger family but that is not the target market. He said this is not Phase I of a big project down the road, because this is all that the site will accommodate. He said a substantial portion of the property is being used by the sewage disposal system. He said the sewage field is underground and the only thing seen above the surface is a couple cleanouts, or white pipes. He spoke about the location of the marina. He said is intention is to clean up the marina area not to expand it. He said there will be nice looking ponds for storm water drainage.

Mr. Held asked about the height of the buildings.

Mr. Busby said the buildings are 3 stories with parking area under the bottom of the buildings. He said there are pilings to get above the flood zone.

Ms. Williams asked how the sewage treatment and disposal worked.

Mr. David Ryan, the engineer on the project, said the original planning process had a soil scientist come out and evaluate the soil for sewage disposal. He said the soil scientist deemed the area that is shown on the plan as suitable for the disposal field. He said that dictated the number of units that he could accommodate for the development. He said the sewage disposal and treatment system will consist of bio clear pre treatment unit that is an approved state system. He said it treats at the highest standard that the state permits. He said everything will gravity flow into a septic tank, and it will flow into a recirculation tank and go through a bio clear treatment unit and after that it will go into the pump tank that will then pump to the separate fields.

Mr. Held asked if there will be a sewage lagoon.

Mr. Ryan said no. He said the field is pipes with cleanouts and two cleanouts at the end of the manhole lines. He said the active disposal area is matched equally in the event that the system ever fails.

Mr. Held asked about the cleanliness of the water.

Mr. Ryan said the State has indicated that the water is high quality.

Ms. Williams asked if this system is new.

Mr. Ryan said the system has been approved through the state for approximately four years. He said there are 100-200 systems in operation in North Carolina currently. He said and operations maintenance entity will maintain the fields and grass during the course of the year. He said they check once a month and there is sampling protocol.

Ms. Williams asked about the solid waste.

Mr. Ryan said the solid waste is kept in a septic tank and that is one of the parts of the operation and will be pumped once a year.

Chairman Spivey asked if the tanks were 10,000 gallons.

Mr. Ryan said yes, there are two there. He said it could take 3 to 6 months to get permits.

Mr. Held asked about a property owners association (POA), for sewage management.

Mr. Busby said all of the open area will be turned over to the POA. He said the POA will pay an assessment and that will cover the costs of the sewage check. He said the POA will hire someone to cut the grass. He said there will be a management firm to help the POA take care of the site.

Mr. Held asked when total control is turned over to the POA.

Mr. Busby said once all three units are sold.

Mr. Held asked about the price range.

Mr. Busby said that is undetermined, he is waiting on some cost estimates.

Ms. Williams asked how the modular will hold up in hurricane force winds.

Mr. Busby said yes, the buildings are built at a higher standard than a stick built house.

Chairman Spivey asked about the open space area, will there be trails or streets.

Mr. Busby showed the trails on the drawings and said the trails will be natural not gravel.

Chairman Spivey said he was concerned about people walking in the grass (snakes etc.).

Mr. Busby said if they POA want a trail, the homeowners could pay for it themselves.

Mr. Held asked about boat slips and the channel.

Mr. Rascoe asked if Mr. Busby intended to pre-sell the units. He clarified that the POA taking full control day after final plat is approved. He said the developer could be out of the association after the final plat is approved.

Mr. Busby said he will sell by reservation.

Chairman Spivey asked about a timeline for preliminary plat.

Mr. Busby said 3-4 months. He said he is waiting for onsite wastewater permits, public water supply for the water system, Division of Water Quality, for storm water management system along with local approval.

Mr. Held asked if the units are pre-sold, would there still be a management firm.

Mr. Busby said yes there will still be a firm. He said he will provide all covenants for the POA to the Planning Department at the time of Preliminary Plat. He said he will not walk away and wash his hands after the units are sold.

Chairman Spivey asked Ms. Bryant to clarify the process of preliminary-final plat.

Ms. Bryant explained that the Board is not taking any action until preliminary plat. She said the Planning Board authorizes the developer to make improvements at preliminary plat. She said the Planning Board and the County Commissioners then will review the final plat and then construction can begin.

Ms. Williams asked about a sprinkler system and water capacity.

Mr. Ryan said he is looking at having a storage tank. He said additional tests are being done to determine what is needed.

Ms. Williams said she feels that is very important.

Mr. Held asked if the County has adequate water supply at the site.

Ms. Bryant said not for a sprinkler system for the buildings. She said the developer will have to provide adequate capacity.

Mr. Rascoe asked about the pitch for the roof line.

Mr. Busby said the pitch is 10/12.

Mr. Rascoe asked how the building is constructed.

Mr. Warren Twiddy explained that the roof will be set on top and he will put metal or shingles on top.

Mr. Busby said he will provide more updated drawings of the buildings.

Ms. Williams asked about the POA and maintenance company.

Mr. Rascoe explained that construction will not begin until after the Commissioners approve the final plat. He said the units can then be conveyed. He said there is a formula to determine when the association will take control. He said the POA will be the entity in control. (Trail permits, etc.)

Mr. Busby explained the use of a professional management group.

Chairman Spivey asked if the management team will have attorneys for guidance.

Mr. Busby said the team knows what they have to do.

Mr. Ryan said there are companies that are licensed to operate and maintain the systems. He said that is a condition of the permit.

Norma Welch said she lives on Cowpen Neck Road and stated that she has no objections, but she did have concern about the low lying area on/near the road.

Chairman Spivey called for any further questions or comments (being none) he said he looks forward to seeing the preliminary plat. There being no further business the meeting was adjourned.