

1 MINUTES OF THE SPECIAL MEETING OF
2 THE EMERALD ISLE BOARD OF COMMISSIONERS
3 THURSDAY, MARCH 30, 2006 4:30 PM – TOWN HALL
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6 The special meeting of the Emerald Isle Board of Commissioners was called to
7 order by Mayor Pro-Tem Floyd Messer at 4:30 pm.
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9 Present for the meeting: Mayor Pro-Tem Floyd Messer, Commissioners Pete
10 Allen, Nita Hedreen, John Wootten, and Maripat Wright.
11

12 Also present: Town Manager Frank Rush, Town Clerk Rhonda Ferebee, and
13 Planning Director Kevin Reed.
14

15 Absent for the meeting: Mayor Art Schools
16

17 **ADOPTION OF AGENDA**
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19 ***Motion was made by Commissioner Hedreen to Adopt the Agenda. The***
20 ***Board voted unanimously 5-0 in favor. Motion carried.***
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22 **PRELIMINARY PLAT – SEA OATS SUBDIVISION**
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24 Planning Director Kevin Reed addressed the Board concerning the preliminary
25 plat for Sea Oats Subdivision. Mr. Reed stated that a request was received from
26 Block 39, LLC for preliminary plat approval for the proposed Sea Oats
27 Subdivision; the property to be subdivided is located on the south side of Reed
28 Drive and consists of approximately 18.1 acres. Mr. Reed said the owners wish
29 to subdivide the property in order to create 46 building lots and one community
30 amenity site. Mr. Reed noted the property is currently zoned R-2 Residential and
31 all proposed lots meet the minimum size requirement of 12,500 square feet; the
32 subdivision will be served by private streets and will be a gated community. Mr.
33 Reed stated that the Town's 2004 CAMA Land Use Plan projects this area as
34 having a single/dual family residential use, therefore the proposed subdivision is
35 consistent with the Plan.
36

37 Mr. Reed added that Carteret-Craven Electric Cooperative and Bogue Banks
38 Water Corp have indicated they can serve the proposed development. Mr. Reed
39 said the applicants have submitted all applications to State and local agencies
40 and to date they have received their Erosion and Sediment Control, and
41 Authorization to Construct for their water system. Mr. Reed said staff has not
42 received confirmation that they have received the State stormwater permit. Staff
43 has also not received confirmation that the Carteret County Health Department
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4 has provided evidence of suitability for each lot for individual septic systems. Mr.
5 Reed noted the Town's consulting engineer, Greg Meshaw, had reviewed the
6 stormwater plan and found it to be in compliance. Mr. Reed stated that the
7 Planning Board considered the request at their meeting held on February 27,
8 2006, and voted unanimously to recommend to the Board of Commissioners that
9 the preliminary plat be approved subject to 4 conditions.

- 10
11 1. Alternative street name be provided for Ocean Dune Drive. (The Planning
12 Board and Fire Department had concerns that proposed street name was
13 too similar to existing town streets)
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15 2. Provide evidence of septic suitability from Carteret County Health
16 Department
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18 3. A previous plat indicated a 10-foot public access easement extending
19 from Reed Drive to the ocean. That is no longer located on the
20 preliminary plat, however, the developers are proposing that two public
21 parking spaces be located on the eastern boundary of the property with a
22 connecting 10-foot easement to the beach strand
23
24 4. Provide evidence of approval from the State regarding the development's
25 stormwater plan.
26

27 Mr. Rush advised the Board that the Carteret County Health Department
28 previously would provide a letter of suitability to developers indicating if the lots
29 perk they would receive a septic permit, prior to their issuance of a septic permit.
30 Mr. Rush said the County has been advised by the State that they may no longer
31 do that, and they are now just issuing septic permits for lots proposed in a new
32 subdivision; therefore there will be no septic suitability letter. Mr. Rush said that
33 staff is recommending that the Board approve the subdivision contingent on the
34 septic permits being issued and the State's stormwater permit; and at such time
35 those items are provided they would be submitted to the Planning Director to
36 verify they are in order, and he would then authorize road construction activities
37 at that time. Mr. Rush stated that he clarified with Town Attorney Richard
38 Stanley that the way the Town's ordinance is written now it does require written
39 approval from the County Health Department before the preliminary plat be
40 approved and the ordinance also states you can't start improvements until the
41 preliminary plat is approved. Mr. Rush said that the Board may want to consider
42 amending this in the ordinance either sooner or later, or as part of the Unified
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Development Ordinance. Planning Director Kevin Reed suggested that perhaps at the preliminary plat stage accepting something from a certified soil scientist that would indicate preliminary suitability, and then require the actual septic permits prior to approval of the final plat.

Following further discussion there was consensus among the Board members to advertise a public hearing for April 18, and call a special Planning Board meeting for April 17 for the Planning Board to discuss an ordinance amendment and make their recommendation to the Board of Commissioners.

Motion was made by Commissioner Wootten to approve the preliminary plat contingent upon septic suitability and stormwater plan. The Board voted unanimously 5-0 in favor. Motion carried.

PUBLIC COMMENT

There were no comments from the public.

ADJOURN

Motion was made by Commissioner Hedreen to adjourn the meeting. The Board voted unanimously 5-0 in favor. Motion carried.

The meeting was adjourned at 5:00 pm.

Respectfully submitted:

Rhonda C. Ferebee
Town Clerk