

**TOWN OF EMERALD ISLE
PLANNING BOARD SPECIAL CALLED MEETING
MONDAY, APRIL 17, 2006**

Chairman James Craig called the meeting to order at 6:00 pm. Members present were: James Craig, Pete Wachter, Ken Sullivan, Jerry Huml, Bob Smith, Robert Conrad, and Eddie Barber. Also present was Kevin Reed, Planning and Inspections Director.

Discussion regarding possible amendments to Chapter 18, Subdivisions, of the Town Code, regarding the approval of preliminary subdivision plats. Mr. Reed advised the Board members of a recent change in practice by the Carteret County Health Department. County Health Department officials have advised staff that they will no longer issue letters of septic suitability for proposed subdivisions. He indicated that these letters of suitability are a requirement of preliminary plat approval. This change in practice by the Health Department is critical to the approval process for a preliminary plat since developers are required to obtain unconditional approval of a preliminary plat prior to beginning the construction activities associated with installing a subdivision's infrastructure (streets, waterlines, etc.). Because the Health Department will no longer issue letters of suitability, a developer must receive a septic permit for each lot within the development in order to meet the requirement of the above referenced section of the Subdivision Ordinance. Mr. Reed indicated that prior to the approval of a preliminary plat, the property to be subdivided should be reviewed to determine if the soils, topography, etc. are suitable for sewage disposal. Therefore, the current policy and language requiring an assessment of the property's suitability seems to be a good practice. However, since the Health Department will no longer offer this suitability assessment, staff believes that an alternative approach to achieving the same results should be considered. To meet the goal of determining suitability, staff is recommending that the assessment be provided by a licensed soil scientist. Mr. Reed presented to the Board a suggested amendment to Section 18-21, Paragraph (d) (2) of the Subdivision Ordinance. Based on comments from the Board, it was determined that the amendment should be revised to indicate that "a licensed soil scientist" must be licensed by the "North Carolina Board for Licensing of Soil Scientist: Following the Board's discussion of the matter, a motion was made by Bob Conrad to recommend to the Board of Commissioners that the amendment, as revised, be approved. The motion was seconded by Jerry Huml and passed unanimously (6 to 0).

COMMENTS:

Chairman James Craig asked for any comments among the Planning Board members. Mr. Reed responded to a question by Jerry Huml regarding the update of the Town's development ordinances.

There being no further business before the Board, a motion was made by Eddie Barber to adjourn. The motion was seconded by Jerry Huml and passed unanimously (6 to 0). The meeting was adjourned at 6:20 pm.

Respectfully submitted by:

Kevin B., Reed, Acting-Secretary
Town of Emerald Isle Planning Board