

## Planning Board Meeting

Agenda

01-12-10

MARSHALL BRITT – CHAIRMAN

### **I Old Business** Approval/disapproval/amendment of Minutes of 11-10-2009

- 1) Review/additions/deletions/amendments of Agenda items by planning board members and/or staff. Request for Board Members disclosure of conflicts of interest of agenda items.
- 2) Receipt of information from Planning board members regarding updates for the junkyard/salvage yard ordinance.

### **II New Business**

- 1) Preliminary Plat/Final Plat (Minor) – JD Carter wishes to create 4 each lots off of Wagon Ford Road per preliminary plat submitted. The total number of lots on the private easement is 4. Mr. Carter wishes to transfer ownership of these parcels to family members on less than 50 Ft easement. Mr. Carter plans to attend to address concerns. Johnny Williams – Surveyor (910) 296-8272.
- 2) Preliminary Plat/Final Plat (Minor) – L. H. Byrd Heirs wish to create 8 parcels to divide inheritance. 3 of these parcels exceed 10 acres. All parcels are accessed via either Luby Byrd Road or a plotted 50 ft access easement. Johnny Williams – Surveyor
- 3) Preliminary Plat/Final Plat (Minor) Leamon Loftin Heirs will to create 3 tracts. 2 tracts exceed 10 acres but are accessed via a 25 ft easement (request waiver of 50 ft requirement). Plat will be submitted at the meeting. Johnny Williams – Surveyor.
- 4) Preliminary Plat/Final Plat (Minor) Larry Prowant wishes to add 1 acre to an existing home tract (recombination). Plat will be submitted at the meeting. Johnny Williams – Surveyor
- 5) Preliminary Plat/Final Plat (Minor) – James A. Tyndall & Tonya Tyndall wish to creat a 1.196 acres track at 148 Brock Lane (southeast of Warsaw). The surveyor has been informed that in order to comply that the plat needs to be amended to increase the ROW easement to 50 ft and include the road maintenance statement as well as 2 other admin additions. Claude Whitfield – Surveyor (919) 778-7321.
- 6) Request for variance – Mobile Home Park Extension (existing) – Linda Batts Norris wishes to create additional lot on existing 15 acre parcel # 09-146 off of Hwy 41 (Deer Lane MHP). There are 10 approved MH's in park and existing residence on current parcel. Ms. Norris would like to add additional lot to establish residence for daughter to manage park. Suggest that Ms. Norris utilize one of the approved MH lots but she was unwilling to consider this recommendation. Ms. Norris resides in Sampson County and plans to attend our PB meeting to share her concerns regarding our current MH Park policy.
- 7) Request for consideration – Mr. David Fussell had a subdivision recorded on 11-30-1999 (the day prior to the 1<sup>st</sup> subdivision ordinance in Duplin County). He has never proceeded to establish the subdivision and now wants to convert the previously approved parcels to establish “travel trailers”. He has had parcels evaluated by the Environmental Health department and they have stated that 7 of the parcels are suitable for septic systems. They also informed him that 1 residential septic tank designed to State

standards would support 3 travel trailers. Mr. Fussell plans to proceed cautiously on this project and plans to be at the meeting to share concerns. A sketch plan has been prepared for clarification.

- 8) Preliminary Plat/Minor Plat (Minor). Mr. Harry S. Farrior Jr. wishes to create 4 lots (1 roadside and 3 along a 50 ft access easement) off of Log Cabin Road west of the Town of Teachey. Municipal water and sewer are available. Davis Carr – Surveyor (910) 285-4210**

## **II Other Items**

**Any issues to be presented by Board members.** A time for board members to discuss clarification of ordinances, bylaws, long-short range goals, or training of new policy/techniques.

### **Update on current events and recent taskings of the Planning department.**

Changes in Junkyard/Salvage yard ordinance  
Duplin County 2010 Census Complete Count Committee calendar  
Update on lease agreements for County property at Westpark and behind Events Center  
Review/approval of 2010 Planning TOP TEN issues for 2010  
Military Growth project recommendations (Congressman McIntyre's office & NCER).

**Next Meeting** The next meeting is scheduled for February 9, 2010 at the County Commissioners meeting room subject to call of the chairman.

## **Adjourn**

**\* Recommend to be added after agenda mailing.**