

Planning Board Meeting

Agenda

06-14-2011 at 7:00 PM

MARSHALL BRITT – CHAIRMAN

I Old Business Approval/disapproval/amendment of Minutes of 04-12-2011.

- 1) May 10, 2011 meeting canceled at call of chairman.
- 2) Previous board minutes and attachments forwarded previously.
- 3) 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.
- 4) Update of Duplin County Farmland Protection Plan (DCFPP) designation by Voluntary Agricultural District (VAD) appointment of Agribusiness Council and Farm Bureau Council. Efforts to combine VAD and have representatives from Agribusiness Council and Farm Bureau still proceeding. Agribusiness Council has chosen not to make recommendations for appointments to the VAD board, but has recommended that the VAD board solicit direct appointments to the Duplin County Board of Commissioners. VAD ordinance being amended accordingly.
- 5) Mr. John Weston resigned from PLAN IT regional planning partnership and a replacement is being sought.

II New Business

- 1) Ruth E. Lanier heirs are wishing to divide property within family into 4 tracts. Access to these tracts will involve enhancement of existing 30 ft ingress, egress easement to be enlarged to 50 ft which the family is agreeable for those tract off the paved highway. Currently an adjacent neighboring residence uses the existing 30 ft easement to access his residence. The family requests a variance to allow the neighbor (cousin to the family) to continue to use the easement and that the planning board allow 3 additional parcels to share the upgraded 50 ft easement. Note: The neighbor's home is adjacent to the property line but the parcel is separate from the Lanier heir property. John L. Pierce, Surveyor (910) 346-9800... Draft sketch plan attached. Parcel is located near Hwy 111 and Cedar Fork Church Road. **Revised sketch plan submitted after mailings.**
- 2) Benjamin Hall wishes to convey to his son, Desmond, a ½ acre lot, using the same 14ft easement that the brother Rodney Hall uses to access his residence. The easement would be granted to 30 ft where practical and then 20 ft crossing the newly created parcel. Owner requests variance of requirement for 50 ft access easement. Johnny Williams Surveyor 298-8272
- 3) William Brantley Houston division of land. Owen Wayne Houston wishes to convey 4.0 acre parcel to Bill Houston, his son along 50 ft ingress, egress, and regress easement off of Sumner Road. Johnny Williams Surveyor 298-8272
- 4) Sketch Plan/Preliminary Plat. Eleanor Whaley wishes to create a major subdivision off of Lester Houston Road near Potters Hill. The 55 acre tract will be divided into 41 lots. Public DOT roads will be built and turned over to DOT. Public Water system will be extended into property. Individual septic systems will service each lot. The map is labeled preliminary plat but is being submitted as a sketch design plan. Engineering will begin within the next couple of months and a completed preliminary plat will be

submitted. When the preliminary plat is approved, the project is scheduled to begin construction of the infrastructure in 2 to 3 phases to be determined at a later date. Once infrastructure on each phase is built, the developer will have the final plat for that phase presented for additional approval. Note: The parcel is more than ½ mile from any VAD but has approximately 20 plus acres of the 55 acres within the 100 year floodplain on the westerly side. Johnny Williams Surveyor 298-8272.

- 5) **Leonard Young Family wish to divide 2 lots off of Corinth Church Road. Tract 2 is 4.85 acres off of a 50 ft access easement. Davis Carr – Surveyor 910 285-4210**
- 6) **Elbert and Francis Sutton wish to sell a lot off of Summerlin’s Crossroads Rd near the Rone’s Chapel community. The parcel was sketched to allow only a 20 ft easement, but Mr. Sutton has agreed to have this expanded to the required 50 ft easement conditional on granting a variance to allow 1 additional parcel to utilize the easement. Note: Currently, 1 family member (cousin) and 2 renters utilize the 20 ft easement to access their residences. Both Mr. Sutton’s son and daughter live near the highway adjacent to this parcel. Mr. Edward and Peggy Brickle may be present at the meeting for comment... (Note: They propose to purchase the lot provided it is approved by the Planning board.)**
- 7) **Reappointment considerations by Chairman Marshall Britt, Member Bobbie Jean Rivenbark, and Member Tina Murphy to be discussed for recommendation to the Board of Commissioners.**

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 tasks of the Planning department.

Strategic Plan Update – meetings scheduled to restart on July 25, 2011

Planning Department involved in both Warsaw and Mt Olive CTP process

Update on Hazard Mitigation Plan resubmitted to State for approval.

Next Meeting: The next meeting is scheduled for July 12, 2011 at the County Commissioners meeting room at the call of the chairman

Adjourn

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