

Planning Board Meeting

Agenda

10/08/2013

MARSHALL BRITT – CHAIRMAN

- I Old Business** Approval/disapproval/amendment of Minutes of 03/12/2013.
- 1) Previous board minutes and attachments forwarded previously.
 - 2) 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 (a time for board members to disclose any financial/personal interest on items to be considered during the meeting). Chris Jernigan devoting approximately 2 hours per week working directly with County Planner as scheduled and filling in as necessary with others in Environmental Health/Building Inspections as needed.
 - 3) Review of County Subdivision Ordinance revisions recommendations. (See below)
 - 4) Review of County MHP Ordinance revision recommendations – no changes.
 - 5) Review/Update of County Salvage yard/junk yard Ordinance revision recommendations still evaluating and working with Solid Waste Director.
 - 6) Planning Department Budget update – Passed by County Commissioners – all 2012 items reduced by 5%, 6% cost added to Planning budget due to relocation to new facility (shared space costs to include utilities/maintenance and additional phone expense.
- II New Business**
- 1) Kody M. Sumner wish to provide a 1 acre lot across from their home to their son to establish a new residence. This lot is along an established 30 ft easement known as Pine Ridge Lane which is a elbow shaped lane that starts on NC Highway 241 (near Sumner Road and connects to Horse Bend Branch Lane and then back to Sumner Road). The approximate distance on from NC Hwy 241 down Pine Ridge Lane to this new parcel is approximately 1600 ft. There are currently not less than 6 residential addresses assigned to Pine Ridge Lane where family members are using this as their only access to a State maintained road. The family requests 1 variance of the number of houses allowed on a private road and 1 request for the 50ft minimum private lane width due to the family land being “land locked” and beyond their control for access to the paved highways. Todd Jenkins Surveyor (910) 290-0852. See attached preliminary plat # 1.
 - 2) Ricky and Jerry Harper lots and easement # 2 and #3. A situation similar to the Sumner case listed above was recently discussed by the Planning Director and the Chairman of the Planning Board regarding the issuance of “more than 1 variance” to a family near Piney Grove Road. After discussion, the family reluctantly agreed to develop a 50 ft easement (increase of existing 20 ft easement) along a private lane (approximately 1 mile off of the paved Piney Grove Road) and requested only 1 variance from the Planning Department for the number of residential units along the private lane which would be at least 5 family members. Although the Planning Board has historically been very sympathetic to family development within the family members, Duplin County does not have a “family exemption” in our ordinance. Other Counties that do have “family exemptions” have either gotten State legislative exception or have linked “family development” to close family relations (i.e. mother/father/child/step in laws/, etc.)

and have also set limits of the distance that these families can develop a “private lane” from the paved State highway. Some have even linked the minimum width to a distance (i.e. less than 500 ft – minimum of 30 ft width, 500 ft to 1500 ft – minimum of 45 ft width, over 1500 ft – state road standards or other “improved road” standards. Request guidance to Director and recommendations of Planning Board as to future actions relevant to “family exemptions”..and enforcement?

- 3) Board members Britt, Rivenbark, and Murphy reappointed during July 15, 2013 BOC meeting
- 4) Review of County Subdivision Ordinance revisions recommendations
 - a. Family exemption (see attachments)
 - b. Limited development variance dependent on private road based on route distance from nearest paved road (re: width and improvement requirements)
 - c. Limit of 1 variance per request for additional development of existing parcel (with consideration given to any previous variance approvals)
- 5) Planning Department Budget update (all accounts above 75% remaining as of 10-01-2013 with exception of advanced monies for advertising “46%”, scheduled for grant reimbursement)

II Other Items

- 1) Update of PLAN IT EAST initiatives – Effort delayed due to funding by DOD
- 2) Update of County Strategic Planning Process – Referred to County Manager/Staff for implementation/follow up per Facilitator request during September BOC mtg.
- 3) Update of County Line agreement with Wayne County (still pending).
- 4) Update of Exit 373 Sewer Project (on time/target)..Follow up delegated to Utilities Director and Planning Department direct involvement lessened.
- 5) Relocation of Planning Department Office effective August 20, 2012. (working fine with additional benefit of more direct interaction with Environmental/Building Inspections departments causing more expedient responses to potential property development.
- 6) Building Inspection/Fire Marshall office to implement computerized/on-line updates of permitting processes/status ..anticipated full implementation January 2014. May include GIS/Register of Deeds/Addressing and PLANNING departments in future-dependent upon success of initial public responsiveness and cost effectiveness

Next Meeting The next meeting is scheduled for November 12, 2013 at the County Commissioners meeting room at 7:00 PM and will be conducted at call of chairman.

Adjourn

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