

Duplin County Planning Department

County Administration Building
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Minutes Duplin County Planning Board 11-10-2009

Members Present Marshall Britt, J.B. Merritt and Gerald Bell

Members absent Tina Murphy, Charles Edwards Jr., Bobby Jean Rivenbark

Others Present Randall Tyndall, Dan Normile, Surveyor (representing Johnny Williams Surveying), and Mr. Greg Mobley

A meeting of the Duplin County Planning Board was held at the County Commissioners Board Room on November 10, 2009. The meeting was called to order at approximately 7:30 p.m. The chairman advised all present that the meeting was being recorded.

Members were requested to review and approve, disapprove or amend the minutes of the 10-13-2009 meeting. There being no corrections nor amendments, a motion was made, seconded, and approved to record the minutes as written.

The board members were requested to review the draft agenda and provided additions, deletions, and amendments. No additions were made by the board members, or the County Planner Tyndall.

The board members were requested to review the agenda and disclose any potential "conflicts of interest". The board determined that no potential conflicts existed. No disclosures were made.

Under NEW BUSINESS, the following items were discussed:

Judy Daniels (POA), on behalf of Elnora Stanley, wished to replace home using 2006 CDBG grant on existing lot and utilizing existing utilities/sewer. To establish the replaced home, the applicant required a variance of the 20 ft easterly setback. It was stated that the applicant currently has ownership interest in adjacent vacant lot, but the lot is co-owned with other family heirs. Ms. Daniels requested a setback variance as close as 5 ft from easterly lot line. Note: The surveyor discovered confusion on property line vs legal description. A motion was made, seconded, and approved to allow the parcel contingent on receiving an additional vote from absent board members. Board member Tina Murphy reviewed the board actions and requests and consented to provide the additional vote on November 12, 2009.

Greg Mobley wished to create a 0.70 acre parcel without a written easement, but using an existing private lane (John Mobley Lane). Mr. Mobley was in attendance to state his rationale on this request. A motion was made, seconded, and approved to allow the parcel contingent on receiving an additional vote from absent board members. Board member Tina Murphy reviewed the board actions and requests and consented to provide the additional vote on November 12, 2009.

A. D. Pate wished to create 5 each lots off of Bill Clifton Road per preliminary plat submitted. The total number of lots on the private easement is 1. Note: 2 lots are exempt¹(Tract D and Tract E). A motion was made, seconded, and approved to allow the parcel contingent on receiving an additional vote from absent board members. Board member Tina Murphy reviewed the board actions and requests and consented to provide the additional vote on November 12, 2009.

Brad Brinson wished to recombine 2 adjacent portions of property to an existing tract creating approximately 3 acre tract and then subdivide a ½ acre lot from this 3 acre tract for his son. A motion was made, seconded, and approved to allow the parcel contingent on receiving an additional vote from absent board members. Board member Tina Murphy reviewed the board actions and requests and consented to provide the additional vote on November 12, 2009.

Mitchell Miller wished to create 5 parcels off of Seymore Blackmore Road, 3 of the parcels will be served by a 50 ft private easement. A motion was made, seconded, and approved to allow the parcel contingent on receiving an additional vote from absent board members. Board member Tina Murphy reviewed the board actions and requests and consented to provide the additional vote on November 12, 2009.

Mike Cottrell wished to recombine a 1 acre portion from previous plat to 5.79 acres of parcel remaining. (Parcel 07-3426) A motion was made, seconded, and approved to allow the parcel contingent on receiving an additional vote from absent board members. Board member Tina Murphy reviewed the board actions and requests and consented to provide the additional vote on November 12, 2009.

Under OTHER ITEMS, the following were discussed:

Board members were updated on the current projects of the Planning Department to include: A recent trip to Orlando regarding preparation for Military Growth and Partnership potentials, The 2010 Planning Board meeting calendar, and the 2010 Census Complete County Committee events participations.

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. Board members Britt and Bell shared concerns regarding the enforcement and standards in our current Junkyard & Salvage Yard ordinance. After discussion, it was determined that the Planner would submit a copy of the current

ordinance to each board member for review and have them make recommendations at a future meeting.

Announcement of the next meeting scheduled for December 8, 2009 (subject to call of the chairman) at the County Administration Building at 7:30 p.m. was made. Having no additional business, the meeting was adjourned at approximately 8:30 p.m.

Submitted for consideration: Randall G. Tyndall, County Planner