

Duplin County Planning Department

County Administration Building
PO Box 910 224 Seminary St
Kenansville, North Carolina 28349
Phone: 910-296-2102 Fax: 910-296-2107

Minutes Duplin County Planning Board 03-10-2009

- Members Present** Marshall Britt, Tina Murphy, Bobby Jean Rivenbark, Charles Edwards Jr. and Gerald Bell
- Members absent** J.B. Merritt
- Others Present** Randall Tyndall, Johnnie Williams, Davis Carr, Chief Building Inspector Ferrell Thigpen, Environmental Health Supervisor Johnnie Summerlin, and concerned citizens from the Cedar Fork Community

A meeting of the Duplin County Planning Board was held at the County Commissioners Board Room on March 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 02-10-2009 meeting. Member Edwards had asked that the minutes be amended to reflect that the Planning board would discuss his authority to vote on the CEDARWOOD development at a later time. Motion to make this amendment was made, seconded and approved. There being no additional corrections nor amendments, a motion to made, seconded, and approved to record the minutes as amended.

The board members were requested to review the draft agenda and provided additions, deletions, and amendments. No additions were made by the board members, but County Planner Tyndall requested that three additional plats be added to the agenda that were submitted for consideration after the agenda mailing. The additions were allowed and the agenda was approved as amended.

The board members were requested to review the agenda and disclose any potential “conflicts of interest”. Member Murphy disclosed that she owned property on a plat being considered and that she would not be discussing nor voting on that plat. No additional disclosures were made.

Under OLD BUSINESS, an update of the Airpark Land Use and Height Ordinance was given by the County Planner disclosing that the Board of Commissioners directed that the

ordinance be considered at a later time due to Commissioner Turner not being present at the initial presentation of this ordinance. County Planner Tyndall made comments of appreciation to all Planning Board members for their participation in the public meetings regarding the Airpark Land Use and Height Ordinance. He further stated that this item would be addressed at the pleasure of the Board of Commissioners.

An update by the County Planner disclosed that the developer of the Cedarwood Subdivision was in negotiations with the Chinquapin Water District for providing water services to the subdivision. No additional information was provided for consideration at this time.

Discussions were made on the Minimum Housing Ordinance with specific questions being related to Ferrell Thigpen - Chief Building Inspector regarding the enforcement of the ordinance and the opportunity to add any additional concerns or comments by Johnnie Summerlin – Environmental Health Supervisor. A requirement to have exterior painting to a specific standard was recommended to be removed from the Manufactured Home minimal standards and was approved by consent of the Planning Board. A motion was made, seconded, and approved to submit this ordinance for consideration of the Board of Commissioners. The County Planner stated that he would begin the process by requesting from the Board of Commissioners the authority to advertise this ordinance for public hearing and presentation.

Under NEW BUSINESS, the following items were discussed.

Wilson/Kay Autry wished to combine 1.00 acre to an existing parcel along NC Highway 11/903 near Sarecta Road. S. A motion was made seconded and passed by majority vote to approve the plat.

Edgar Turner wished to create parcels along NC Hwy 41 northeast of Beulaville (near Potters Hill) into 3 tracts. 2 tracts were accessed along Hwy 41 and Tract C via a 50 ft private easement. . A motion was made seconded and passed by majority vote to approve the plat.

Samuel/Brenda Colie wished to combine 1.00 acre to an existing parcel off of Williams Road near southeast intersection of Hwy 24 and Williams Road. . A motion was made seconded and passed by majority vote to approve the plat.

Kenneth Savage wished to combine 0.08 acre to an existing parcel off of Clifford Lane near behind Word of Faith Church off of Wesley Chapel Road. . A motion was made seconded and passed by majority vote to approve the plat.

Sandra Kennedy wished to combine 0.230 acre to an existing parcel off of Hwy 24 east of Hwy 24/Fountain Town intersection. . A motion was made seconded and passed by majority vote to approve the plat.

Lori Bostic wished to create a parcel off of Potters Hill Loop Road (southeast of Potters Hill). She requested a width variance of the 50 ft easement to 30 ft due to existing lot improvements. A motion was made seconded and passed by majority vote to approve the plat.

Michael J. Wallace wished to create a parcel off of Tram Road near Moore Lane using access along a 50 ft private easement. An existing MH is one the lot. A motion was made seconded and passed by majority vote to approve the plat.

Kevin G. Crissey wished to create a parcel off of Hwy 24 on Evelyn Basden Lane using a 50 ft private lane. A motion was made seconded and passed by majority vote to approve the plat.

Member Ernestine Murphy excluded herself at the approval of the board. Ernestine Murphy wished to create a parcel off of Isham Frederick Road on Jeff Murphy Lane using a 50 ft private lane. A motion was made seconded and passed by majority vote to approve the plat.

Michael/Marshall/Donald Teachey wished to exchange property with Patricia McGowen to combine with existing parcels. Tract B will be accessed via a 50ft private easement off of Island Creek Road (just south of Sams Store Road). A motion was made seconded and passed by majority vote to approve the plat.

Harold Prine wished to create a parcel off of Garner Chapel Road (near Rones Chapel) via access along a 50 ft private easement. A motion was made seconded and passed by majority vote to approve the plat.

Sarah Roberts wished to divide a parcel creating 2 parcels off of Maysville School Road with one using access along a 50 ft private easement. An existing MH on Tract 2 will be replaced. A motion was made seconded and passed by majority vote to approve the plat.

Under OTHER ITEMS the following were discussed.

Board Chairman Britt reminded the board members of his concern over the trash enforcement policies and the disgraceful way he had observed farmland being treated. He specifically detailed a parcel near East Duplin High School near a vineyard.

The board members were given a time to discuss and/or clarify ordinance, bylaws, long-short range goals, or training of new policy/techniques. Some discussions were made as to the additional information provided by the planning department and the website updates sharing information from the board to the general public. Module 1 of the Citizen Planner Training program was distributed for their use and review in regards to proper policy and procedural guidance.

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The next meeting is scheduled for April 14, 2009 at the County Administration Building at 7:30 p.m. Member Bell stated that he would be unable to attend to another commitment.

Having no additional business, the meeting was adjourned at approximately 9:00 p.m.

Submitted,

Randall G. Tyndall (ES 041509)
Randall G. Tyndall, County Planner