

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 04-14-2009

Members Present Marshall Britt, J.B. Merritt, and Charles Edwards Jr.

Members absent Tina Murphy, Bobby Jean Rivenbark and Gerald Bell

Others Present Randall Tyndall, Johnnie Williams, Davis Carr, and Mr. J.W. Shearin – IDS Inc.

A meeting of the Duplin County Planning Board was held at the County Commissioners Board Room on April 14, 2009. The meeting was called to order at approximately 7:30 p.m. The chairman advised all present that the meeting was being recorded.

Mr. J.W. Shearin from IDS Incorporated presented a discussion of HB 1134 (new NC State Law on Abandoned Mobile Home removal program). After questions and comments from board members, no action was taken. The board requested additional information and direct input from the Solid Waste Director and County Building Inspector. Mr. Shearin was requested to attend the next board meeting scheduled for May 14, 2009. Note: As a courtesy to Ms. Shearin, the agenda was adjusted to accommodate his travel distance.

Members were requested to review and approve, disapprove or amend the minutes of the 03-10-2009 meeting. There being no corrections nor amendments, a motion to made, seconded, and approved to record the minutes as written pending an additional member vote of approval. Member Bobby Jean Rivenbark reviewed actions and gave additional vote of approval on 4-15-2009.

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 Merritt disclosed that he had business relations with property owner Hal Williams on a plat being considered and that he 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 had approved the Ordinance on April 6, 2009 with an effective date of May 1, 2009.

County Planner reminded the board that the Minimum Housing Ordinance public hearing would be on Monday April 20, 2009 at 9:30 a.m. He also affirmed to the board that the NC Legislature was considering HB 810 and SB 1018 that addressed concerns over the use and improper disposal of plastic bags by vendor statewide. He advised board members to be aware of the impending legislation.

Under NEW BUSINESS, the following items were discussed:

Joseph F. Brown wished to create 2 tracts near intersection of Island Creek Road and Northeast Road. One Tract 1 was adjacent to Island Creek Road with 225 Ft road frontage and Tract 2 was serviced by a 30 ft access easement. A motion was made, seconded, and conditionally approved pending 1 additional board member vote. Member Bobby Jean Rivenbark reviewed actions and gave additional vote of approval on 4-15-2009.

Annie Pearl Chasten wished to exchange property and considerations in order to resolve property line dispute. Exchange of this property would create a parcel less than the ordinance required road frontage. Set back lines had been plotted for amended parcel. A motion was made, seconded, and conditionally approved pending 1 additional board member vote. Member Bobby Jean Rivenbark reviewed actions and gave additional vote of approval on 4-15-2009.

Frances Smith/GCK Ventures wished to exchange property and combine with existing parcels. A motion was made, seconded, and conditionally approved pending 1 additional board member vote. Member Bobby Jean Rivenbark reviewed actions and gave additional vote of approval on 4-15-2009.

Reggie Weston wished to sell one lot (Tract B) and combine on lot (Tract A) with existing parcel. Tract B met lot width at 30ft set back as annotated. A motion was made, seconded, and conditionally approved pending 1 additional board member vote. Member Bobby Jean Rivenbark reviewed actions and gave additional vote of approval on 4-15-2009.

Santos Garcia wished to combine 0.69 acres to an existing parcel along Wards Bridge Road. Surveyor was advised to second plat with existing parcel, 2nd adjacent parcel and this parcel combined into one parcel to establish approved plat. A motion was made, seconded, and conditionally approved pending 1 additional board member vote. Member Bobby Jean Rivenbark reviewed actions and gave additional vote of approval on 4-15-2009.

Ann Outlaw wished to convey 9 parcels of land to family members. Tracts 1A and 1B were to be conveyed as one tract. Tracts 2A, 2B, and 2C were to be conveyed as one

tract. Tracts 3 – 9 were to be conveyed as individual tracts. A motion was made, seconded, and conditionally approved pending 1 additional board member vote. Member Bobby Jean Rivenbark reviewed actions and gave additional vote of approval on 4-15-2009.

Hal Williams wished to recombine portion of existing lot partially to Daniel Nethercutt tract and partially to Hal Williams's tract. Member Jim Merritt disclosed a conflict of interest and did not participate nor vote in this transaction. . A motion was made, seconded, and conditionally approved pending 2 additional board members vote. Member Bobby Jean Rivenbark reviewed actions and gave additional vote of approval on 4-15-2009. Member Gerald Bell reviewed this plat and the actions recommended by the other board members and gave an additional vote of approval on 4-15-2009.

Leslie Kennedy wished to combine 3.41 acres to an existing 1.02 acre lot off of Cabin Street. A motion was made, seconded, and conditionally approved pending 1 additional board member vote. Member Bobby Jean Rivenbark reviewed actions and gave additional vote of approval on 4-15-2009.

Jeremiah Jones wishes to convey 2 lots off of C.R. Edwards Road creating tract A (35.06 acres) and tract B (12.016 acres). Board was not required to approve due to these tracts exceeding the requirement for compliance with the subdivision ordinance. This plat was acknowledged as being reviewed due to its 24 ft access from the highway. No motions were required or made.

Majestic Pines (former Duplin County Club) expansion wished to add 435 lots. Board was requested to do preliminary review of concept. This sketch plat was acknowledged as being reviewed. No motions were required or made. The developer/surveyor was advised to consider the following: additional access to Bowden Rd; turn-around area in lengthy cultisac on south side of plat; phased development; sewer options; and notification of Board of Education. This plan anticipated to come before board again in August/September timeframe.

Under OTHER ITEMS, the following were discussed:

Board members Britt, Rivenbark, and Murphy terms are to be considered for reappointment on June 1st or 15th. Please consider and let the Planner know your desires for reappointment.

No updates by the County Planner were disclosed on the Cedarwood Subdivision. No additional information was provided for consideration at this time.

Announcement of the next meeting scheduled for May 12, 2009 at the County Administration Building at 7:30 p.m. was made. Having no additional business, the meeting was adjourned at approximately 9:15 p.m.

Randall G. Tyndall, ES 0907

Submitted for consideration:

Randall G. Tyndall, County Planner