

# Duplin County Planning Department

County Administration Building  
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## Minutes Duplin County Planning Board 01-12-2010

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

**Members absent** Bobby Jean Rivenbark and Gerald Bell

**Others Present** Randall Tyndall, Dan Normile, Surveyor (representing Johnny Williams Surveying), and Mr. David Fussell

A meeting of the Duplin County Planning Board was held at the County Commissioners Board Room on January 12, 2010. 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 11-10-2009 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, but one additional plat was submitted by the County Planner Tyndall. The agenda was approved.

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 OLD BUSINESS, the following items were discussed:

Discussion was made to defer comments on updates of junkyard/salvage yard ordinance until later in the meeting.

Under NEW BUSINESS, the following items were discussed:

JD Carter wished to create 4 each lots off of Wagon Ford Road per preliminary plat submitted. The total number of lots on the private easement would be four (4). Mr. Carter wished to transfer ownership of these parcels to family members on a 20ft easement. After viewing the parcel and having discussion, a conditional approval was given provided that Mr. Carter change the easement to 50 ft on property he owned and

attempt to acquire permission to increase 20ft to 50ft on the adjacent property between his property and the highway. Planner was granted permission to approve plat provided these conditions were met. A motion was made, seconded, and approved under the conditions stated

L. H. Byrd Heirs wished to create 8 parcels to divide inheritance. 3 of these parcels exceed 10 acres. All parcels were accessed via either Luby Byrd Road or a plotted 50 ft access easement. A motion was made, seconded, and approved.

Leamon Loftin Heirs wished to create 3 tracts. 2 tracts exceeded 10 acres but were accessed via a 25 ft easement. The Loftin heirs requested a waiver of the 50 ft easement requirement due to the limited number of lots using this easement. A motion was made, seconded, and approved.

Larry Prowant wished to add 1 acre to an existing home tract (recombination). A motion was made, seconded, and approved

James A. Tyndall & Tonya Tyndall (no relation to County Planner) wished to create a 1.196 acres track at 148 Brock Lane (southeast of Warsaw). The surveyor had been informed that in order to comply that the plat needs to be amended to increase the ROW easement to 50 ft and include the road maintenance statement as well as 2 other admin additions. A motion was made, seconded, and conditionally approved pending compliance with requests.

Linda Batts Norris wished to create an additional lot on existing 15 acre parcel # 09-146 off of Hwy 41 (Deer Lane MHP). There were 10 approved MH's in park and an existing residence on current parcel. Ms. Norris requested to add additional lot to establish residence for daughter to manage park. Suggestion were made that Ms. Norris utilize one of the approved MH lots or subdivide the property but she was unwilling to consider these recommendations. A motion was made to disapprove the request, seconded, and passed.

Mr. David Fussell had a subdivision recorded on 11-30-1999 (the day prior to the 1<sup>st</sup> subdivision ordinance in Duplin County). He had never proceeded to establish the subdivision and now wants to convert the previously approved subdivision to establish "travel trailers". He had parcels evaluated by the Environmental Health department and they have stated that 7 of the parcels are suitable for septic systems. They also informed him that 1 residential septic tank designed to State standards would support 3 travel trailers. Mr. Fussell planned to proceed cautiously on this project and was at the meeting to share concerns and plans. A sketch plan was presented for clarification. A motion was made, seconded, and approved to refer Mr. Fussell to the environmental health department and authorize him to establish up to 5 travel trailers on this total parcel. Note: 6 travel trailers would make this a Travel Trailer Park by definition. It was noted that more than 5 units would require compliance with the Travel Trailer Park portion of the ordinance and would need additional approval by the Planning Board. A motion was

made, seconded, and approved to allow transition from subdivision to establish limited Travel Trailers.

Mr. Harry S. Farrior Jr. wished to create 4 lots (1 roadside and 3 along a 50 ft access easement) off of Log Cabin Road west of the Town of Teachey. Municipal water and sewer were available. A motion was made, seconded, and approved

Under OTHER ITEMS, the following were discussed.

Board members were updated on the current projects of the Planning Department to include:

Efforts are being made to attempt to get additional assistance in the enforcement of the Junkyard/Salvage yard ordinance. The Solid Waste Director and County Manager had been contacted as to the feasibility of getting assistance from the Solid Waste Enforcement Officer(s). Concerns were made regarding our current ordinance and any conflict with compensation thru the "Solid Waste Enterprise Fund". The County Planner was tasked to continue efforts in getting resolution or to consider this requirement during the upcoming budgeting process. It was requested that the Solid Waste Director be invited to attend the Planning Board meeting to offer additional recommendations.

The Planning Board was reminded of the 2010 Duplin County Census Complete Count Committee efforts and its upcoming presentation to the Board of Commissioners offering a Proclamation of February 27, 2010 as Duplin County Census Awareness Day. Additional details would be provided to the Planning Board members as events occur.

The Planning Board members were made aware of the Planning Department being involved in the lease of County owned property not only at the Industrial Parks and Commons, but also from the FEMA acquired property during Hurricane Floyd. A brief synopsis of the process and requirements were made and questions answered.

A listing and review of the recommended Planning Department TOP TEN issues for 2010 was made to the Planning Board for their endorsement and approval. After discussion, the Planning Board approved this as our current TOP TEN issues.

The County Planner made the Planning Board aware of recent request from Congressman McIntyre's representatives for projects related to Military growth and for potential funding considerations. (See County Planner for additional information and e-mails).

Announcement of the next meeting scheduled for February 9, 2010 at the County Administration Building at 7:30 p.m. was made. Having no additional business to be considered, the meeting was adjourned at approximately 9:15 p.m.

Submitted for consideration:

Randall G. Tyndall, County Planner