

Duplin County Planning Department

County Administration Building
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Minutes Duplin County Planning Board 03-09-2010

Members Present Marshall Britt, J.B. Merritt, Charles Edwards Jr., Gerald Bell and Bobby Jean Rivenbark

Members absent Tina Murphy

Others Present Randall Tyndall, Dan Normile, Surveyor (representing Johnny Williams Surveying), and Mr. Ronnie English and Ms. Beverly Thigpen, Mr. Gary Richards, and Mr. Jimmy Flowers

A meeting of the Duplin County Planning Board was held at the County Commissioners Board Room on March 9, 2010. No planning board meeting was conducted in February at the call of the chairman. 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 01-12-2010 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:

Norma B. Miller Heirs wished to create 3 each lots off of Quinn Store Road per preliminary plat submitted. The total number of lots on the private easement is 1. The

owners wished to transfer ownership of these parcels to family members on less than 50 Ft easement (45 ft due to existing building encroachment). A motion was made, seconded, and approved.

Tammy Pridgen wished to create 1 parcel along Ransom Batts Lane. Ms. Hattie Jenkins wished to deed this lot to her daughter, Tammy Pridgen. The only access to this is via Raymond Batts Lane which is not associated with an easement. This is a family division. Ms. Jenkins cannot get written easement across the Lane because some of the tracts are mortgaged. A motion was made, seconded, and approved.

Mr. Ronnie English and Beverly Thigpen (sister) wished to continue with development of a MHP (English MHP) that was started in 1985 prior to ordinance. The documented planning board approval was for 4 additional units on 2 acres in 1995 and 5 additional units on 4 acres in 1997. There are currently 21 units on 12.1 acres of developed MHP with adequate roads and public water supply. Mr. English attended the meeting to address concerns/questions. Mr. English requested that he be allowed to add 6 additional units on family owned properties in the vicinity of the MHP. A motion was made, seconded, and conditionally approved. Mr. English was reminded that he must get septic approvals from the Environmental Health Dept and that he must contact the Building Inspections Dept in order to comply with the Duplin County Flood Damage Prevention Ordinance in that some of this property is located in the designated 100 yr floodplain.

Mr. Gary Richards wished to continue with development of additional rental lot on parcel located off of Lake Leamon Road. Mr. Richards currently has 3 rental units on this parcel and request variance to add 1 additional unit. He was willing to subdivide or develop as the board directs. Mr. Richards attended the meeting to address concerns/questions. A motion was made, seconded, and approved to allow Mr. Richards to add an additional rental unit to the existing lot.

Mr. Jimmy Flowers wished to record a map showing division of land (parcel 3-242) with access along a 20 ft access easement. Encroachment of existing buildings and unwillingness of current property owners would eliminate possibility of additional easement width. Mr. Flowers attended the meeting to address concerns/questions. A motion was made, seconded, and approved.

Mr. James B. Sholar II wished to create 1 each 3.115 acre parcel along a private deeded access (30 ft wide) off of NC Highway 50. A motion was made, seconded, and approved.

Under OTHER ITEMS, the following were discussed.

Chairman Britt reminded the County Planner of a recent incident with a Junkyard/Salvage yard (Westbrook Garage/Salvage along NC 11/903 where a tractor and other equipment was damaged due to fire after attempting to remove a salvaged vehicle the tractor and other equipment caught fire due to high dry grasses be adjacent to the

vehicle. The County Planner stated he would follow-up on this issue pending review of documentation in the Planning office.

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

The Planning Board was reminded of the 2010 Duplin County Census Complete Count Committee recent Awareness Day activities.

The County Planner made the Planning Board aware of a recent request to Congressman McIntyre's representatives for projects related to development of a Countywide Comprehensive Land Use Plan.

Announcement of the next meeting scheduled for April 13, 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 8:35 p.m.

Submitted for consideration:

Randall G. Tyndall, County Planner