

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 10-12-2010

Members Present Tina Murphy, Marshall Britt, Charles Edwards Jr., and Bobby Jean Rivenbark

Members absent J.B. Merritt, Allen Holmes

Others Present Randall Tyndall, J Phillip Gotwals (ACDS – Consultant)

A meeting of the Duplin County Planning Board was held at the County Commissioners Board Room on October 12, 2010. No planning board meeting was conducted in September by decision 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 08-10-2010 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 two additional items of new business were added 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:

The Agenda was modified to move forward Mr. Gottwals presentation due to his return to Maryland after the meeting for another appointment and due to timeliness. Mr Philip Gottwals, Agricultural Community Development Services (ACDS) updated the board on changes to the draft proposed Duplin County Farmland Protection Plan and process. Those members of the board not present at the previous meeting were specifically given the opportunity to ask any questions for clarification and understanding of the purpose and intent of the plan. After comments, the Planning Board directed that the County

Planner prepare and sign for the chairman and letter of endorsement of the proposed plan for Mr. Gottwals to present to other County entities as part of the approval process.

County Planner Tyndall reported to the board that a final Campground improvements plan for Whipporwill Campgrounds had been presented and approved by the Environmental Health Director and thus finalizing the changes needed to be approved in accordance with the County Travel Trailer Park ordinance. Mr. Ronnie Brinson had been given verbal notification and the Environmental Health department had furnished the additional permits requested. Board members were shown the final plat as presented and details of corrections/additions were pointed out.

Under NEW BUSINESS, the following items were discussed:

County Planner Tyndall requested an interpretation of 50ft access/ingress/egress easement IAW Duplin County Subdivision Ordinance. The board was shown a recent plat approval that appeared to be questionable as to its compliance with the "intent" of the 50ft access/ingress/egress easement requirement. The subdivision plat was approved based on the 50 ft access to the public road for a 1.231 acre parcel off of Hallsville Road noted as RB Chester *.pdf from Johnny Williams Surveying. The created parcel had some soil issues caused non-traditional septic systems to be required. The owner presented a proposed plat to Environmental Health department in order to get permits for 2 residential sites. The Planning Department was contacted due to concerns over the 50 ft access to the second residential unit and the potential encroachments crossing the non-traditional septic systems required due to the soil scientist reports. After discussion and clarification and visual review by the planning board the following recommendations were made and approved by the Planning board. Future parcels greater than the minimum lot size would be required to have the "footprint" of the residence(s) platted on the plat submitted. The parcel would be evaluated via soil maps from the Sewer Feasibility Study presented to the Planning Department to determine potential concerns over septic concerns and coordination would be made with the Environmental Health department to "encourage" the applicant to evaluate the site for multiple homes prior to approval. The Environmental Health department would be requested to issue permits only for the approved platted "footprints" of residential units. It was also recommended that the ordinance revisions include clarification of this issue.

Trace Bowles, (Bowles Brothers LLC) wanted to establish residences on farm land (address 620 Veaches Mill Road) in conjunction with Swine/Turkey operation. 3 trailers are currently on property and he wished to add 2 trailers (1 needed now and 1 needed in future). Location is more than 1000 feet from other residences, and was to allow employee's to reside as employment benefit. Access is along existing service road for swine/turkey operation. A motion was made, seconded, and approved to allow him to do so. After the meeting a similar Mobile Home Park was determined as being previously approved (April 2004) as the Burch Farm MHP. Mr. Bowles was contacted and requested to prepare a MHP plan to comply with the MHP ordinance.

County Planner Tyndall shared an invitation to a Community Collaboration meeting regarding preparation for industrial incidents in Duplin County. The date of November 10, 2010 at 6:00 p.m. at the Ed Emory Auditorium was included with the announcement.

Under OTHER ITEMS, the following were discussed:

The County Planner Tyndall updated the board of the below listed items:

Recent Flooding Outcome Update and continuing efforts – limited damage

Strategic Plan Update – meeting scheduled November 8, 2010 at Emory Auditorium

Hazmit Plan Update – this plan is continuing to be updated, but had been delayed due to flooding evaluation efforts from the Planning Department.

Announcement of the next meeting is currently scheduled for November 9, 2010 at the County Commissioners meeting room at 7:30 p.m. Having no additional business to be considered, the meeting was adjourned at approximately 8:30 p.m.

Submitted for consideration:

Randall G. Tyndall, County Planner