

Duplin County Planning Department

County Administration Building
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Minutes Duplin County Planning Board 04-12-2011

- Members Present** Marshall Britt, Charles Edwards Jr., and Allen Holmes
- Members absent** Tina Murphy, J.B. Merritt, Bobby Jean Rivenbark
- Others Present** Randall Tyndall, Willie Miller Representative, Padgett Family representatives (X4)

A meeting of the Duplin County Planning Board was held at the County Commissioners Board Room on April 12, 2011. The meeting was called to order at approximately 7:00 p.m. The planner advised all present that the meeting was being recorded and to please silence their cell phones.

Members were requested to review and approve, disapprove or amend the minutes of the 02-8-2011 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 item of new business was 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 March 8, 2011 meeting was canceled at call of chairman. An update of Duplin County Farmland Protection Plan (DCFPP) designation by Voluntary Agricultural District (VAD) appointment of Agribusiness Council and Farm Bureau Council was made by planner announcing that both groups had approved the appointment of a member to the VAD board.

Under NEW BUSINESS, the following items were discussed:

Robert and Debra Pate wished to divide a 1.00 acre parcel off of a 50 ft access easement from Beasley's Mill Road. A motion was made, seconded, and approved to allow the parcel contingent on receiving an additional vote from absent board members. Board member Bobby Jean Rivenbark reviewed the board actions and requests and consented to provide the additional vote on April 13, 2011.

Sherwood Padgette family wished to divide a 3.31 acre parcel off of RILEY LANE to an existing house off of Angola Bay Road for another family member. A motion was made, seconded, and approved to allow the parcel contingent on receiving an additional vote from absent board members. Board member Bobby Jean Rivenbark reviewed the board actions and requests and consented to provide the additional vote on April 13, 2011.

Mance Wurtz wished to divide a 1.00 acre parcel off of a 50ft access easement off of Jack Dale Road. A motion was made, seconded, and approved to allow the parcel contingent on receiving an additional vote from absent board members. Board member Bobby Jean Rivenbark reviewed the board actions and requests and consented to provide the additional vote on April 13, 2011.

James Pickett wished to develop 76 lots off of Popeye Road in a 4 phase development. A sketch plan showing all 76 lots is provided for consideration. Mr. Pickett requested conditional approval of lots 1-8 and lot 76 which were along the paved roads as phase 1 in order to get working capital for further development.

After much discussion both with members present and with Board member Rivenbark, a decision to table this request until the next meeting was made and approved by planning board. Additional information was requested to be presented as follows: 1) NC DOT comments on traffic flow/driveway access for number of lots being ultimately developed (i.e. similar developments have required a turn lane off of the main road and/or additional accesses);

- 2) Notification to the BOE (Board of Education for comments regarding local impact on school system);
- 3) Annotation on plat to prospective land owners of ½ mile vicinity of a voluntary agricultural district.
- 4) Annotation of impeding 20 ft ROW crossing several lots in proposed Phase 3.
- 5) Acknowledgement of property owner of requirements of paved roads prior to development.
- 6) Acknowledgement of property owner of requirements for private water line extension.
- 7) Submission by property owner of any deed restrictions.

Board requested appearance by property owner and/or representative at next board meeting for clarification of any additional concerns.

Under OTHER ITEMS, the following were discussed.

County Planner reported that the Strategic Planning had met and was continuing. Meeting had temporarily been suspended pending County budget approval. The Planning Department was involved in both Warsaw and Mt Olive CTP process.

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The County Planner would be involved with the “PLAN IT” regional planning partnership for next 24 months as one of 4 County representatives along with John Weston, JoAnn Stroud, and Curtis Fountain.

The County Planning Department Budget for 2011-2012 was presented for review and new copies of the Duplin Welcome Guide were presented to each Planning Board member.

Announcement of the next meeting is currently scheduled for May 10, 2011 at the County Commissioners meeting room at 7:00 p.m. Having no additional business to be considered, the meeting was adjourned at approximately 8:00 p.m.

Submitted for consideration:

Randall G. Tyndall, County Planner