

Duplin County Planning Department

County Administration Building
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Minutes Duplin County Planning Board 06-14-2011

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

Members absent Allen Holmes, Bobby Jean Rivenbark

Others Present Randall Tyndall, Johnnie Williams, Ruth Lanier Heirs (X3)

A meeting of the Duplin County Planning Board was held at the County Commissioners Board Room on June 14, 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 04-12-2011 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 three 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 May 10, 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 and that modifications were being made to the VAD ordinance.

Mr. John Weston had resigned from the PLAN IT EAST (Military Growth Task Force) and that a replacement was being sought with some form of economic development background/interest.

Under NEW BUSINESS, the following items were discussed:

The Ruth E. Lanier heirs wished to divide property within family into 4 tracts. Access to these tracts would involve enhancement of existing 30 ft ingress, egress easement to be enlarged to 50 ft which the family had agreed for those tract off the paved highway. Currently an adjacent neighboring residence used the existing 30 ft easement to access his residence. The family requested a variance to allow the neighbor (cousin to the family) to continue to use the easement and that the planning board allow 3 additional parcels to share the upgraded 50 ft easement. The parcel is located near Hwy 111 and Cedar Fork Church Road. A motion was made, seconded, and approved to grant the variance conditional on presentation of a recordable plat as proposed.

The Benjamin Hall family wished to convey to their son, Desmond, a ½ acre lot, using the same 14ft easement that the brother Rodney Hall used to access his residence. The easement would be granted to 30 ft where practical and then 20 ft crossing the newly created parcel. The Owner requested a variance of requirement for 50 ft access easement. A motion was made, seconded, and approved to grant the variance conditional on presentation of a recordable plat as proposed.

The William Brantley Houston family wished to convey 4.0 acre parcel to Bill Houston, his son along 50 ft ingress, egress, and regress easement off of Sumner Road. A motion was made, seconded, and approved as presented.

A sketch plan/preliminary plat was presented for Eleanor Whaley wishing to create a major subdivision off of Lester Houston Road near Potters Hill. The 55 acre tract would be divided into 41 lots. Public DOT roads would be built and turned over to DOT. Public Water system would be extended into property. Individual septic systems would service each lot. The map is labeled preliminary plat was submitted as a sketch design plan. Engineering would begin within the next couple of months and a completed preliminary plat would be submitted. When the preliminary plat is approved, the project is scheduled to begin construction of the infrastructure in 2 to 3 phases to be determined at a later date. Once infrastructure on each phase is built, the developer will have the final plat for that phase presented for additional approval. Concerns regarding a buffer between the property and the adjacent farming operation were noted for consideration of the developer. No action was taken pending submission of the Preliminary Plat and Engineering design

The Leonard Young Family wished to divide 2 lots off of Corinth Church Road. Tract 2 was 4.85 acres off of a 50 ft access easement. A motion was made, seconded, and approved as presented.

The Elbert and Francis Sutton family wished to sell a lot off of Summerlin's Crossroads Rd near the Rone's Chapel community. The parcel was sketched to allow only a 20 ft easement, but Mr. Sutton had agreed to have this expanded to the required 50 ft easement conditional on granting a variance to allow 1 additional parcel to utilize the easement. Note: Currently, 1 family member (cousin) and 2 renters utilize the 20 ft easement to access their residences. Both Mr. Sutton's son and daughter live near the highway adjacent to this parcel. A variance to allow one additional family to utilize the easement was requested. A motion was made, seconded, and approved to grant the variance conditional on presentation of a recordable plat as proposed.

Reappointment considerations for Member Marshall Britt, Member Bobbie Jean Rivenbark, and Member Tina Murphy were discussed and recommended. Member Bobbie Jean Rivenbark was contacted and agreed to continue to serve pending Board of Commissioners approval. A motion was made, seconded, and approved to submit their reappointments for consideration by the Board of Commissioners pending Ms. Rivenbark's agreement to serve which she gave on June 15th.

Under OTHER ITEMS, the following were discussed.

County Planner reported that the Strategic Planning Committee has postponed meeting due to the budgetary process but would resume meetings on July 15, 2011.

The Planning Department was still involved with the CTP for the Towns of Warsaw and Mt Olive.

The 2010 update of the Hazard Mitigation Plan had been accepted after modification by the NC State Mitigation office and was to be forwarded to FEMA for recommended approval.

Announcement of the next meeting is currently scheduled for July 12, 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