

Duplin County Planning Department

County Administration Building
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Minutes Duplin County Planning Board 09-13-2011

Members Present Marshall Britt, Charles Edwards Jr., Tina Murphy, Allen Holmes, Bobby Jean Rivenbark, and J.B. Merritt

Members absent None

Others Present Randall Tyndall, Jim Blanchard, Robbie Blanchard, LeRoy Russell heirs (X1), Tina Murphy's brother

A meeting of the Duplin County Planning Board was held at the County Commissioners Board Room on September 13, 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 06-14-2011 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 nor 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:

Both the July 12th and August 9, 2011 meetings were canceled at determination of chairman.

An update on PLAN IT EAST initiatives and the continued participation of the County Planner in the coordination of the CTP of both Warsaw and Town of Mt Olive.

Under NEW BUSINESS, the following items were discussed:

The Leroy Russell heirs wished to divide property within family into 12 tracts. Access to these tracts would involve enhancement of existing 40 ft ingress, egress easement to be enlarged to 50 ft for those tracts off the paved highway and/or investigation of an alternate route from E Wards Bridge Road to the property for development. Much discussion was made regarding the current 43 lots being accessed along the existing Deer Hound Drive, Deer Hound Circle, and Doe Circle. The Chairman of the Planning Board had done a site visit and determined that neither of the existing roads were being maintained. Accessibility was challenging at best with a private vehicle, and could be almost impossible with Emergency vehicles such as Fire and Rescue equipment. Jim Blanchard, Surveyor made a presentation noting how the subdivision had been established prior to any subdivision ordinance and contending that the current owners should be allowed to add the additional 12 lots under consideration due to it being heir property. He did state that no efforts had been made to solicit an alternate route from E. Wards Bridge Road to the parcel and he was not certain of the neighboring owners' willingness to grant this access. A draft preliminary sketch plan was reviewed by the Planning Board along with GIS information regarding the current 43 lots recorded in this subdivision using an ungraveled/unpaved private road.

After much discussion of alternatives, a motion was made, seconded, and approved to direct the owners/Surveyor representatives to seek alternative access to the property and determine their willingness to improve the access road to current Subdivision standards. No approval of this parcel for residential use would be made without Planning Board reconsideration and/or approval.

Under OTHER ITEMS, the following were discussed.

County Planner reported that the Strategic Planning Committee had resumed its' meetings and that the Strategic Plan should be completed within the next couple of months.

The 2010 update of the Hazard Mitigation Plan had been approved by the State of NC, FEMA, and adopted by the Duplin County Board of Commissioners. The final copy of the plan had been distributed to each individual Town in Duplin County for consideration and adoption by resolution which would be the final step in Plan approval making Duplin County compliant with FEMA regulations.

Announcement of the next meeting is currently scheduled for October 11, 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