

# Duplin County Planning Department

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## Minutes Duplin County Planning Board 08-14-2012

**Members Present** Marshall Britt, Charles Edwards Jr., Debbie Jones, Bobby Jean Rivenbark, and J.B. Merritt

**Members absent** Tina Murphy

**Others Present** Randall Tyndall, Wendy Sivori, Donna Brown, David Phillips, Dwight Hill

A meeting of the Duplin County Planning Board was held at the County Commissioners Board Room on August 14, 2012. 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 04-10-2012 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. One addition was made 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, June, and July 2012 meetings were canceled at determination of chairman.

The Planner recognized new Planning Board Member Debbie Jones who replaced former member Allen Holmes representing District 1 and announced the reappointments of Member Edwards and Merritt.

Under NEW BUSINESS, the following items were discussed:

The County Attorney, Ms. Wendy Sivori, requested that the Planning Board go into closed session per NCGS 143-318.11(a)(3) to consult with the attorney on legal matters.

A motion was made, seconded, and approved to go into closed session. Mr. Dwight Hill and Mr. David Phillips were requested to wait outside the meeting room in the foyer. After discussions, a motion was made, seconded, and approved to return to regular session. Mr. Dwight Hill and Mr. David Phillips were requested to rejoin the public meeting.

Mr. Dwight Hill/Ms. Linda Mills (Value Equities) wished to subdivide a 2.11 Acre lot located at the intersection of Outlaw's Bridge Road and NC Hwy 111 (denoted as Lot # 9 in Map Book 15 page 96. They wish to add additional lots by dividing Lot #9 into 4 lots (1 flag lot and 3 adjoining the State Maintained Highway. Note: Additional development (Phases 7 and 8) of this subdivision was tabled during a October 9, 2001 Planning Board meeting by majority vote of the members present due to issues on the WATER Supply Plan. Several efforts to resolve this issue were made to include involvement at the State Public Water Supply office of NCDENR. Mr. David Phillips, attorney, representing the property owners stated their concerns over both the division of Lot # 9 of the Phase I recorded MB 15 pg 96 and the concerns of the tabling of the expansion of this subdivision Phases 7 and 8 previously denied by the Planning Board. After discussions to include the potential of selling Lot # 9 to an alternative buyer and then allowing them to subdivide the parcel IAW the current subdivision ordinance, no action was taken regarding any of the potential expansion of the Outlaws Bridge Subdivision for either division of Lot # 9 or was any approval given to Phases 7 and 8 until the water line expansion issued could be resolved. It was suggested that Attorney Phillips, Attorney Sivori, Utilities Director Brown, County Planner Tyndall, and McDavid Engineer, Mr. Joe Mckemey return to the board at a later date with a potential recommendation that could be considered. The board chose to take no additional actions regarding the Outlaws Bridge Subdivision, pending resolution of the water line extension issues.

Attorney Sivori, Attorney Phillips, Mr. Dwight Hill, and Ms. Brown chose to depart the meeting after the conclusion of this presentation.

Mr. Chris and Tonya Herring wished to divide a 0.50 acre parcel off of a 50 ft access easement from Wards Road (west of Rose Hill toward Harrells). Although Mar 2010 GIS showed 3 structures using this access, each were evaluated. 1<sup>st</sup> one was an abandoned structure that electrical has been removed at site and house was uninhabitable. 2<sup>nd</sup> is existing MH was currently inhabited by owner since 2001. 3<sup>rd</sup> was abandoned with no services connected. All validations were done by surveyor and building inspections. After discussions, a motion was made, seconded, and approved to allow this desired division of property.

Under other Business items:

Updates on the following were made by the Planner in sharing current status of these projects/programs:

- 1) Update of Duplin County CTP of Towns of Warsaw and Town of Mt Olive.
- 2) Update of recent changes/meeting regarding potential of EVAD in Duplin County to enhance agricultural interests.
- 3) Update of PLAN IT EAST initiatives.
- 4) Update of County Strategic Planning Process.
- 5) Update of County Line agreement with Sampson County.
- 6) Update of Exit 373 Sewer Project.
- 7) Update on Airport New Terminal Project/Golden Leaf potential.
- 8) Relocation of Planning Department Office effective August 20, 2012 to 121 Middleton Cemetery Lane, Kenansville, NC (co-located with Building inspections and Environmental Health Departments). Same telephone and e-mail address. Note: Planning Board Meetings will continue to be conducted at BOC meeting room.

An corrected announcement of the next scheduled meeting to be on September 11, 2012 at 7:00 pm at the Commissioners Board room was made.

Having no additional business, the meeting was adjourned by unanimous vote at approximately 8:30 pm.

Submitted for consideration:

Randall G. Tyndall, County Planner