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**Minutes**  
**Duplin County Planning Board**  
10/08/2013

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

**Members Absent** Tina Murphy, Bobby Jean Rivenbark

**Others Present** Randall Tyndall, Chris Jernigan, and Todd Jenkins, Surveyor

A meeting of the Duplin County Planning Board was held at the County Commissioners Board Room on October 8, 2013. 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.

A change in the agenda was made that Surveyor Todd Jenkins be moved to the front of the agenda in order to facilitate his schedule. Item # 1 from New Business was moved to the beginning of the agenda. Kody M. Sumner wished to provide a 1 acre lot across from their home to their son to establish a new residence. This lot is along an established 30 ft. easement known as Pine Ridge Lane which is an elbow shaped lane that starts on NC Highway 241 (near Sumner Road and connects to Horse Bend Branch Lane and then back to Sumner Road). The approximate distance from NC Hwy 241 down Pine Ridge Lane to this new parcel is 1600 ft. There are currently not less than 6 residential addresses assigned to Pine Ridge Lane where family members are using this as their only access to a State maintained road. It was noted that this lane also joined Horse Bend Branch Lane allowing multiple access down 2 entries/exits to paved highways. The family requested 2 variances (1 variance of the number of houses allowed on a private road and 1 request for the 50ft minimum private lane width) due to the family land being "land locked" and beyond their control for access to the paved highways. It was pointed out that denial of this request would cause an "unusual burden" on the family limiting their ability to utilize the land as they desired. After much discussion, a motion was made, seconded, and approved to allow this desired division of property as requested. The board returned to the agenda as published.

Members were requested to review and approve, disapprove, or amend the minutes of the 3/12/2013 meeting. There were no corrections or 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 provide additions, deletions, and amendments. One addition was made by the County Planner Tyndall (Chestnut RV Park). 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 April, May, June, July, August, and September 2013 meetings were canceled at determination of the chairman. The board instructed the Planner and Chairman continue to evaluate the meeting of the entire board.

It was noted that Mr. Chris Jernigan devoted an average of approximately 2 hours per week working directly with County Planner as scheduled and filling in as necessary with others in Environmental Health/Building Inspections also assisting as needed. Their efforts most recently due to the absence of the Planner, caring for a family member, was noted and appreciated.

Updates on the County Subdivision Ordinance, MHP Ordinance, and Salvage Junk Yard ordinance were discussed with lengthy discussion being made on the Subdivision Ordinance (Family Exemption considerations) being the primary concern. (See below)

The Planning Department Budget passed by County Commissioners reduced most line items by 5%, but 6% cost was added to Planning budget due to the department relocation (shared space costs to include utilities/maintenance and additional phone expense. An explanation of the none proportionate advertising expense was made by the Planner with reimbursement anticipated prior to end of fiscal year from GRANT Advertising advance payment (inability to meet grant guidelines due to minimum claim amount of \$2500). It was noted that this was a routine allowance made by County Finance upon recommendation by Planner (timely payment of County expenditures).

Under NEW BUSINESS, the following items were discussed:

Mr. Ricky and Jerry Harper lots and easements. A situation similar to the Sumner case listed above was recently discussed by the Planning Director and the Chairman of the Planning Board regarding the issuance of "more than 1 variance" to a family near Piney Grove Road. After discussion, the family reluctantly agreed to develop a 50 ft easement (increase of existing 20 ft easement) along a private lane (approximately 1 mile off of the paved Piney Grove Road) and requested only 1 variance from the Planning Department for the number of residential units along the private lane which would be at least 5 family members. Although the Planning Board had historically been very sympathetic to family development within the family members, Duplin County does not have a "family exemption" in our ordinance. Other Counties that do have "family exemptions" have either gotten State legislative exception or have linked "family development" to close family relations (i.e. mother/father/child/step in laws/, etc.) and have also set limits of the distance that these families can develop a "private lane" from the paved State highway. The Planner and Board Chairman requested guidance and recommendations of Planning Board as to future actions relevant to "family exemptions". After discussion, a motion was made to continue to consider family exemptions for "potential development within the family members only" that could potentially cause a undue hardship on the family. More than 1 variance from either the width of the easement or the number of residential units on a private lane or other considerations would require board consensus, but 1 variance of ordinance that

could cause undue hardship on the family could be approved upon recommendation by the chairman.

It was noted that board members Britt, Rivenbark, and Murphy were reappointed during the July 15, 2013 Board of Commissioners meeting and they were thanked for their public service.

Mr. James Chestnut wished to expand his travel trailer park (Chestnut Camper Park Expansion) located off of John Williams Evans Road to add 4 additional lots to the already permitted 4 lot expansion for a total of 8 lots west of the initial travel trailer lots (4 each) on the east side of John Williams Evans Road (Chestnut Camper Park). A power point photographic presentation was made by the County Planner on a site visit 10/8/2013 of improvements and construction on the RV park as proposed. The park was deemed to be one of the most attractive in the County and would exceed development requirements of the ordinance. After discussion, a motion was made, seconded, and approved to allow this desired development of property as requested and to issue authority for expansion and operational notice.

Under OTHER ITEMS, the following was discussed:

- 1) Update of PLAN IT EAST initiatives – Effort delayed due to funding by DOD
- 2) Update of County Strategic Planning Process – Referred to County Manager/Staff for implementation/follow up per Facilitator request during September BOC mtg.
- 3) Update of County Line agreement with Wayne County (still pending).
- 4) Update of Exit 373 Sewer Project (on time/target)..Follow up delegated to Utilities Director and Planning Department direct involvement lessened.
- 5) Relocation of Planning Department Office effective August 20, 2012. (working fine with additional benefit of more direct interaction with Environmental/Building Inspections departments causing more expedient responses to potential property development.
- 6) Building Inspection/Fire Marshall office to implement computerized/on-line updates of permitting processes/status .anticipated full implementation January 2014. May include GIS/Register of Deeds/Addressing and PLANNING departments in future-dependent upon success of initial public responsiveness and cost effectiveness.

The next meeting was announced to be scheduled for November 12, 2013 at the County Commissioners meeting room at 7:00 PM at call of chairman.

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

Submitted for consideration:

Randall G. Tyndall, County Planner