

Planning Board Meeting

Agenda

11-09-2010

MARSHALL BRITT – CHAIRMAN

I Old Business Approval/disapproval/amendment of Minutes of 10-12-2010.

- 1) Previous board minutes and attachments forwarded previously.
- 2) Review/additions/deletions/amendments of Agenda items by planning board members and/or staff. Request for Board Members disclosure of conflicts of interest of agenda items.
- 3) Update of Duplin County Farmland Protection Plan designation by Voluntary Agricultural District (VAD). Efforts to combine VAD to Agribusiness Council. Documentation and ordinance/bylaws update at County attorney for validation.
- 4) Interpretation of 50ft access/ingress/egress easement IAW Duplin County Subdivision Ordinance. Interpretation was that the 50 ft access was required from the road to the residence or from the house to the highway.
- 5) Reminder of invitation to Community Collaboration regarding preparation for industrial incidents in Duplin County. November 10, 2010 at Ed Emory Auditorium at 7:00 p.m.

II New Business

- 1) Dora Evans division of land. Ms Evans wishes to convey the lot we shown on the plat. There is 105' of road frontage that narrows to 15' before it widens back out into an area that meets all requirements. The buyer understands that he must meet side setbacks which will most likely mean the home is at the back of the lot as I have shown. The concern is where the lot narrows. This is all the space there is. Ms. Evans requests variance of the 120ft road frontage requirement. Johnny Williams – Surveyor (910) 298-8272. [Planning Department comments to surveyor: “Look at attachment regarding “soil types”.. I would recommend a “perk test” prior to file of this plat if not already done.. appears to me that “most” of new parcel may not be suitable??”](#)
- 2) Ray Smith division of land. This is SSS farms outside of Beulaville. Currently their shop they work out of is on the family farm. There attorney needs this shop area deeded from the family farm to the two sons for estate planning. There are no liveable structures here but the shop does have an existing septic system that is included on the surveyed lot. They would like to request a variance from the 50' easement to a 20' easement. Their estate attorney has advised them that a 50' easement may interfere with future family business and they want to keep their options open and feel that 20' is sufficient. The entire 20' and more contains an excellent gravel road for their large farm equipment to travel on. Emergency vehicles would have no trouble on this surface. Johnny Williams – Surveyor. [Planning Department comments to surveyor – I would prefer a note stating “this parcel is not approved for “residential use” on new portion.](#)
- 3) Titus Swinson – A plat already on record has a 20-25' easement to access 6 lots. One of these lots needs to be further divided for mortgage purposes and a deed of trust. Ownership will not change they simply cannot get financing on the entire 2 acres with their land home package. Johnny Williams – Surveyor. [Planning Department comments](#)

to surveyor - I would prefer similar note on remaining 1 ½ acre stating “this remaining newly created parcel is not approved for residential use”.

- 4) Bill Wells would like to sell Lot 9 shown on the plat of Chadwick Acres. Lot 8 already has a home on it and Lot 9 is being deeded to the same person. At this time there is no intention of building a new home of Lot 9. The DOT punch list for this subdivision was completed per Mr. Wells except for the type of asphalt used. The wrong type was used therefore DOT will not approve this. Since no residence is being placed here Mr. Wells would like approval to sell Lot 9. I am faxing you a copy of the letter he sent me to go along with this. Johnny Williams – Surveyor. Planning Department comments to surveyor – “Would your client consider a “recombination of Lot 8 and Lot 9? I think that would be an easier sell to the board or comment noting “not for residential use” on additional lot?” Note/fax from property owner in agenda packet.
- 5) Wilbur B. Usher would like to divide 4 parcels along Providence Church Road. 1 of these parcels would be served by a 50ft access/ingress/egress easement from the highway to the parcel. Brent Whitfield – Surveyor (910) 285-4222. Planning Department comments to surveyor - The owner may want to plat the “proposed” residential footprints along the easement for clarification to the board. NOTE: The board is getting very concerned of development along access easements.
- 6) **Robert G. Cherry and wife would like to combine an additional 1.16 acre to their existing 0.80 acre along NC Hwy 11 northeast of Kenansville. This property is being acquired thru family division of property. Jim Blanchard – Surveyor (910) 296-1921. Planning Department comments to surveyor – The 0.80 portion of this parcel already has a residential structure on it. The parcel is non-compliant with 2003 subdivision ordinance in that it is less than 120 ft at road front (110 ft). I have concerns that if approved the 1.16 acre could potentially be developed into multiple lots without space for the 50ft access easement? Recommend approval conditional on comment annotation of “this additional 1.16 acre recombination is not approved for residential development”.**

II Other Items

Any issues to be presented by Board members. A time for board members to discuss clarification of ordinances, bylaws, long-short range goals, or training of new policy/techniques.

Update on current events and recent taskings of the Planning department.

**Recent Flooding Outcome Update - Available resources re: “adjacent County”
Strategic Plan Update**

Next Meeting The next meeting is scheduled for December 14, 2010 at the County Commissioners meeting room and will be conducted at call of chairman.

Adjourn

*** Recommend to be added after agenda mailing.**