



## DUPLIN COUNTY PLANNING BOARD

### MINUTES

Tuesday, February 13, 2024

224 Seminary Street, Kenansville, NC 28349

**Members Present:**     Clint Blanton             Tasha Redd             Beth Smith  
                                  Thomasina Williams     Russ Brock

**Others Present:**    Christopher Hatcher, Johnny Williams, Austin Brinkley

1. Chairwomen Smith called the meeting to order at 6:00 p.m.
2. A motion was made by Blanton, seconded by Brock, to approve the minutes from the January 18, 2024, meeting. Motion carried unanimously.
3. A motion was made by Smith, seconded by Brock, to approve the meeting dates for the remainder of 2024. Motion carried unanimously.
4. Hatcher presented a minor subdivision plat owned by Walnut Hills of North Carolina. Hatcher presented that the proposed division would create six (6) lots. Three (3) of the lots would abut NCDOT Highway 111 and the remaining three (3) will be accessed by an access easement. Hatcher presented the current conditions of the property and noted that the rear lot know as lot 6 is within the AE56.5 flood zone. Hatcher had no concern over the flood zone due to the size of the lot in relation to the flood zone. Hatcher presented that lots 1,2 and 3 exceed the minimum lot size requirement and that they will abut NCDOT Highway 111. Lots 4, 5, and 6 exceed the lot size requirement as well and will be access by access easement as well as a drainage easement between lots 2, 3, and 4. The property to the north is owned by Walnut Hills of North Carolina as well. Staff saw no issues with the division and recommend approval. Johnny Williams was present as well. Hatcher asked Williams if he had any remarks but had none. Brock recommended approval. Blanton asked about the access easement and Hatcher explained the requirements. Blanton agreed. Smith asked for a motion. Blanton made a motion for approval and was seconded by Williams. Motion carried unanimously.
5. Hatcher turned the meeting over to Austin Brinkley from Insight Planning to present the 160D updates to the ordinances and presented the UDO and to vote to send the UDO to the Board of Commissioners. Brinkley presented the UDO though a power point presentation. During the presentation Brinkley went over the items that the board approved and the edits that have been made. The edits that have been made and approved were for the definitions, nonconformity's to be addressed, manufactured home definition to align with the 1976 act, sale of lots language. In include a service subdivision, as well as a time limit on the type B minor subdivision of 5 years, and time limit to when a final pat has to be recorded for six (6) months as well as soil scientists included. Adult

establishments to be approved through a special use permit from the Board of Commissioners. Language that was not approved by the Planning Board has been removed by from the UDO's final draft. Brinkley went through each of the times that were approved by the Planning Board. Brinkley explained that the UDO as it is written complies North Carolina statutes and that they believe there is clear language that will be useful for Duplin County residents and that the requested edits have been made. Herring stated that with the changes that have been made she did not see a reason why the UDO should not be presented to the Board of Commissioners but if they see changes will the UDO be brought back to the Planning Board. Hatcher stated that the Board could but the Commissioners could make the changes and not send the UDO back to the Planning Board. Hatcher explained that the Commissioners have the final say over the UDO. Smith stated that she felt that the Planning Board has come to a conscience over what they wanted changed. Herring agreed. Herring made a motion for approval, seconded by Williams. The motion carried unanimously.

6. Hatcher informed the Board that four (4) of the Planning Board members membership will expire in 2024. Beth Smith will expire on August 31, 2024. Thomasina Williams will expire on June 30, 2024. Tasha Herring and Russ Brock will expire on October 31, 2024. Hatcher asked the board to think about if they would like to continue as members of the Planning Board and to let Hatcher know if they would or would not.
7. No other business was presented that required board action. A motion was made by Smith, seconded by Herring, to adjourn until the March 12, 2024 meeting at 6:00 P.M. Motion carried unanimously.

Chairperson

Elizabeth Smith

Elizabeth Smith, Chair