

**COLUMBUS COUNTY BOARD OF COMMISSIONERS
SUBDIVISION REGULATIONS ORDINANCE WORKSHOP**

Thursday, March 02, 2006

6:00 P.M.

The Honorable Columbus County Commissioners met on the above stated date and at the above stated time in the Economic Development Conference Room in the Administration Building, located at 111 Washington Street, Whiteville, North Carolina, for the purpose of conducting a joint workshop with the Columbus County Planning Board, on the Columbus County Subdivision Regulations Ordinance.

COMMISSIONERS PRESENT:

Kipling Godwin, **Chairman**

David L. Dutton, Jr., **Vice Chairman** (Left 6:25 P.M.)

Amon E. McKenzie (Arrived: 7:45 P.M.)

James E. Prevatte

APPOINTEES PRESENT:

June B. Hall, **Clerk to the Board**

COMMISSIONERS ABSENT:

Bill Memory

Lynwood Norris

Sammie Jacobs

APPOINTEES ABSENT:

Steven W. Fowler, **County Attorney**

Roxanne Coleman, **Finance Officer**

Jimmy Varner, **Interim County Manager**

PLANNING BOARD MEMBERS PRESENT:

J.B. Evans, Chairman

Stevie Cox, Columbus County Planning Director

PAGE-by-PAGE REVIEW of COLUMBUS COUNTY SUBDIVISION REGULATIONS ORDINANCE:

Stevie Cox, Columbus County Planning Director, stated the review would officially begin at Page 111 which is Article 4: Required Minimum Design Standards, 4.4.5 Half-Streets. I would like to place emphasis on Pages 109 and 110, beginning at 4.4 Streets.

There was a page-by page review of Article 4: Required Minimum Design Standards, beginning on Page 111, through Page 132. There were suggestive changes, additions and deletions noted for Mr. Cox to make and take back to the Columbus County Planning Board.

After two and three-fourths (2 3/4) hours of in-depth review and discussion, Stevie Cox stated this completed the review process, in its entirety, up to the definitions which are self explanatory. Mr. Cox thanked everyone who had participated in this review for their patience and attentiveness.

It was requested that Mr. Cox make a clearly defined distinction in the following areas:

1. The Subdivision Regulations Ordinance applies only to stick-built dwellings or stick-built office buildings;
2. This document does not apply to manufactured/mobile homes in any way, at this time;
3. Clear distinction be made between a major and minor subdivision and the related requirements for each;
4. Clear distinction be made regarding the division of land to family members, and the sale of land for profit; **and**
5. A provision be included to protect the landowner if the need arises to sell certain tracts of property to keep afloat, financially.

Discussion was conducted relative to the best way to handle the final review after all suggested revisions and changes had been made to the Columbus County Subdivision Regulations Ordinance. It was the final determination that Mr. Cox would make the recommended changes and revisions, meet with Tom King, and then schedule a final joint meeting with the Columbus County Board of Commissioners and the Columbus County Planning Board.

WORKSHOP CLOSED:

At 8:45 P.M., Chairman Godwin stated this workshop was closed.

APPROVED:

JUNE B. HALL, Clerk to Board

KIPLING GODWIN, Chairman