

**COLUMBUS COUNTY BOARD OF COMMISSIONERS
PROPOSED SUBDIVISION REGULATIONS ORDINANCE
PUBLIC MEETING**

(East Columbus High School)

May 30, 2006

6:00 P.M.

The Honorable Columbus County Commissioners and the Columbus County Planning Board met on the above stated date and at the above stated time in the Cafeteria at East Columbus High School, 32 Fator Lane, Lake Waccamaw, North Carolina 28450, for the purpose of holding a Subdivision Regulations Ordinance Public Meeting.

COMMISSIONERS PRESENT:

Kipling Godwin, **Chairman**
James E. Prevatte
Bill Memory

APPOINTEES PRESENT:

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

COMMISSIONERS ABSENT:

David L. Dutton, Jr., **Vice Chairman**
Amon E. McKenzie
Sammie Jacobs
Lynwood Norris

APPOINTEES ABSENT:

Jimmy Varner, **Interim County Manager**
Steven W. Fowler, **County Attorney**
Roxanne Coleman, **Finance Officer**

PLANNING BOARD MEMBERS PRESENT:

J. B. Evans, Chairman
Stevie Cox, Columbus County Planner

OTHERS:

Tom King, North Carolina Department of Commerce, Division of Community Assistance
Andy Wayne, Private Citizen
Julia A. Wayne, Private Citizen
Jimmy Mauldin, Private Citizen
Emory Worley, Private Citizen, Business
Joseph Newsome, Private Citizen
Daniel Brown, Private Citizen
Ervin Baldwin, Private Citizen
Earl Freeman, Private Citizen
Steve Candler, Brunswick County Association of Realtors
Billy Hobbs, Private Citizen
Jimmy Malpass, Private Citizen
Marie Malpass, Private Citizen

MEETING CALLED TO ORDER:

At 6:00 P.M., Chairman Godwin called the meeting to order, and stated the following:

1. The Columbus County Board of Commissioners and the Columbus County Planning Board have held five (5) meetings of initial sessions with a page-by-page review of the Proposed Columbus County Subdivision Regulations Ordinance;
2. We have held two (2) meetings for a final review;
3. Stevie Cox, Columbus County Planner scheduled four (4) community forums as follows:

A. May 25, 2006	South Columbus High School;
B. May 30, 2006	East Columbus High School;
C. June 01, 2006	West Columbus High School; and
D. June 06, 2006	Whiteville High School.;
4. We are here to hear comments from the public and answer questions; **and**
5. We have worked very hard in preparing a workable document for Columbus County, but we are aware that it may need to be amended as we go along.

Commissioner James E. Prevatte stated this was indeed a work in progress and requested comments from the public.

Chairman Godwin stated the following dates had been tentatively set:

1. June 19, 2006 Call for a Public Hearing on the Proposed Columbus County Subdivision Regulations Ordinance; **and**
2. July 17, 2006 Public Hearing for the Columbus County Subdivision Regulations Ordinance.

J.B. Evans, Chairman of the Columbus County Planning Board stated the following:

1. We are very happy that we are as far as we are on this document;
2. We do realize that this is just a starting point for us, and it may, or will, have to be modified from time to time, as the need arises;
3. This document will require a public hearing to be held for citizen input before it is adopted; **and**
4. We are happy to see Sammie Hinson with us tonight who is on board for County Commissioner.

INTRODUCTION of ATTENDEES:

Chairman Godwin requested each attendee to introduce themselves, one by one, and they did likewise. Chairman Godwin stated that Tom King and Stevie Cox would deliver information about the Columbus County Subdivision Regulations Ordinance and answer any questions that was asked.

DELIVERY of INFORMATION:

Stevie Cox, Columbus County Planner, stated the following:

1. I appreciate all the input I have received and all the hard work that has been done to compile this document;
2. I have prepared a brochure that outlines the information that is contained in this Ordinance;
3. The main purpose of this document is to establish regulations on developers who are coming into Columbus County and building housing units;
4. At the present time, Columbus County does not have regulations of this nature, and the developers are free to build these housing units at a minimum cost and standards;
5. We are experiencing a high influx of developers from Horry County, Brunswick County and New Hanover County who are wanting to build in Columbus County due to the low cost to them and the lack of land use regulations.

Tom King, N.C. Department of Commerce, stated the following:

1. I have worked very closely with Stevie Cox and the Columbus County Planning Board on this document;
2. We have tried to compile a feasible and workable document that will greatly benefit Columbus County in future developments, and provide the best use of the land; **and**
3. This document may need to be amended from time to time for the purpose of accommodating certain situations.

Commissioner Prevatte stated the following:

1. We request your input;
2. This is indeed a work in progress;
3. This document applies to stick-built residential subdivisions, and not manufactured mobile homes; **and**
4. It is our desire that this will be one (1) section of a three (3) section document in the future with the inclusion of manufactured/mobile home and RV Campground Resorts.

Chairman Godwin opened the floor for comments from the public. The main concerns that were stated by the public are as follows:

1. Great emphasis was placed on the fact that the manufactured/mobile homes being a greater concern than the stick-build homes, and why they were not addressed first;
2. The division of family property to their heirs;
3. The waiting time between the initial division of property and any future division;
4. The ability for Columbus County to provide guidance to property owners with regards to

- what they can and cannot do with their property;
- 5. The need, if any, of this document;
- 6. The cost of the division of family property; **and**
- 7. The five (5) year rule.

CLARIFICATION of WHY NOT MANUFACTURED/MOBILE HOMES:

Chairman Godwin provided the following information on manufactured/mobile homes not being addressed at this time:

- 1. We presently have a Manufactured/Mobile Home Park Ordinance and a Resort Vehicle Park/Campground Ordinance;
- 2. These two (2) Ordinances are presently being reviewed for amendments and/or replacement;
- 3. The Manufactured/Mobile Home Park Ordinance has not been enforced properly through the time of its existence which has resulted in numerous problems; **and**
- 4. It is the plan to have these two (2) Ordinance to be made a part of the Columbus County Subdivision Regulations Ordinance, and have only one (1) document, but that will be forthcoming.

Steve Candler, Brunswick County Association of Realtors, asked several questions regarding the consideration of items for inclusion in this Ordinance that may not have been considered, and these items are based on the North Carolina General Statutes.

Commissioner Memory stated that this document has been in the formative stage for several years, and needed to materialize, at least as a starting point, to allow Co9lumbus County to have some control on outside developers.

Chairman Godwin stated that a Public Hearing would be scheduled for July 17, 2006.

PUBLIC FORUM CLOSED:

Chairman Godwin closed the Public Forum at 8:39 P.M.

APPROVED:

JUNE B. HALL, Clerk to Board

KIPLING GODWIN, Chairman