

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

(West Columbus High School)

June 01, 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 Library at West Columbus High School, 7924 Andrew Jackson Highway Southwest, Cerro Gordo, North Carolina 28430, for the purpose of holding a Subdivision Regulations Ordinance Public Meeting.

COMMISSIONERS PRESENT:

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

APPOINTEES PRESENT:

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

COMMISSIONERS ABSENT:

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

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
George W. Baysden, Private Citizen
Barry Gelezinsky, Developer
Ray Fowler, Private Citizen
Sammy Hinson, Private Citizen/Prospective County Commissioner

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. The division of family property to their heirs;
2. The waiting time between the initial division of property and any future division;
3. The ability for Columbus County to tell property owners what they can and cannot do with their property;
4. The need, if any, of this document;
5. The cost of the division of family property; **and**
6. The five (5) year rule.

Barry Gelexinsky, outside Developer, brought several interesting points to the attention of the Board of County Commissioners and the Planning Board that may not have been took into consideration while developing this document.

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

PUBLIC FORUM CLOSED:

Chairman Godwin closed the Public Forum at 8:05 P.M.

APPROVED:

JUNE B. HALL, Clerk to Board

KIPLING GODWIN, Chairman