

**COLUMBUS COUNTY BOARD OF COMMISSIONERS
PROPOSED SUBDIVISION REGULATIONS ORDINANCE
WORKSHOP/JOINT MEETING**

September 25, 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 Columbus County Administration Building, Economic Development Conference Room, Whiteville, North Carolina 28472, for the purpose of conducting a joint meeting to address issues on the Proposed Subdivision Regulations Ordinance.

COMMISSIONERS PRESENT:

Kipling Godwin, **Chairman**
David L. Dutton, Jr., **Vice Chairman**
Amon E. McKenzie (Arrived: 6:30 P.M.)
James E. Prevatte
Bill Memory
Lynwood Norris

COMMISSIONERS ABSENT:

Sammie Jacobs

PLANNING BOARD MEMBERS PRESENT:

J. B. Evans, Chairman
Chandler Worley, Vice Chairman
James Register
Ivan Wilson
Stevie Cox, Columbus County Planner

APPOINTEES PRESENT:

Jimmy Varner, **County Manager**
June B. Hall, **Clerk to Board**

APPOINTEES ABSENT:

Steven W. Fowler, **County Attorney**
Leo Hunt, **Acting Finance Officer**

PLANNING BOARD MEMBERS ABSENT:

Pamela Young-Sutherland
Bill Ashley
Al Leonard

OTHERS:

Tom King, North Carolina Department of Commerce, Division of Community Assistance
Robert Adams, Private Citizen
Nelson Soles, PLS
George Evans
Barry Gelezinsky
Sam Melville
Billy Duncan, Land Surveyor

MEETING CALLED TO ORDER:

At 6:00 P.M., Chairman Godwin called the meeting to order, and stated the purpose of this Joint Meeting is to continue addressing the issues and concerns that were stated at the Public Hearing that was conducted on July 17, 2006, and to review the proposed changes made to the Public Hearing draft of the Proposed Columbus County Subdivision Regulations Ordinance.

MAJOR CONCERNS STATED at the PUBLIC HEARING for the PROPOSED SUBDIVISION REGULATIONS ORDINANCE:

1. 3.7.7 Limitation on Use of Family Subdivision Procedure
2. 1.7 School Site Reservations
3. 1.14 Fees
4. 2.52 Subdivision Appeals Board
5. 3.61 Plat Requirements
6. 3.7 Approval Procedures for Family Subdivisions
7. 4.1.10 Stream Buffers
8. 4.3.4 Building Envelopes (Setbacks)
9. 2.8 - 2.8.4 Development Moratoria Procedures
10. 2.4 Subdivision Administrator
11. 5.2 Definitions
12. Size of lots
13. Civil and Criminal Penalties
14. Only Stick-built homes -or- inclusive of other types
15. Waiting period for Family Subdivision

16. Types of roads required
17. What restrictions does this document hold everyone to?
18. Will clients have to abide by the Subdivision Regulations Ordinance or the Manufactured/Mobile Home Ordinance?
19. Notarization of Ownership and Dedication Statement
20. Percentage for the Common Law Vested Right Section
21. Elimination of the Family Subdivision due to cost
22. Consideration for long-time farmers

STATEMENTS BY J.B. EVANS, CHAIRMAN, PLANNING BOARD:

1. I truly respect everyone in this room;
2. The Planning Board started working on this document 3-4 years ago;
3. The last meeting that was held was in an uproar, and we got nothing accomplished;
4. Commissioner Memory has requested this document to be done in three (3) parts;
5. Commissioner Prevatte has requested the family-related portion of this document to be removed;
6. Commissioner Norris has expressed concerns relative to the in-process projects being grandfathered in;
7. The Planning Board will do what the Commissioners want us to do;
8. We have handled the matter of land being transferred to a child with the tract of land being exempt, but must be signed off on;
9. I have attended all the Public Hearings that have been held, the training sessions and the workshops;
10. There have been two (2) professionals working on this document;
11. All of our surrounding counties have this document in place already; **and**
12. The Planning board has done all they can do, and we are putting this document on the table for the Commissioners to decide what they would like to have.

Commissioner Memory stated the Columbus County citizens needed more simplicity in this document to enable them to understand the contents, and not have to rely on a lawyer or other professional, at their expense, for interpretation. We need to take into consideration the small land owners who are very dominant in this county.

Commissioner Prevatte stated this document needed to protect the family members who chose to give land to their heirs, from any unnecessary expenses.

Commissioner Norris stated that existing projects going on in the county needed to be grandfathered in to prevent any discouragement of growth.

RECOMMENDATION by VICE CHAIRMAN DAVID L. DUTTON, JR.:

Vice Chairman David L. Dutton, Jr. stated the following:

1. We have heard what J.B. Evans has stated relative to the Planning Board doing all they can do with this document;
2. In my opinion, this meeting should be over as soon as I finish speaking;
3. I recommend the Board of Commissioners meet with Stevie Cox, and possibly Tom King, and revise this document in the manner the Board would like to;
4. After all revisions have been made to the document, bring it back to the Planning Board for discussion; **and**
5. After discussion has been conducted between the Board of Commissioners and the Planning Board, then we can think about holding another Public Hearing to receive comments from the public before adoption.

WORKSHOP CLOSED:

At 7:03 P.M., Chairman Godwin stated this workshop was closed.

APPROVED: