

**COLUMBUS COUNTY BOARD OF COMMISSIONERS
MANUFACTURED HOME PARK ORDINANCE WORKSHOP**

September 29, 2008

5:30 P.M.

The Honorable Columbus County Commissioners met on the above stated date and at the above stated time in the Dempsey B. Herring Courthouse Annex Building, located at 112 West Smith Street, Whiteville, North Carolina, for the purpose of holding a **joint** workshop with the Columbus County Planning Board on the Manufactured Home Park Ordinance.

COMMISSIONERS PRESENT:

James E. Prevatte **Chairman**
Amon E. McKenzie
Ricky Bullard
Ronald Gore

APPOINTEES PRESENT:

William S. Clark, **County Manager**
Steven W. Fowler, **County Attorney**
June B. Hall, **Clerk to Board**

COMMISSIONER ABSENT:

Sammie Jacobs
Bill Memory, **Vice Chairman**
Lynwood Norris

APPOINTEE ABSENT:

Bobbie Faircloth, **Deputy Finance Officer**

WORKSHOP CALLED to ORDER:

At 5:30 P.M., Chairman James E. Prevatte called the September 29, 2008 Joint Workshop to order, and requested that Lacy Wilson, Chairman of the Columbus County Planning Board, present some information relative to the following proposed Manufactured Home Park Ordinance.

**MANUFACTURED HOME PARK ORDINANCE
for
COLUMBUS COUNTY , NORTH CAROLINA**

I. General

A. PURPOSE

The purpose of this Ordinance is to regulate and guide the establishment of manufactured home parks in order to promote the public health, safety and general welfare of the citizens of Columbus County, North Carolina. This Ordinance is designed to accomplish the following specific objectives (a) to further the orderly layout of manufactured home parks; (b) to secure safety from fire, panic and other danger; © to provide adequate light and air; (d) to ensure compliance with respect to water and sewage.

B. AREA GOVERNED

These regulations shall govern the establishment of each and every new manufactured home park and the alteration or expansion of existing manufactured home parks lying within the jurisdiction of Columbus County and which is not governed by a municipality within Columbus County.

C. AUTHORITY

Columbus County hereby exercises its authority to adopt and enforce a Manufactured Home Park Ordinance pursuant to the authority granted to Columbus County by Chapter 153A, of the General Statutes of North Carolina.

D. SHORT TITLE

This Ordinance shall be known as the Manufactured Home Park Ordinance for Columbus County, and may be cited as the Manufactured Home Park Ordinance.

E. DEFINITIONS

When used in this Ordinance, the following words and phrases shall have the meaning given in this section. Terms not herein defined shall have their customary definitions where not inconsistent with

the context. The term shall is mandatory and words used in the singular include the plural and those in the present include the future tense.

Board of County Commissioners: Governing Body for the County of Columbus.

Columbus County Health Department: Health Director or his/her designated agent(s).

Cul-de-sac: A street with only one (1) end to traffic and the other end being permanently terminated and a vehicular turnaround provided for the safe and convenient reversal of traffic movement. Length is measured from the center point of the turnaround to the centerline of the connecting non-cul-de-sac street.

Developer: Any person, firm, trust, partnership, association or corporation engaged in development or proposed development of a subdivision, as defined herein.

Easement: The right to use another person's property, but only for a limited and specifically named purpose, the owner generally continues to make use of such land since he/she has given up only certain and not all ownership rights.

Manufactured Home: A structure that:

- (a) Consists of a single unit completely assembled at a factory or of two (2) [double-wide] or three (3) [three-side] principal components totally assembled at the factory and joined together at the site; and
- (b) Is designed so that the total structure (or in the case of a double-wide or triple-wide, each component thereof) can be transported on its own chassis; and
- (c) Is over thirty-two (32') feet long and over eight (8') feet wide; and
- (d) Is designed to be used for one (1) family, including permanent provisions for living, sleeping, eating, cooking and sanitation; and
- (e) Is actually being used, or is held ready for use, as a dwelling; and
- (f) Is not permanently attached to a foundation

A structure that is otherwise defined herein as a manufactured/manufactured home is permanently attached to its foundation if:

- (a) The foundation was constructed in such a way or at such expense as to Make it unlikely that the manufactured/manufactured home placed upon it will later be removed; or
- (b) If the manufactured home cannot be removed from the foundation without great expense or severe damage to the manufactured/manufactured home.

Manufactured Home Park: Any place, area or tract of land maintained for the purpose of renting or leasing for private use. A space where six (6) or more manufactured/manufactured home units will be used for human habitation purposes, whether the Manufactured/manufactured homes are owned by the owner of the manufactured/manufactured home park or owned by the individual occupants. A minimum of 3 acres is required for a manufactured/manufactured Home Park in Columbus County.

Public Water Supply: Any water supply furnishing potable water to fifteen (15) connections or combinations of twenty-five (25) residences or businesses so approved and designated by the appropriate agent of the State of North Carolina. This definition is not to be inferred as limited to publicly owned or operated systems; as such systems may be owned and operated by either public or private enterprise.

Sanitary Sewage System: A complete system of sewage collection, treatment and disposal, including approved privies, septic tank systems, connection to public or community sewage systems, incinerators, mechanical toilets, composting toilets, recycling toilets, mechanical aeration systems or other such systems.

Septic Tank System: A subsurface sanitary sewage system consisting of a settling tank and a subsurface disposal field and other appurtenances required for proper collection, distribution, treatment, disposal, operation and performance.

Setbacks: The distance between a structure and the space or boundary line

Surveyor: A qualified land surveyor or engineer registered and currently licensed to practice surveying in the State of North Carolina.

II. APPROVAL PROCEDURE

A. Approval Required: Manufactured home parks may be established upon the approval of the Planning Board

B. Manufactured Home Park Plan Submission

1. Prior to the construction of a manufactured home park or the expansion of an existing park, the developer shall submit a plan to the Columbus County Planner. Ten (10) copies of the proposed park plan must be received at least twenty-eight (28) days prior to a regularly scheduled meeting of the Columbus County Planning Board.
2. All park plans shall be prepared by a registered land surveyor currently licensed and registered in the State of North Carolina, or the owner or his/her authorized agent and shall be drawn legibly at a scale of one hundred (100') feet one (1") inch, or larger, and shall include the following plan requirements;
 - (a) Name of park, developer, scale, date and tax map, block and parcel number;
 - (b) Vicinity Map, sketch showing park and surrounding area;
 - © The location of existing property lines, streets, drainage easements and public utility easements as well as all structures to be located on the park site;
 - (d) The outside boundaries of the tract of land on which the park will be built and approximate bearings and distances of each line;
 - (e) Proposed manufactured home spaces (well defined), indicating accurate dimensions and site numbers;
 - (f) All existing structures and proposed structures;
 - (g) The proposed location of all streets, driveways, recreational areas and parking areas;
 - (h) Water distribution system which will connect to County system, if applicable (should be designed to minimum County standards and submitted for review);
 - (I) Surface and/or subsurface drainage plans;
 - (j) Classification of the property;
 - (k) Total number of acres in site;
 - (l) Total number of spaces planned;
 - (m) Flood plain information;
 - (n) Landscaping and buffering;
 - (o) Names of adjoining property owners & the use of property
 - (p) Sign location and dimensions;
 - (q) Title, date, north arrow, scale;
 - ® Sedimentation control plan information in accordance with North Carolina State Law;
 - (s) Off-street parking
 - (t) Location & dimensions of present and planned park streets as well as adjacent

highways;

- (u) Method of household waste disposal;
- (v) Planned water & sewerage systems.

C. Review of Proposed Plan: The County Planner shall submit the proposed plan to the Technical Review Committee (TRC) for their review. Upon TRC review, discrepancies, and other concerns regarding the proposed development, shall be provided to the applicant or their agent outlining the actions needed to bring the plan into conformance with this ordinance. The plans will not be presented to the planning board for their consideration until all the requirements of the ordinance are met, or in the opinion of the county planner, can be met by the applicant.

D. Plan Approval: The County Planning Board shall review and consider plan approval based on agency reviews and other information brought before them.

E. Notification of Final Approval: After receiving approval of the plan from the Planning Board, the County Planner is authorized to write a letter of approval to the developer. Spaces can be rented/leased only after all requirements have been met, all proper permits have been obtained and an issuance of a certificate of compliance has been completed.

F. Issuance of a Certificate of Compliance:

- A. After receiving approval of the plan by the Board of County Commissioners or their Designate, the Health Department and the County Inspections Department, the County Planner is authorized to issue a compliance permit.
- B. When a park is to be developed in stages, the proposed plan may be submitted for the entire park or application for a Certificate of Compliance may be made for each planned stage.

G. Variances: Where strict adherence to the provisions of the Ordinance would cause an unnecessary hardship because of topographical or other conditions peculiar to the site, the Planning Board, acting statutorily as a Board of Adjustment, may authorize a variance, if such variance can be made without destroying the intent of the Ordinance.

H. Development Time Frame: If the construction of the park has not begun within twelve (12) months from the issue date of the letter of approval, the Planning Board may grant an extension of this approval if the developer appears before the Board and shows cause. If cause is not shown, the developer must repeat all the required steps of the procedure for securing approval of a manufactured home park as required by this Ordinance.

When a manufactured home park is to be developed in stages, the preliminary manufactured home park plan shall be submitted for the entire development and an application for approval shall be made for each stage of development.

III. MINIMUM DESIGN STANDARDS

The following standards shall be considered the minimum requirements for all new manufactured home parks.

A. General Requirements

- 1) Every manufactured home park shall contain at least six (6) spaces before it is classified as a manufactured home park.
- 2) No more than one (1) manufactured home may be parked on any one (1) space. Manufactured homes shall not be permitted on parcels, lots or spaces other than those approved through these regulations.
- 3) No space shall have direct vehicular access to a public road; such access to a public road is subject to NCDOT approval.
- 4) No campers, travel trailers, recreational vehicles or tents are permitted for habitation.

- 5) All spaces shall be located on sites with elevations that are not susceptible to flooding. The spaces shall be graded to prevent any water from ponding or accumulating within the park. Each space shall be properly graded to obtain a reasonably flat site for a manufactured home to provide adequate drainage away from the space. The requirement is not intended to circumvent FEMA regulations or the County Flood Management Plans.
- 6) The park owner is responsible for refuse collection. Storage, collection and disposal of refuse shall be so managed as not to create health hazards, rodent harborage, insect-breeding areas, accident, fire hazards or air pollution. The method of garbage disposal shall be noted on the plan.
- 7) The transfer of title of a manufactured home space or spaces either by sale or by any other manner shall be prohibited within a park as long as the park is in operation.
- 8) All manufactured home units must be placed individually on approved park spaces where all design standards and utilities have been completed.
- 9) Junked or wrecked vehicles are prohibited in manufactured home parks.

B. STREETS AND PARKING

1. **Off-Street Parking Requirements:** Two (2) off-street parking spaces shall be provided and maintained for each manufactured home space. Required parking spaces may be included within the minimum required space for each manufactured home space.
2. **Internal Street Standards:**
 - a) One (1) way or two (2) way streets may be used throughout the park. One (1) way streets may have a minimum width of twenty (20') feet. Two (2) way streets may have a minimum width of forty (40') feet. Such streets shall be well maintained and clearly identified. All streets within the park shall be privately owned and maintained. Each manufactured home space shall abut an internal street within the park.
 - b) All internal streets that dead-end shall be provided with a permanent turn-around; such turnarounds shall have a minimum radius of 40 feet.
 - c) All parking within the park shall take place off the internal street within designated parking areas only. All internal streets within the park shall be equipped with adequate and suitable drainage facilities.
 - d) Maintenance of all internal streets and drainage facilities shall be the responsibility of the owner of the park. Such streets shall be maintained in a manner to be free from pot holes, breaks in the pavement, rough surfaces, ponding of water and associated problems which would impede or cause hazards to motor vehicles. Speed reduction bumps on paved internal streets are permissible, but they shall be painted and appropriate signs indicting the speed reduction bump must be placed along the street. Streets must have a surface of two (2") to four (4") inches of rock, marl, gravel or pavement. (Owner's Option)
3. **Ingress and Egress:** Manufactured home parks shall not be located on through lots unless the park is designed in a manner that does not encourage motorists from using the park as a means of traveling from one (1) public street to another. Manufactured home parks requiring only one (1) entrance and exit area shall provide at least one (1) permanent turnaround within the park. All park entrances must be approved by the North Carolina Department of Transportation.

C. Minimum Park Area: All parks shall have a gross land area of at least three (3) acres.

D. Minimum Space Design: If both public water and sewer are available, the following minimum space requirements also takes into account the need for adequate space to prevent

overcrowding, prevent fire hazards, provide sufficient light and air, etc.

- o Minimum space size, square feet: 2,500 square feet
- o Minimum space width: 25 feet
- o Minimum space depth: 100 feet

Where public, municipal or community water or sewer systems exist within one thousand (1,000') feet of the park, the developer shall connect to such system. If the water distribution system is installed in accordance with minimum County standards, the developer could dedicate the system to the County to operate. The county will have the right to accept or not accept such water system.

A minimum of ten (10%) percent of the total land area shall be devoted to accessible common open space. These areas are separate from the manufactured home spaces and shall be grouped and of character suitable for active and passive recreation and shall be reasonably located for safe and convenient access to residents.

Each manufactured home shall be located at least thirty (30') feet from the edge of any publicly maintained street or road's right of way.

E. Spaces Numbered: A permanent number, that shall not be changed, shall identify each manufactured home space. The appropriate number of each manufactured home space must be permanent and visibly displayed on each space. Each number shall be placed on a concrete, wood, metal or any permanent post and conspicuously located on the lot.

F. Utility Requirements: Adequate and safe sewage disposal facilities shall be provided in all parks.

Individual septic tank systems are permissible in accordance with the requirement of the State Health Sewage Disposal Regulations and Columbus County Environmental Health.

No method of sewage disposal shall be installed, altered or used without the approval of the Columbus County Health Department.

Building and grounds shall be maintained free of rodent/insect harborage and infestation. Extermination methods and other control measures shall be in accordance with the requirements of licensed pest control operators. The park owner shall be responsible for pest extermination and pest control measures to prevent the development of unsanitary conditions.

G. Buffering: An external buffering strip at least ten (10') feet in width shall be maintained. This strip shall be free of all encroachment by buildings, park areas or impervious coverage. No designated manufactured home spaces shall include any areas required for buffering in accordance with this Ordinance.

H. Registration of Occupants: Every manufactured home park owner or operator shall maintain an accurate register containing a record of all occupants and owners of manufactured homes in the park. The register shall be available for inspection at all times by authorized County representatives. The register shall contain the following information:

- 1) Name and address of the occupants of each space;
- 2) Manufactured home space number and number of occupants;
- 3) Date when occupancy within the park began and date which occupancy with the park ceased.

I. Inspection: The county planner, the Columbus County Health Department and the Columbus County Building Inspections Department are hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this Ordinance. If connecting to County water, the developer must comply with minimum County standards. It shall be the duty of the owners of the manufactured home park to give these agencies free access to such premises at reasonable times for inspections.

The person to whom an operating permit for a manufactured home park is issued shall operate the park in compliance with this Ordinance and shall provide adequate supervision

to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.

IV. ADMINISTRATION

- A. Conformance Requirements:** Manufactured home parks shall be permitted only in conformance with the regulations of this Ordinance.
- B. Criminal Violations:** Any person violating the provisions of this Ordinance shall be guilty of a Class Three misdemeanor and is punishable by a fine up to five hundred and 00/100 (\$500.00) dollars per violation in accordance with the NCGS 14-4. Each day that the violation continues to exist shall be considered a separate and distinct offense. For the purpose of this Ordinance, a violation begins from the date of first notification.
- C. Civil Penalties:** In addition to the other remedies cited in this Ordinance for the enforcement of these provisions, these regulations may be enforced through the issuance of citations by Columbus County. These citations shall be in the form of a civil penalty. The County may recover this penalty within seventy-two (72) hours after being cited for a violation. In addition, failure to pay the civil penalty within the seventy-two (72) hour period, may subject the violator to criminal charges.

The following civil penalties are established for violations under this Section:

VIOLATION	CHARGE
Warning Citation	None, correct within thirty (30) days
First Citation	\$25.00
Second Citation for Same Offense	\$50.00
Third and Sequential Citation for Same Offense	\$50.00

These civil penalties are in addition to any other penalties, which may be imposed by the court of law for violations of the provisions of this Ordinance.

In addition to the foregoing enforcement provisions, this Ordinance may be enforced by any remedy provided in North Carolina General Statute 153-A-123, including, but not limited to, all appropriate equitable remedies issued from a court of competent jurisdiction as provided in General Statute 153A-123(d) and particularly the remedy of injunction and order of abatement as allowed by North Carolina General Statute 153A-123(e).

This Ordinance specifically provides that each day's continuing violation is a separate and distinct offense.

- D. Separability:** Should the courts for any reason hold any section or provision of these regulations void or invalid, it shall not affect the validity of any other section or provision hereof which is not itself held void and invalid.

Wherever the provision of any other law, ordinance or regulation imposes higher standards than are required by the provision of this Ordinance, the provisions of such law, ordinance or regulations shall govern.

- E. Amendment Procedure:** This Ordinance may be amended from time to time by the Board of County Commissioners as provided by the General Statutes.

ADOPTED this the ____ day of _____ 20__

COLUMBUS COUNTY BOARD OF COMMISSIONERS

JAMES E. PREVATTE, Chairman

ATTESTED BY:

JUNE B. HALL, Clerk to Board

Mr. Wilson stated the following:

1. I received a telephone call from Don Eggert, Interim Columbus County Planner, and he informed me that three (3) people had received a copy of a document so entitled “Columbus County MHP Ordinance Courtesy Review”;
2. This is completely new to me;
3. This information should have been brought to the Planning Board and discussed at that level first; **and**
4. I would like to know the origin of this information.

Johnny Edge, member of the Columbus County Planning Board, stated the following:

1. This document was prepared by someone I knew that had the expertise to bring factual information so it could be brought to the Board, and it was going to be brought to the Planning Board;
2. I was contacted by telephone and was informed that the Planning Board was not going to have a meeting due to not having a quorum;
3. At that point, I went to Mr. Clark and informed him I had some information that I wanted to share and ask about the proper procedure to follow to provide this information for the people to digest prior to the workshop;
4. If there was anything done inappropriately, then I do apologize for that;
5. This is something that costs the County nothing, it was something that someone that had the expertise did and was unbiased, had nothing involved in Columbus County, they live in Onslow County, they were the land planner for Pender County for five (5) years;
6. This was done on my behalf in order to get factual information to pass to the Planning Board and the County Commissioners;
7. When the Planning Board did not have a meeting, I went to Mr. Clark and talked to Mr. Eggert to get this information to whoever needed to get it;
8. Due to my lack of planning experience, I saw a need for a comparison to be done on the existing ordinance and the proposed ordinance; **and**
9. I think it would be beneficial to all parties involved to have a comparison to digest this information.

Chairman Prevatte stated this workshop was scheduled for the purpose of discussing one (1) item and that item was the Proposed Manufactured Home Park Ordinance, and that was the only item that would be discussed.

QUESTIONS - ANSWERS / COMMENTS:

1. **Commissioner Gore:** what is wrong with the ordinance that was adopted on February 16, 1998, and what is the difference in the existing ordinance and the one presented to us in July, 2008?

Lacy Wilson: replied stating the following:

- A. In Section C: Terms, Manufactured/Mobile Home Park reads as follows - Any place, area or tract of land maintained for the purposes of renting, leasing or selling for private ownership, a space where three (3) or more manufactured/mobile home trailers or manufactured/mobile home units will be used for human habitation purposes, whether the manufactured/mobile homes are owned by the owner of the manufactured/mobile home park or owned by individual occupants. The word selling should be deleted.
 - B. The term Recreation Area or Park should not be included due to the fact this is covered under the Resort Vehicle Park/Campground Ordinance;
 - C. The number of mobile homes has been increased from three (3) to six (6) in order to avoid large tracts of land being classified as mobile home parks.
2. **Commissioner McKenzie:** Are the roads in these parks going to be constructed in accordance with State standards?
- Lacy Wilson:** replied stating the following:
- A. This was changed in the original ordinance to minimum Department of Transportation (DOT) standards;
 - B. The roads are to be constructed in accordance with minimum State standards with three to four (3"-4") inches of gravel; **and**
 - C. The roads are to be the property of, and maintained by, the landowner.

3. **Commissioner Bullard:** If I were to cut out three (3) acres of land from my farm to allow the future use of this land for three (3) mobile homes to be situated, would that make it a mobile home park?
Lacy Wilson: Yes.
4. **Chairman Prevatte:** my main concern is the size of the lots being reduced from four thousand square (4,000 SF) feet to two thousand five hundred square (2,500 SF) feet, with the existing requirement of a repair area for the septic tanks.
5. **Commissioner Gore:** Does the ten (10') foot buffering area include a portion of the individual lot size?
Lacy Wilson: No, it is the required distance between the individual properties or roads.
Commissioner Gore: In the ordinance, it refers to a Technical Review Committee, and do we have this committee in place?
Don Eggert: A Technical Review Committee is usually made up of the Health Department, Building Inspections, Emergency Services, Department of Transportation and the school boards.
6. **Commissioner McKenzie:** Is the lot size two thousand five hundred square (2,500 SF) feet?
Chairman Prevatte replied stating this was the size if both public water and sewer are available.
7. **Commissioner Bullard:** Mr. Eggert, through the entire document, what changes could we make to make this the best policy for Columbus County?
Don Eggert: replied stating the following:
A. The increase from three (3) mobile homes to six (6); **and**
B. Adding a few more definitions for more clarification.
Chairman Prevatte: stated that six (6) is too many, and three (3) are okay if you eliminate the word sell in the ordinance.
Commissioner Bullard: Could farms be exempt from this ordinance in some areas?
8. **Commissioner McKenzie:** Who is responsible for making sure the roads are kept to the specifications listed in the ordinance?
Lacy Wilson: This responsibility should be with the Building Inspections Department.
9. **Commissioner Bullard:** out in the rural areas, to help regulate, but allow some flexibility, could the mobile home lots be required to be larger, three-quarter (3/4) acre, or so, to make it look more like a residential area?
Lacy Wilson: one-half (1/2) acre contains twenty thousand square (20,000 SF) feet, and this is more area than a lot of people want to maintain, and if you increase the size of the lots, you may be restricting the farmers from doing what they would like to do.
10. **Chairman Prevatte:** stated the following:
A. I know that you and the Planning Board have put a lot of time and effort in preparing this document;
B. I do agree with most of the contents, but I don't agree with all the contents;
C. Why did you take the signs out?
Lacy Wilson: on Page 6 (p), you will find Sign location and dimensions.
Chairman Prevatte: it states they will be on the plans but it does not state they will be located in the mobile home park.
Lacy Wilson: we can add that language to the ordinance.
11. **Lacy Wilson:** there needs to be a distinction made between the mobile home parks and the subdivisions to help maintain the value of the modular houses.
12. **Commissioner McKenzie:** will the existing mobile home parks be grandfathered in when this ordinance is adopted?
Don Eggert: if you will look on Page 2, Item B. Area Governed: it reads as follows, "These regulations shall govern the establishment of each and every new manufactured home park and the alteration or expansion of existing manufactured home parks lying within the jurisdiction of Columbus County and which is not governed by a municipality within Columbus County". It would be impossible to try and fix the existing mobile home parks.
Commissioner Bullard/Chairman Prevatte: if we understand this correctly, before any existing mobile home park could add or expand, they would have to bring the existing park

up to the new standards. The existing mobile home parks would be grandfathered in.

13. **Commissioner Gore:** neither the existing ordinance we have now or the proposed ordinance will be of any benefit to Columbus County unless they are being enforced. We, as a Board of Commissioners, need to take the necessary measures to ensure whichever ordinance is in effect at the time is being enforced and adhered to. The existing ordinance we have now appears to be okay, but needs to be tweaked. Regardless of whichever ordinance we have, they have to be enforced.
14. **Johnny Edge:** stated the following:
 - a. I take being a member of the Planning Board very seriously;
 - b. I try to go to the facts and bring them to the Board;
 - c. With the best ordinance that could be had, it will not help the county unless it is being enforced; **and**
 - d. Appropriations need to be made to ensure that whichever ordinance is approved and adopted, it is being enforced.

ANNOUNCEMENT:

Lacy Wilson, Chairman, Columbus County Planning Board, stated the following:

1. At this point, I would like to make an announcement;
2. I can not serve on the Planning Board with Mr. Edge;
3. If you will excuse me, I appreciate the time that I have had with this Board working with these guys; **and**
4. From here on out, that is it, thank you.

At this time, Lacy Wilson, departed from the Commissioners' Chambers.

Chandler Worley member of the Columbus Planning Board, stated the following:

1. I am in agreement with Mr. Wilson; **and**
2. I have had enough.

Mr. Worley departed the Commissioners' Chambers.

James Sarvis, Soil and Water Conservation representative, stated "me too".

Mr. Sarvis departed the Commissioners' Chambers.

Chairman Prevatte asked what was the pleasure of the Board. Commissioner Gore replied stating that the Board needed to appoint some new members to the Columbus County Planning Board and have another work session on this ordinance. Commissioner Bullard stated he would like to listen to the comments from the citizen who displayed an interest to speak.

James Register, former member of the Planning Board, stated the following:

1. I served on the Planning Board for four (4) years;
2. The proposed plan is a neat comprehensive plan for the future;
3. You would have a nice sufficient gravel road;
4. This is strictly lots for rent or lease, and not for sale;
5. You are looking at the maximum of eight (8) lots which will look good for the county and look attractive; **and**
6. This is the result of a lot of hard work and would like to commend the Planning Board for their hard work.

CITIZEN INPUT:

Chairman Prevatte stated he would allow any citizen to speak that wanted to do so. The following spoke.

1. **Jim Nance:** Are the size or amount of mobile homes in a manufactured Home Park to be designated as zoning such as residential?

What about hotels and motels?

Ray Reeves, Building Inspections Director, replied stating if the homes or lots were for rent or lease, it would be considered a mobile home park, and if the houses or lots were to be sold, it would be considered a subdivision. The hotels and motels are to be considered as residential.

2. **Robert Adams:** I would like some clarification on renting or selling in reference to mobile home park and subdivision. Chairman Prevatte replied stating in the old ordinance, it stated rent, lease or sell, and in the new ordinance, it reads if you rent or lease, it will be considered a mobile home park, and if you sell, it will be considered a subdivision.
3. **Rodney Fields:** stated the following:
 1. I have been serving on the Planning Board for approximately eight (8) months to one (1) year;
 2. In the mobile home parks near the Bladen County line, the lots are very small and very close together;
 3. I installed the septic tanks and put in the roads, and went strictly by county code; **and**
 4. If whatever ordinance is passed, it must be strictly enforced by someone.
4. **Johnny Edge:** stated the following:
 1. The whole purpose for going to an outside source to get information was to provide the necessary information for the Board to see and base their decision on;
 2. I don't have the expertise to make these decisions on my own;
 3. If this document which contains constructive criticism has offended anyone, then I apologize for that, but I feel that this information was needed.

WORKSHOP CLOSED:

At 7:17 P.M., Chairman Prevatte declared the workshop closed.

APPROVED:

JUNE B. HALL, Clerk to Board

JAMES E. PREVATTE, Chairman