

**Agenda**  
**January 2, 2024**

**REGULAR MEETING OF TOWN OF COLUMBUS**  
**BOARD OF PLANNING AND ADJUSTMENT**

**RULES FOR PERSONS ADDRESSING BOARD MEMBERS**

1. Each speaker will identify himself or herself by giving his or her **name and place of residence**.
2. Each speaker will be limited to speaking one time on any topic. When you are finished speaking, please step away from the podium and be seated.
3. Each speaker will be limited to **three (3) minutes** and each group's representative will be limited to a **maximum of ten (10) total minutes**. Each group is encouraged to designate a single spokesperson for their group.
4. Each speaker will confine himself or herself to the general question before the Council and avoid irrelevant comments.
5. Each person entering the Council Chamber will wear a mask until they get to their seat.

**PUBLIC MEETING**

**(6:00 PM)**

**Planning Board**

1. Planning Board Call to Order
  2. Roll Call
  3. Approval of the minutes of the December 5, 2023 Regular Planning Board Meeting.
  4. Board Member Comments
  5. Adjourn
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1 **COLUMBUS PLANNING BOARD & BOARD OF ADJUSTMENTS**  
 2 **Minutes of Regular Meeting**  
 3 **Tuesday, December 5, 2023**  
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5 The Town of Columbus Planning Board and Board of Adjustments met on  
 6 Tuesday, December 5, 2023, at 6:03 p.m. in the Columbus Town Hall Council Chambers.  
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8 **Roll Call**

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 10 Cathy Elliott, Chairwoman  
 11 Mark Blanton, Chairman  
 12 Marshall Watkins  
 13 Virginia Green  
 14 Jimmie Buell  
 15 Ernie Kan, Non-Voting Alternate Member  
 16

17 **Staff Present:**

18 Timothy J. Barth, Town Manager  
 19 Stephanie Serrano, Administrative Assistant

20 The meeting was called to order at 6:07 p.m. A roll call was taken, and the Chairwoman  
 21 acknowledged all present.  
 22

23 **Approval of the minutes of the November 14, 2023, Regular Planning Board Meeting**

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 25 Mrs. Elliott made a motion to table the approval of the November 14, 2023, minutes until the  
 26 next meeting, Tuesday, January 2, 2023, Regular Planning Board Meeting as presented. Mrs.  
 27 Kan seconded, and the motion carried unanimously.  
 28

29 **Public Comment**

30 Dr. Nicole White is contemplating relocating her Chiropractic office to 148 East Mills Street,  
 31 Columbus, NC; however, she needs to know whether this is a possibility before committing to  
 32 any financial decisions. Dr. White added that she has a passion for educating people on how to  
 33 cook and cultivating healthy eating habits, given her background in biochemistry and nutrition.  
 34

35 **Consideration of Zoning Designations for Chiropractic Services**

36 Mr. Barth stated he was recently contacted by an individual seeking information about the  
 37 locations where chiropractic services were permitted and upon consulting the Unified  
 38 Development Ordinance (UDO), he discovered that “Chiropractic” existed in the table; however,  
 39 all the zoning designations associated with it were left blank on page 92. Mr. Barth stated that he  
 40 believes that the missing information from the table was a mistake when the UDO was originally  
 41 created, and he thinks that Chiropractic Services should be allowed as a permitted use in the  
 42 Central Business District and Highway Commercial District. Mrs. Kan asked about the specific  
 43 information outlined in the Town’s Code of Ordinance pertaining to Chiropractic Services,  
 44 seeking any details related to this type of service. Mrs. Elliott stated that the only other mention  
 45 of “Chiropractic Services” was in Section 8.41 – Massage Business under (C) Patronage of  
 46 Massage Businesses by Minor; Employment of Minors on page 132. Mrs. Buell asked whether

47 there was a designation for "Physician" and emphasized the necessity of redirecting the focus  
48 toward zoning. Mrs. Elliott stated that "Physician" would fall under "Medical and Dental  
49 Offices/Clinics" with permitted use in the Central Business District (CBD), Highway  
50 Commercial District (HC), and Industrial District (IND) on page 94. Mrs. Kan stated that the  
51 term would also fall within the same category at the state level, as licensing is granted in that  
52 jurisdiction as well.

53  
54 **Mrs. Elliott made a motion to amend Section 7.6 – Table of Uses and Activities of the UDO**  
55 **by adding the word "services" after the word Chiropractic and adding a P (Permitted Use)**  
56 **in the Central business District (CBD), Highway Commercial District (HC), and Industrial**  
57 **District (TND) Columns. Mr. Blanton seconded and the motion carried unanimously.**

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59 **Board Comments**

60 Mr. Barth stated that the new business, Bear Trading Post, has moved to 222 East Mills Street,  
61 Columbus, NC, taking the place of the former business, Christian Bookshop. Mrs. Kan stated  
62 that the owner of Bear Trading Post, Jennifer English, and her husband are Native Americans  
63 from Boiling Springs, SC and their store showcases art and artifacts representative of their tribal  
64 heritage. Mr. Barth stated that the hemp shop, Blissful Buds CBD, LLC, has submitted their  
65 Certificate of Zoning Compliance on December 5, 2023, and will be replacing the Well Rooted  
66 Boutique at 200 East Mills Street, Columbus, NC. Mr. Barth added that both Green River Tavern  
67 and Good Morning Coffee have recently closed their businesses, however, Green River Cycles,  
68 LLC, remains operational. Mrs. Kan asked about the potential removal of the porch at the  
69 location where Green River had initially opened. Mr. Barth stated that Joy Wok has intentions of  
70 expanding their business and launching a new venture. Mr. Barth added that Joy Wok has plans  
71 to transform the vacant spot into a bar-style setting for a sushi restaurant, utilizing the existing  
72 porch for this new venture. Mrs. Kan stated that the porch was not permitted to be built initially  
73 but some businesses were granted permission to construct porches temporarily in response to the  
74 COVID outbreak. Mrs. Kan added that there was an understanding that these structures were  
75 meant to be temporary and should be dismantled later down the road as per the initial  
76 regulations. Mrs. Elliott stated that the Planning Board will conduct further research concerning  
77 the removal of the porch, ensuring the matter is thoroughly addressed and resolved. Mr. Watkins  
78 asked about the status of finding the original proposal for the Blue Waters Pool & Spas. Mr.  
79 Barth stated that he would facilitate the process by bringing the initial proposal for Blue Water  
80 and providing a tangible hard copy during the upcoming meeting on Tuesday, January 2, 2023.

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82 **There being no further business to discuss, Mrs. Elliott made a motion to adjourn. Mr. Blanton**  
83 **seconded, and the meeting was adjourned at 6:19 PM.**

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89 Cathy Elliott, Chairwoman

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92 Stephanie Serrano, Administrative Assistant