

**Agenda**  
**December 5, 2023**

**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 November 14, 2023 Regular Planning Board Meeting.
  4. Consideration of zoning designations for chiropractic services.
  5. Board Member Comments
  6. Adjourn
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1 **Minutes of Regular Meeting**  
2 **Tuesday, November 14, 2023**

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4 The Town of Columbus Planning Board and Board of Adjustments met on  
5 Tuesday, November 14, 2023, at 6:03 p.m. in the Columbus Town Hall Council Chambers.

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7 **Roll Call**

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9 Cathy Elliott, Chairwoman  
10 Jimmie Buell  
11 Ernie Kan, Voting Alternate Member  
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14 **Staff Present:** Timothy J. Barth, Town Manager  
15 Stephanie Serrano, Administrative Assistant  
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17 **In absence:** Mark Blanton, Vice-Chairman, Marshall Watkins, and Virginia Green  
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19 The meeting was called to order at 6:07 p.m. A roll call was taken, and the Chairwoman  
20 acknowledge all present with the exception of Mark Blanton, Vice-Chairman, Marshall Watkins,  
21 and Virginia Green.  
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23 **Public Comment**

24 There was no public comment.  
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26 **Approval of the minutes of the October 10, 2023, Regular Planning Board Meeting**

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28 Mrs. Elliott made a motion to accept the minutes of the October 10, 2023, Regular Planning  
29 Board Meeting as presented. Mrs. Kan seconded, and the motion was carried unanimously.  
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31 **Discussion Regarding Multiple Use of Commercial Property**

32 Mr. Barth stated that the Unified Development Ordinance (UDO) Section 7.6 – Table of Uses  
33 and Activities on page 91 Automobile Sale and Services falls under Permitted Use for Central  
34 Business District (CBD) and Highway Commercial (HC), however, Motor Vehicle Sales and  
35 Rental falls under Minor Special Use on page 94. The Planning Board requested to review the  
36 Town’s Ordinance with the aim of gaining a better understanding of concerns expressed by the  
37 Town Manager. Mr. Barth added that the following tables from Pages 91 and 94 are  
38 contradictory and recommended having it modified for better clarification. Mrs. Elliott states that  
39 she agrees that our ordinance is not clear, and often uses the terms Motor Vehicle and  
40 Automobile interchangeably such as on page 91 which shows Automobile Repair Shop and  
41 Body Shop while on page 94 shows Motor Vehicle Maintenance. Mr. Barth recommended  
42 removing the line “automobile sales and service” change to “motor vehicle and sales which is a  
43 special use permit in highway commercial. Mr. Barth added that he noticed that the term  
44 “automobile” was used in the UDO along with the term “motor vehicle” while the Code of  
45 Ordinance in Section Title XV – Land Usage on pages 148 and 149 only utilized the term “motor  
46 vehicle”.

47 The Planning Board made a recommendation to the Town Council to remove  
48 “Automobile Repair Shop or Body Shop” and “Automobile Sales and Service” and replace  
49 all other lines to “Motor Vehicle” from “Automobile” on page 91 in the Unified  
50 Development Ordinance (UDO). Mrs. Kan seconded, and the motion carried unanimously.  
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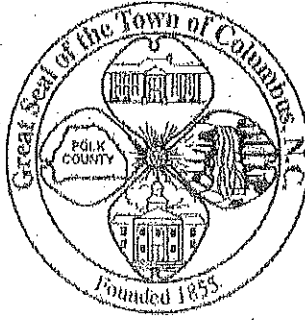
52 Board Comments

53 Mr. Barth asked the Planning Board for their thoughts on a regular business, deciding to be  
54 involved in another separate business in their parking lot. Mrs. Kan stated that many businesses  
55 would not have the opportunity to take on that idea since their parking lot is limited. Mrs. Elliott  
56 stated that separate businesses, such as Girl or Boy Scouts selling cookies for profit, would be  
57 allowed to operate in limited spaces. Mrs. Kan stated that another type of business that she has  
58 observed operating in limited space is that of flower vendors. Mrs. Kan stated that temporary  
59 vendor restrictions are already addressed in the UDO – Section 8.13 – Temporary Uses under  
60 (C) Temporary Retail Sales Uses (2) on page 110. Mrs. Elliott stated that limited parking would  
61 not prevent possible temporary vendors from setting up their business. Mrs. Elliott added that  
62 there are other brick-and-mortar businesses such as Tractor Supply on 651 West Mills Street,  
63 Columbus, NC that would have the available space that the temporary vendors are seeking. Mr.  
64 Barth stated that he would also like to mention that the boutique, Well Rooted Mercantile on 200  
65 East Mills Street, Columbus, NC is closing its business on Thursday, November 30, 2023, and it  
66 will soon be replaced by a Hemp Shop. Mr. Barth added that the new business has not applied  
67 for a zoning compliance permit yet, however, the mayor, Patrick McCool, would like to discuss  
68 placing the same regulations on the Hemp Shops as the Tattoo Parlors. Mrs. Elliott stated that  
69 additional research will be required to determine whether the business is classified under  
70 accessory use or itinerant sales and research regulations placed on Cannabis and Vaping. Mrs.  
71 Kan stated that inside city residents were allowed to have horses on their rental property. Mrs.  
72 Kan asked about the permissibility of her neighbors renting out their parking lot for individuals  
73 to park their horse trailers and hook up their RVs for residential purposes. Mr. Barth stated that  
74 livestock such as horses is not permitted and the allowance for RVs is conditional on their use  
75 solely for residential purposes.

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77 There being no further business to discuss, Mrs. Elliott made a motion to adjourn. Ms. Buell  
78 seconded, and the meeting was adjourned at 7:16 PM.  
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Cathy Elliott, Chairwoman

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Stephanie Serrano, Administrative Assistant  
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## MEMORANDUM FOR PLANNING BOARD MEETING

To: Columbus Planning Board  
From: Timothy J. Barth, Town Manager  
Re: Consideration of Zoning Designations for Chiropractic Services  
Date: December 5, 2023

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### Background

Recently I received a call from someone who was interested in where chiropractic services were allowed. When I checked the UDO I found that there was a place in the table but all the zoning designations are blank. Please see the attached page.

I believe this was a mistake when the UDO was originally done. I think that chiropractic services should be allowed as a permitted use in the Central Business District and Highway Commercial District. The recommended motion would be to, amend Section 7.6 of the UDO by adding the word "services" after the word Chiropractic and add a P in the CBD and HC columns.

If you have questions or concerns, please do not hesitate to contact me.

Use	RE	R-4-BD	R-2-MD	GBD	HC	IND	PS	TND	Supplemental Regulation
Chemical and hazardous material storage/treatment							PS		Section 8.28
Childcare center				PS	PS			PS	Section 8.29
Childcare center (as an accessory use for a principal business/industry)				P	P	P			
Chiropractic									
Church, synagogue, temple, or other religious building, including accessory services	P	P	P		P		P	P	
Clothing store				P	P				
Colleges, universities, community colleges					P				
Commercial greenhouse or nursery, no on-premise sales					P	P			
Commercial greenhouse or nursery, sales of products					P				
Community gardens	P	P	P					P	
Compost sites							P		
Computer sales and repair				P	P				
Contractors offices				P	P				
Convenience stores					P				
Country clubs	SS	SS							Section 8.30
Crematorium							PS		Section 8.31
Dance halls					S				
Day nursery and private kindergarten	P	P	P		P		P	P	
Day support facility				PS	PS				Section 8.1
Daycare facility, adult				PS	PS				Section 8.1
Deli				P	P				
Distilleries				PS	PS				Section 8.32
Dog grooming					P				
Electrical equipment sales and repair					P	P			
Electrical repair or contractor (no open storage)					P				
Electrical repair or contractor (open storage allowed)						P			
Emergency management operation					P				
Engine repair, small (including motorcycle)					P	P			
Engineering/surveying/architectural services-general					P				
Exterminating and pest control services					P				
Fabric store				P	P				