

Agenda
September 5, 2023

REGULAR MEETING OF TOWN OF COLUMBUS
BOARD OF PLANNING AND ADJUSTMENT

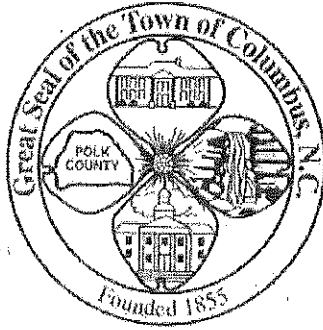
RULES FOR PERSONS ADDRESSING BOARD MEMBERS

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 August 1, 2023 Regular Planning Board Meeting.
 4. Discussion regarding density of single-family housing in the R-2 zoning area.
 5. Board Member Comments
 6. Adjourn
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MEMORANDUM FOR PLANNING BOARD MEETING

To: Columbus Planning Board
From: Timothy J. Barth, Town Manager
Re: Discussion Regarding Density of Single-Family Housing in the R-2 Zoning Area
Date: September 5, 2023

Background

A concern has been raised that the Town's minimum lot size may be too small. In the R-2 zoning area the minimum lot size is 10,000 square feet. This would mean approximately 4 houses per acre.

The mayor asked that this issue be considered by the Planning Board.

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

1 **COLUMBUS PLANNING BOARD & BOARD OF ADJUSTMENTS**
2 **Minutes of Regular Meeting**
3 **Tuesday, August 1, 2023**

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5 The Town of Columbus Planning Board and Board of Adjustments met on Tuesday, August 1,
6 2023, at 6:03 p.m. in the Columbus Town Hall Council Chambers.

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8 **Roll Call**

9 Jimmie Buell
10 Marshall Watkins
11 Mark Blanton, Vice-Chairman
12 Ernie Kan, Voting Alternate Member

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14 **Staff Present:**

15 Timothy J. Barth, Town Manager
16 Stephanie Serrano, Administrative Assistant

17 **In absence:** Cathy Elliott, Chairwoman & Virginia Green

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19 The meeting was called to order at 6:03 p.m. A roll call was taken, and the chairwoman
20 acknowledge all present.

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22 **Approval of the minutes of the July 3, 2023, Regular Planning Board Meeting**

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24 Ms. Serrano recommended to add “Mrs. Green seconded the motion carried unanimously” to the
25 last sentence on line item #75.

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27 Mr. Blanton made a motion to accept the minutes with the changes made to July 3, 2023,
28 meeting as presented. Mr. Watkins seconded, and the motion carried unanimously.

29
30 **Board Comments**

31 Ms. Buell asked if the Town Manager, Tim Barth, denied the request of Infinity Engineering
32 Group, LLC to place an ATM at 250 West Mills Street, Columbus NC 28722. Mr. Barth stated
33 that he postponed their request for the placement of an ATM until the company was able to
34 provide him with a plan. Mr. Barth added that the brick-and-mortar building, Bank of America,
35 at 170 East Mills Street, Columbus, NC 28722 will be put for sale and the ATM adjacent to the
36 building will be removed. Mr. Watkins stated that he is concerned about the appearance of the
37 ATM installation due to its close proximity to the road as well as the cluttering it will cause to
38 the intersection. Ms. Buell stated that the ATM has potential to bring more traffic within the
39 Food Lion shopping center. Mr. Watkins stated that it would have been a better option to place
40 the ATM in the back corner of the shopping center as there is less traffic, however, it may
41 present a security issue. Mr. Barth stated that Infinity Engineering Group, LLC were not
42 concerned that their ATM was 300 ft from another ATM at First Citizens Bank at 160 West
43 Mills Street, Columbus NC 28722. Mrs. Kan asked if the owners of Columbus Plaza Associates
44 LLC gave Infinity Engineering Group, LLC permission for their ATM installation despite
45 limited parking spaces. Mr. Barth stated that the owners of the shopping center allowed the
46 Engineering Firm to proceed with their project, but he suggested that they use three parking

47 spaces. Ms. Buell asked if it was required for someone to come before the planning board prior
48 to constructing a building within highway commercial. Mr. Barth stated if it is a straight
49 permitted use then they do not need to ask the planning board for their approval beforehand. Mrs.
50 Kan stated that she is concerned that the Town will be held responsible for a possible injury on
51 Highway 108 due to high traffic. Mrs. Kan recommended to add the request for a traffic light and
52 crosswalk on Highway 108 to the August agenda to address the issue. Mr. Barth stated that he
53 will make sure that he adds the request for a traffic light and crosswalk to the agenda of the
54 Town Council. Mrs. Kan asked if Mr. Barth had the chance to draft a letter regarding the signage
55 and email it to the planning board 4 or 5 days in advance for review before officially sending it.
56 Mr. Barth stated that he is currently waiting for the approval of the Town Council to change the
57 signage requirements. Mr. Watkins asked for an update on the appearance of Blue Waters Pool
58 & Spas property. Mr. Barth stated that he was informed that the company is struggling to service
59 the projects that they have at this time, and they do not have the help nor the funds to make any
60 progress with their development appearance.

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62 There being no further business to discuss, Mr. Blanton made a motion to adjourn.
63 Mr. Watkins seconded, and the meeting was adjourned at 6:24 PM.
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Mark Blanton, Vice-Chairman

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Stephanie Serrano, Administrative Assistant
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