

COLUMBUS PLANNING BOARD & BOARD OF ADJUSTMENTS
Minutes of Regular Meeting
Monday, December 7, 2020

The Town of Columbus Planning Board and Board of Adjustments met on Monday, December 7, 2020 at 6:00 p.m. in the Columbus Town Hall Council Chambers.

Roll Call: Catherine Elliott, Chair
Virginia Green
Jimmi Buell
Mark Blanton, Voting Alternate Member
Ernie Kan, Alternate Member

Staff Present: Timothy J. Barth, Town Manager
Shana Atkins, Assistant Town Clerk

The meeting was called to order at 6:05 p.m. A roll call was taken, and the chairman acknowledged all present except Marshall Watkins.

Public Comment
There were no public comments.

Consideration of Minutes of the November 3, 2020 Planning Board Minutes.
Mr. Blanton made a motion to approve the November 3, 2020 Planning Board minutes as written. Mrs. Green seconded, and the motion carried unanimously.

Presentation by Dale Holland on Articles 1-3 of the Unified Development Ordinance.
Dale Holland and Landon Holland were present and prepared to speak on behalf of Articles 1-3 of the Unified Development Ordinance (UDO). Landon Holland stated that the point of tonight's meeting is to go through the first three sections of the UDO and allow the Planning Board Members to give his or her input or suggested changes to the UDO. Landon Holland provided a Power Point presentation to all the Planning Board Members (attached to minutes). Landon Holland stated that on the first slide it talks about the project process which include review of existing ordinances, discussion with staff, and a public information meeting with Town Council which was held at the last Town Council meeting. Landon Holland stated that the project process also includes the development of the draft ordinance and a total of four work sessions with the Planning Board members. Landon Holland stated that the next meeting will be held on February 2, 2020. Landon Holland stated that the meeting that will be held on April 1, 2020 is when he will be seeking the Planning Board Members recommendation for approval that will then allow the final draft to be submitted to the Columbus Town Council. Landon Holland stated that the UDO needs to be adopted in June before the July 1, 2020 deadline. Landon Holland stated that the Town will have a website that will provide updates on the UDO including draft sections, meeting dates, and agendas and minutes of the meetings, so the public will have an opportunity to view the draft UDO. Mr. Barth pointed out that the meeting dates on the Power Point presentation are incorrect. Mr. Barth explained that the Planning Board meets the first Tuesday

of every month at 6:00 pm. Landon Holland stated that he will update the dates on the Power Point to reflect that the Planning Board meets on the first Tuesday in February, and April. Landon Holland stated that the website for the UDO will be live in the morning for public consumption. Landon Holland stated that the website address is www.plancolumbus.com. Landon Holland stated that Holland Consulting Company is creating the UDO and will consolidate all the existing ordinances into one document. Landon Holland stated that NCGS 160D was recently adopted by the North Carolina General Statute and over the past ten to fifteen years amendments have been made to enable legislation which affords local units of government to control land development or regulate it in terms of use, density, and things of that nature. Landon Holland stated that there was a set of county standards and municipal standards and they were independent of one another, so under NCGS 160D it is abandoning the concept of city and county and it is just one set of standards enabling legislation that applies to both entities. Landon Holland stated that once the UDO is completed all the Town's ordinance will be consolidated into one document and will be effective July 1, 2020. Landon Holland stated that if the UDO is completed prior to June 30, 2020 the Town of Columbus will remain in full compliance with the NCGS 160D. Landon Holland stated that UDO will include different articles that will be incorporated. Landon Holland stated that he is going to discuss issues or ideas on the UDO with the Planning Board Members. Landon Holland stated that the new UDO will cover purpose and applicability, general regulation, administrative mechanisms. Landon Holland stated that he is considering combining Articles 8, 9, and 10 and name it performance standards. Landon Holland stated that Article 1 is laying the foundation for the overall ordinance and it talks about applicability, speaks to conflicts, talks about interpretation, and it defines the official zoning map. Landon Holland stated that Article 2 are general standards that apply across the board. Landon Holland stated that split jurisdiction was updated in the UDO. Landon Holland stated that split jurisdiction would apply if the Town has a parcel that extends out into the county. Landon Holland stated that Article 3 speaks to the definition of the administrative staff and his or her role of the process as well as defining the Planning Board and Board of Adjustment. Landon Holland stated that another change to NCGS 160D was the conflict-of-interest standards within the General Statutes, so that has been updated within the UDO. Landon Holland stated that the intent of the UDO is that everything will remain constant. Landon Holland stated that Holland Consultant Company has not made modifications to the UDO on procedures or how the Planning Board operates as a board. Landon Holland stated that the last slide covers a range of issues. Landon Holland stated that some things to consider are promotion of flexible and diverse development, incorporation of townhouses into the subdivision standards, establishing zero lot line provisions, adding temporary healthcare structures, establishing work-at-home village standards, consideration of establishing maximum parking standards, consideration of revising non-residential landscaping standards, establishing distilleries and microbreweries and consideration of establishing a conservation overlay district. Landon Holland stated that he or Dale Holland would be happy to answer any questions that the Planning Board members may have. Dale Holland stated that Article 2 is an umbrella article, so the provisions in Article 2 apply universally across the board. Dale Holland stated that if you view the ordinance for Raleigh, Goldsboro, or Hendersonville you will see basically the same things in the Town of Columbus UDO Article's 1-3. Dale Holland stated that if the Planning Board Members would rather wait to discuss Articles 1-3 at the February meeting it will not delay the UDO. Mrs. Elliott asked the board if they would like to ask questions tonight or wait to discuss Articles 1-3 at the February meeting. Mr. Blanton stated that he does not have any questions now, but that he would

like to study over the UDO. Mrs. Kan stated that on pg. 12 section 2.11 under lot size without all public utilities there is a typo on the second sentence that states I utilize. Landon Holland stated that this should be changed to If utilities. Mr. Barth stated that on Page 17 under meetings it states the board shall hold regular monthly meetings at a specified time on the second Tuesday of each month. Mr. Barth stated that this sentence needs to state that the meetings will be held on the first Tuesday of each month. Dale Holland suggested that the Planning Board Members read the UDO early in the morning. Mrs. Elliott thanked Landon and Dale Holland for the presentation on the UDO.

Board Member Comments

There were no board member comments.

There being no other business to discuss Ms. Buell made a motion to adjourn. Mr. Blanton seconded, and the meeting was adjourned at 6:40 PM.


Catherine Elliott, Chairman


Shana Atkins, Assistant Town Clerk