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COLUMBUS BOARD OF ADJUSTMENT MEETING
Minutes of Board of Adjustment Meeting
Wednesday June 18, 2014

The Town of Columbus Board of Adjustment met on Tuesday, June 18, 2014, at 4:30 p.m., at the Columbus Town Hall, 95 Walker Street, Columbus, North Carolina.

Board Members Present: Jimmi Buell
Bevin Corbin
Mary Shambaugh

Board Members Absent: Kathleen Nowakowski
Chris Rome
Joan Scoggins

Staff Present: Jonathan Kanipe, Town Manager
Bailey Nager, Town Attorney
Devon LaFromboise, Assistant Town Clerk

ROLL CALL AND RECOGNITION OF QUORUM

The meeting was called to order at 4:33 p.m. A roll call was taken and the elected Chairman acknowledged all present except Chris Rome, Joan Scoggins and Kathy Nowakowski. Mr. Corbin made a motion to approve the minutes of the March 14, 2013 meeting as written, Mrs. Shambaugh seconded the motion, motion carried.

There were no public comments

Mrs. Shambaugh made a motion to appoint Jimmi Buell to serve as Chairperson for this meeting, Mr. Corbin seconded, motion carried.

Public Hearing for SU-01-14

Ms. Buell opened the public hearing for SU-01-14. Ms. Buell and swore in Cathy Ruth and Jonathan Kanipe.

Ms. Buell asked for evidence to be presented before the board. Manager Kanipe presented the application for special use as submitted by the Polk County Government and his Memorandum for Board of Adjustment Public Hearing. The Polk County Government has requested the property located at 51 Walker Street to be used for government offices. The Polk County Government currently owns the property.

Manager Kanipe went over the application and the considerations for the Special Use Permit. The Permitted Use table allows the government to use in the CBD with a special use permit.

Consideration is based on the following standards:

1. Use requested is among those listed as an eligible special use

- 47 2. Special use will not endanger the public health
48 3. The use meets all required conditions and specification
49 4. Special use will not injure the value of adjoining property
50 5. The location is in harmony with the area.

51
52 Staff recommends approval of the special use permit; it is not changing ownership, it will be utilized as
53 the new tax and tag office for Polk County and staff does not believe there will be any injuries to
54 property or public health.

55
56 Mrs. Shambaugh asked if there are there enough parking spaces to support the use. Manager Kanipe
57 confirmed there are 51 spaces on Jim Christopher Street, 14 spaces on Ward Street, and 6 spaces on
58 Walker Street, for a total of 71 spaces.

59
60 Mrs. Shambaugh made a motion to receive Manager Kanipe's Memorandum for Board of Adjustment
61 Public Hearing as evidence entitled exhibit one (1), Mr. Corbin seconded, motion carried. There was no
62 cross examination of Manager Kanipe

63
64 Mrs. Ruth requested to add as evidence a letter from the Department of Transportation confirming the
65 Polk County Tag Agency formation. Mr. Corbin made a motion to accept the letter from the Department
66 of Transportation letter as exhibit two (2), Mrs. Shambaugh seconded, motion carried.

67
68 Mrs. Ruth further discussed the proposed use of the building and property. Mrs. Shambaugh asked Mrs.
69 Ruth if Polk County will staff the office. Mrs. Ruth affirmed that Polk County will run the tag office and
will move the tax office into the space to assist in management of the Tax Office and Tag Office. For
71 clarification of the property's use, Manager Kanipe offered the Board of Adjustment Agenda Packet as
72 exhibit three (3). Mr. Corbin made a motion to accept the Board of Adjustment Agenda Packet as
73 exhibit three (3), Mrs. Shambaugh seconded, motion carried.

74
75 Mr. Corbin made a motion to close the evidentiary portion of the public hearing, Mrs. Shambaugh
76 seconded, motion carried. The evidentiary portion of the public hearing was then closed.

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78 Ms. Buell read each point for discussion;

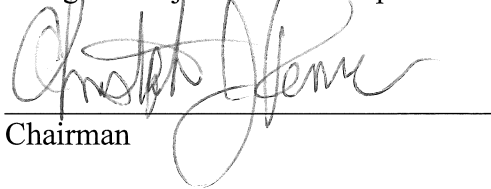
- 79
80 1. Use requested is among those listed as an eligible special use - Mr. Corbin and Mrs. Shambaugh
81 were in agreement.
82 2. Special use will not endanger the public health - Mr. Corbin and Mrs. Shambaugh agreed the use
83 would not endanger the public health.
84 3. The use meets all required conditions and specification - Mr. Corbin and Mrs. Shambaugh
85 agreed the use met all required conditions.
86 4. Special use will not injure the value of adjoining property – Mr. Corbin and Mrs. Shambaugh
87 agreed the use would not injure the value of the adjoining property.
88 5. The location is in harmony with the area – Mr. Corbin and Mrs. Shambaugh agreed the location
89 is in harmony with the area.

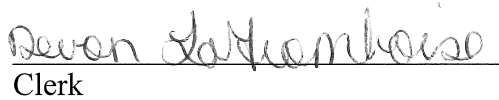
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91 Mrs. Shambaugh made a motion to find that all five points are satisfied and are affirmed, Mr. Corbin
seconded, motion carried.

93 Mrs. Shambaugh made a motion that the Board of Adjustment finds that the proposed special use is
consistent with the plans and policies of the Town of Columbus, Mr. Corbin seconded, motion carried.

95
96 Mrs. Shambaugh made a motion to approve the special use permit, Mr. Corbin seconded, motion
97 carried.

98
99 There being no further business, Mr. Corbin made a motion to adjourn, Mrs. Shambaugh seconded,
100 motion carried. The Board of Adjustment meeting was adjourned at 5:00 p.m.

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103 _____
104 Chairman

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107 _____
108 Clerk