

**COLUMBUS PLANNING BOARD**  
**Minutes of Regular Meeting**  
**Monday, November 9, 2015**

The Town of Columbus Planning Board met on Monday, November 9, 2015 at 4:00 p.m., at the Columbus Town Hall, 95 Walker Street, Columbus, North Carolina.

**Board Members Present:** Kathleen Nowakowski  
Jimmi Buell  
Bevin Corbin

**Board Members Absent:** Mark Phillips  
Mary Shambaugh  
Joan Scoggins

**Staff Present:** Timothy J Barth, Town Manager  
Bailey Nager, Town Attorney  
Devon Gosnell, Town Clerk

The meeting was called to order at 4:10 p.m. A roll call was taken and the Chairman acknowledged all present except Mark Phillips. Mark Phillips was elected to the Columbus Town Council as of November 3, 2015, thus his seat on the Planning Board as an alternate is now vacant.

Mrs. Nowakowski asked if there were any changes to the September 14, 2015 minutes. There were no changes requested. Mr. Corbin made a motion to approve the September 14, 2015 minutes as written, Ms. Buell seconded, motion carried.

There were no public comments

**Consideration of Adopting a Resolution Requesting to Add Breweries as a Permitted Use**

Manager Barth explained that there is someone who has indicated interest in opening a "Brewpub". A brewery will be a part of a tap room and restaurant. The restaurant portion is an approved use in the zoning area, but the brewery is not addressed in the table of permitted use. He is asking the Planning Board to recommend it to the Council as an approved use.

Mrs. Nowakowski would be willing to recommend the use. She would like it to be located away from a residential district. Manager Barth explained that the area under consideration is zoned Highway Commercial and currently has limited residential use due to its location.

Mr. Corbin asked if we would be allowing microbreweries in the Town of Columbus. Manager Barth confirmed it would allow them and suggested limiting them to the highway commercial zoning districts. Attorney Nager clarified that legal activities are required to be somewhere in the Town limits, unless it is so noxious that it would not be reasonable. A brewery is a legal activity. Attorney Nager suggested limiting them to specific zoning districts.

Mr. Corbin made a motion to recommend adding "microbreweries: distilleries: as a permitted use in the highway commercial zoning district, to the Town Council, Ms. Buell seconded, motion carried.

Mrs. Nowakowski made a motion to find the proposed use is consistent with the plans and policies of the Town of Columbus, Mr. Corbin seconded, motion carried.

**Consideration of Amendments to Sign Ordinance as Required by the U.S. Supreme Court**

Attorney Nager has reviewed the sign ordinance for the Town of Columbus and found several areas that need improvement; Attorney Nager also found areas of duplication.

50 Attorney Nager tried to remove any area in the current ordinance that appeared to be content  
51 driven. The verdict, as handed down by the Supreme Court, requires all sign regulations to be content  
52 neutral. If a sign has to be read to understand what type of sign it is, then the sign is content driven.

53 Attorney Nager would like to contact a colleague at the University Of Chapel Hill School Of  
54 Government to get more clarification about off premise signs and about using vehicles as signs or  
55 mobile signs.

56 Attorney Nager has some concerns in the commercial areas; he doesn't want to make a  
57 suggestion to the Board to implement a regulation that causes an overwhelming number of businesses to  
58 be out of compliance. Another area of concern for Attorney Nager is businesses that have directional  
59 signage as well as advertising signage. An example would be a business that routes traffic in a circular  
60 route; the business would need signs to indicate entrances and exits.

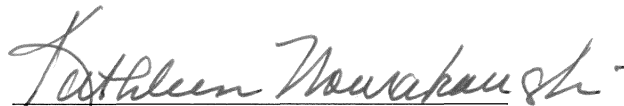
61 Attorney Nager encouraged the board members to go out in town and take pictures of current  
62 signage. He suggests an inventory of the current signs in town. Manager Barth and the board will go  
63 about town and look at the current signage needs of the town.

64 Mrs. Nowakowski asked Attorney Nager if the focus is on permanent signs or temporary signs.  
65 Attorney Nager explained that if signage is allowed, then there is no clarification on if it is a permanent  
66 sign or temporary sign. Attorney Nager's proposal removes the temporary signs section of the  
67 ordinance.

68 Flags are not considered signs. The ordinance specifies banners, pennants, posters, and streamers  
69 as types of signs. Flags of any government are allowed in all zoning districts.

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71 There being no further business, Mr. Corbin made a motion to adjourn, Ms. Buell seconded, motion  
72 carried. The meeting was adjourned at 4:44 p.m.

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Chairman

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Clerk