

Agenda
July 7, 2020

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 February 4 and June 2, 2020 Planning Board Meetings
 4. Approval of the minutes for the March 3, 2020 Board of Adjustments Meeting
 5. Discussion of Section 6 (Goals and Strategies) of the Comprehensive Plan
 6. Discussion About the Possibility of Developing a Unified Development Ordinance
 7. Consideration of a Request to Locate a Taco Bell
 8. Discussion Regarding a Possible New Subdivision
 9. Board Member Comments
 10. Adjourn
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COLUMBUS PLANNING BOARD & BOARD OF ADJUSTMENTS
Minutes of Regular Meeting
Tuesday, February 4, 2020

The Town of Columbus Planning Board met on Tuesday, February 4, 2020 at 6:00 p.m., at the Columbus Town Hall, 95 Walker Street, Columbus, North Carolina.

Roll Call:

Kathleen Nowakowski
Catherine Elliott
Marshall Watkins
Ernie Kan
Mark Blanton

Staff Present:

Timothy J. Barth, Town Manager
Daisy Trejo, Customer Service Representative

The meeting was called to order at 6:00 p.m. A roll call was taken, and the chairman acknowledged all present except Jimmi Buell and Virginia Green. Alternate members Mark Blanton and Ernie Kan were present and served as full members for the meeting.

Public Comment

There were no public comments.

Presentation by Dale Holland of the work on the Comprehensive Plan to date

Dale Holland from Holland Consulting Planners distributed the draft future land use map to the Planning Board members and explained that when they are creating a vision for the Town of Columbus through the future land use plan that will lay a foundation for future planning processes in Town. Mr. Holland added that the intent of this plan is for everyone to take the time to read and understand the plan, and to make sure the final adopted version of the plan conveys the future of Columbus that the Planning Board members desire. Mr. Holland stated that the plan provides a legal basis for the Town's planning program, which is especially important for all land related ordinances due to the impact of the recently enacted 160-D legislation, which is a General Assembly rewrite of legislation governing land use regulation in North Carolina. Mr. Holland stated this means the Town's zoning, floodplain, subdivision, and all other land use ordinances must be consistent with the new statute before January 1, 2021. Mr. Holland stated that the new legislation also requires a current, meaning updated within the past five to ten years according to the Institute of Government, Comprehensive Plan be in place for any local government regulating land use through other ordinances. Mr. Holland stated that the state has given everybody until July 1, 2022 to get a Comprehensive Plan in place.

Mr. Holland stated that the Comprehensive Plan can serve as a marketing tool, providing valuable information to potential investors and developers. Mr. Holland stated he tried to make the plan consistent with the Town's vision statement, "The Town of Columbus seeks sustainable growth that protects our natural and historic resources, while preserving our values, qualities, and culture."

Mr. Holland gave an overview of the draft sections of the plan as follows:

Section One: Purpose, the planning process, description/developing of the plan, an overview of what is included in the plan, Columbus' history and description of regional location.

Section Two: Community profile, which covers population, housing, and economy based on census data. The following are highlights of this information:

- The population of Columbus has increased about sixty-four percent since 1990.
- Most homes in town are single-family homes.
- Fifty-eight percent of the population over the age of sixteen is currently in the labor force and that twenty-seven percent of the workforce travels ten minutes or less to work.
- The largest portion of the population was born between 1925-1945.

Section Three: Environmental existing conditions with special consideration to concerns of the Wildlife Commission that wildlife be able to move from one area to another through any existing and future developments. It should also be noted that planned preservation areas are also a desirable economic development tool. Drainage, solid waste, transportation, climate condition, and Eco-region designation are also considered in this section.

Section Four: Projections of future demand, including recreation demand with consideration to Chocolate Drop Mountain and habitat conservation; transportation demand, which is tied into the regional transportation plan currently being updated; population projections, which predict an increase by forty-seven percent through the year 2040. It was noted that the projection would increase the Town's population by four hundred eighty people and Columbus currently has enough vacant land to accommodate about six hundred twenty-five additional developed units. The discussion recognizes that the Columbus is working closely with Saluda Community Land Trust for preservation of Chocolate Drop Mountain for public recreation uses.

Section Five: Land use, including urban growth estimates, description of land use categories, and future land use. It was noted that when vacant land changes hands there will be further availability for large parcels to be developed beyond the current estimates. The floodplain map is addressed for flooding impact on development as well as for conservation. The Central Business District was noted on the map as well due to the importance of agreeing on boundaries of that district and its impact on the remainder of the plan.

Mr. Holland stated the maps will be left on the wall in the Council Chamber room to encourage everyone to study them and make comments. Mr. Holland stated the future land use map does not have to agree with the existing zoning map and that it is rare that any municipality or county future land map mirrors the zoning map. Mr. Holland stated a draft plan should be completed within three months. Mr. Holland stated that he plans to come back to the Planning Board meeting in March to review the future land use map and to talk about goals and strategies. Mr. Holland stated the Comprehensive Plan is extremely important for securing state and federal funding and that a lot of state and federal funding programs will ask for a Comprehensive Plan. Mr. Holland encouraged residents of Columbus to view the Comprehensive Plan website by visiting <https://plancolumbus.com/>.

Questions and Comments from the Public and Planning Board

Ms. Pankey asked who created the Comprehensive Plan. Mr. Holland stated that his team is creating the Comprehensive Plan based on input from the Town, Chamber of Commerce, and Polk County. Mr. Holland stated when the Planning Board is satisfied with the Comprehensive Plan, they will send it to Town Council for recommendations and possible adoption. Mrs. Kan

asked why Highway 108 was not included in the Comprehensive Plan. Mr. Holland replied that he will be adding Highway 108 into the Comprehensive Plan.

Discussion of Goals

Mr. Barth asked about the population projection between the years 2025-2030 being much greater than any of the other increments. Mr. Holland stated that the projection is greater due to the workforce housing development that is proposed for Little White Oak Mountain. Mr. Canfield stated that he has noticed within the past couple years that when major rainstorms pass through, the town becomes overburdened everywhere by water. Mr. Canfield asked if there is anything planned regarding storm water. Mr. Holland replied that storm water discussion is included in the Comprehensive Plan and that the Town needs a Comprehensive Storm Water Management Plan. Mr. Holland stated the Town recognizes some problem areas with storm water. Mr. Williamson stated that the storm water plan is part of the Capital Improvement Plan. Mr. Canfield stated that View Street and East Constance does not connect on the map. Mr. Holland stated he will fix the mistake on the map.

Consideration of approval of a zoning permit for Trademark Building Supply Store.

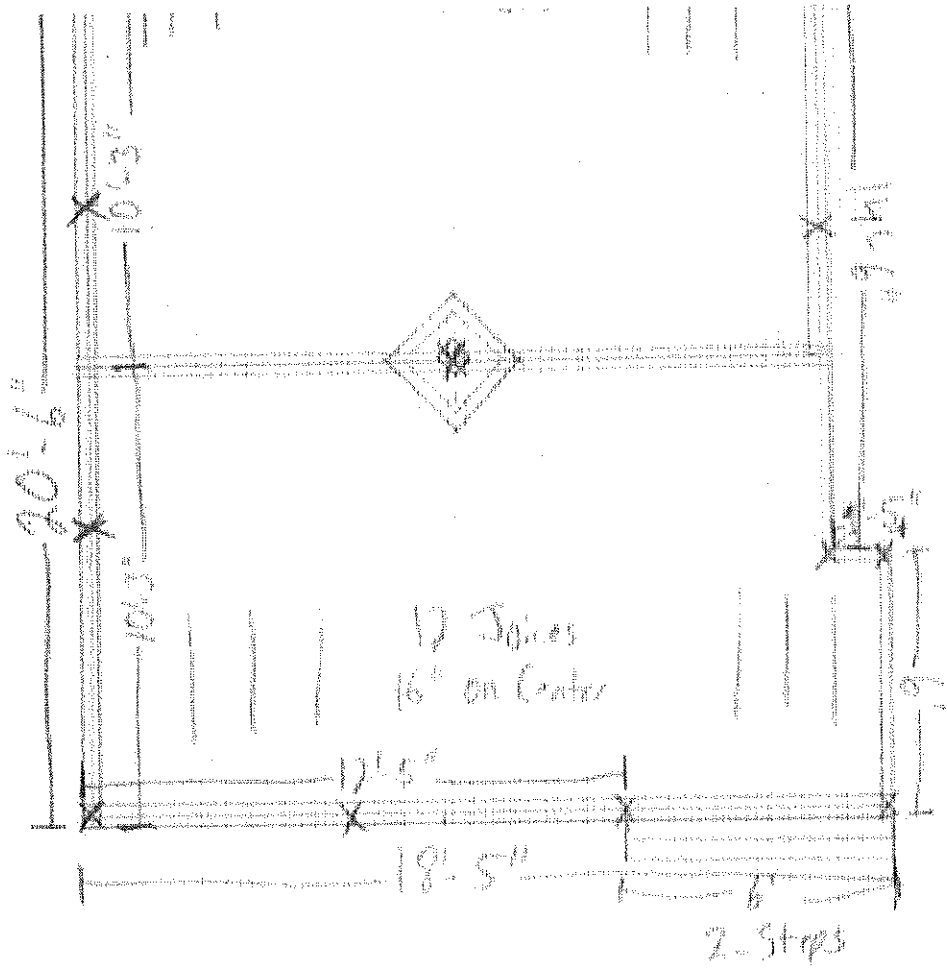
Mr. Barth stated that Caleb Painter is the manager of Trademark Exteriors and that they have moved into the warehouse on Mills Street. Mr. Barth stated that Mr. Painter would like to put a deck with railings on the front of the existing building, which would not meet the zoning requirement to be sixty feet from the center of the road with all structures. Mr. Barth explained that the deck will not be attached to the building, but that it would be more of an accessory use and able to be removed at any time. Mr. Barth stated that Trademark has decking material that they sell and want to display their material. Mr. Watkins stated that he believes that the deck will be too close to the road. Mrs. Kan agreed that the deck being that close to the road would be a concern. Mrs. Nowakowski stated that building a deck that close to the road could be an issue for truck drivers. Mrs. Kan stated that if they do not know how far the existing right-of-way goes, they cannot decide.

Mr. Watkins made a motion to deny the zoning permit for Trademark Building Supply Store. Mr. Blanton seconded, and the motion carried unanimously.

There being no other business to discuss Mrs. Kan made a motion to adjourn. Mr. Watkins seconded, and the meeting was adjourned at 7:26 p.m.

Kathleen Nowakowski, Chairman

Daisy Trejo, Customer Service Representative



X = Posts - 6x6

Double Band Around the Outside (2x10)

Double 2x10x20" Through the middle

COLUMBUS PLANNING BOARD & BOARD OF ADJUSTMENTS
Minutes of Regular Meeting
Tuesday, June 2, 2020

The Town of Columbus Planning Board met on Tuesday, June 2, 2020 at 6:05 p.m. via Zoom and Facebook Live.

Roll Call: Kathleen Nowakowski, Chair
Jimmi Buell
Virginia Green
Catherine Elliott
Marshall Watkins
Mark Blanton, Alternate Member
Ernie Kan, Alternate Member

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

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

Public Comment

There were no public comments

Consideration of Minutes of the February 4, 2020 Planning Board Meeting and March 3, 2020 Board of Adjustments Meeting.

Mrs. Nowakowski asked if there were any changes to the February 4, 2020 Planning Board minutes or the March 3, 2020 Board of Adjustments minutes. Mrs. Kan stated that a notarized document from the property owner of 296 Thorne Avenue was not attached to the minutes, and that the sketch from Trademark was also missing from the March 3, 2020 minutes. Mrs. Kan stated that she would like to wait until the items are attached to the minutes before approving them.

Mrs. Elliott made a motion to wait to approve the minutes until the missing items are attached, and Mrs. Green seconded, and the motion carried unanimously.

Ms. Buell stated that in the March 3, 2020 minutes it states that the approval of the variance for the deck construction at Trademark properties was contingent on the final approval of the detail plans. Ms. Buell asked Mr. Barth if Trademark submitted the plans. Mr. Barth replied that Trademark did submit the plans. Mr. Watkins stated that Trademark has done a great job on the exterior of the building.

Consideration of Changes to the Planned Unit Development from Thermal Belt Outreach

Mrs. Kan asked if the Town would still have to spend a lot of money to get water and sewer down to Thermal Belt Outreach Ministries (TBOM) if the location of the two houses was changed. Mr. Barth stated that the revised plan would reduce expenses for running water and sewer. Mr. Barth stated that there would be no money for sewer because the first two houses will connect directly into the sewer line. Mr. Barth stated that the high school has two houses ready,

and TBOM needs to provide a place for the houses to go. Mr. Alley stated that all TBOM needs to do to get the houses in there is to cut in a road. Mr. Alley added that the WCCA Day Care in Lynn is looking for a new location and are coming to TBOM to do a site walk. Mr. Alley stated that he was going to have a discussion with WCCA about sharing some of the infrastructure cost of the water line. Mr. Alley stated that TBOM is out trying to raise private money and seeking grants. Mr. Alley stated that TBOM is looking for approval of the revised development plan which includes swapping the location of the foster home with the two houses. Mr. Blanton asked who would be responsible for managing the foster home. Mr. Alley replied that an outside provider would be responsible for the management of the foster home.

Mrs. Green made a motion to approve the changes to the Planned Unit Development site plan as submitted by Thermal Belt Outreach. Mr. Watkins seconded, and the motion carried unanimously.

Discussion Regarding the Goals and Strategies of the Comprehensive Plan

Mr. Barth stated that the goals and strategies section of the Comprehensive Plan has a lot of information in it, including significant changes to the Town's Zoning Ordinance. Mr. Barth stated that the zoning ordinance will have to be revised to comply with NC General Statute 160-D prior to January 1, and that money will be in the budget to get all the things addressed in the first section of the Comprehensive plan at the same time.

Mr. Barth stated that in the second section of the Comprehensive Plan it talks about health and wellness and suggested that the board ask the public for comments or questions about different strategies. Mr. Barth stated that the Comprehensive Plan is a suggested plan to help assist with decisions and developments for the town.

Mrs. Kan and Ms. Buell expressed concern regarding the mention of zero-lot lines and fire zones. Mr. Watkins stated that he does not see an issue with town homes if the town allows apartment buildings.

Mrs. Kan asked the Planning Board members if they would like to leave in the zero-lot line verbiage in the Comprehensive Plan. Ms. Buell stated that she would like to know more details about section I.8. Mr. Barth explained that in section I.8 of the Comprehensive Plan it is talking about keeping the older population in a residential setting. Mr. Barth added that a section of the Town's ordinance would need to be revised to allow temporary health care setting in certain areas. Mr. Barth stated that the board can decide what type of structure will be built or what type of health care is being described so that the changes can be made to the ordinance.

Mr. Barth stated that Dale Holland is familiar with the Town's ordinance and the Comprehensive Plan and that he will answer any questions that the board members may have. Mrs. Elliott stated that she does not feel comfortable approving the discussed section of the Comprehensive Plan. Mr. Barth asked the Planning Board members to read sections of the Comprehensive Plan, and to have all their questions together for discussion with Dale Holland at the July 7, 2020 Planning Board Meeting.

Chairman Nomination

Mrs. Nowakowski asked the Planning Board members who would like to be the next chairman of the Planning Board. Mr. Blanton and Mrs. Elliott both volunteered.

Mrs. Green made a motion to elect Catherine Elliott as Planning Board Chairman. Mr. Watkins seconded, and the motion carried unanimously.

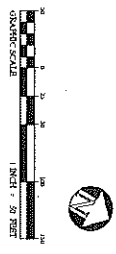
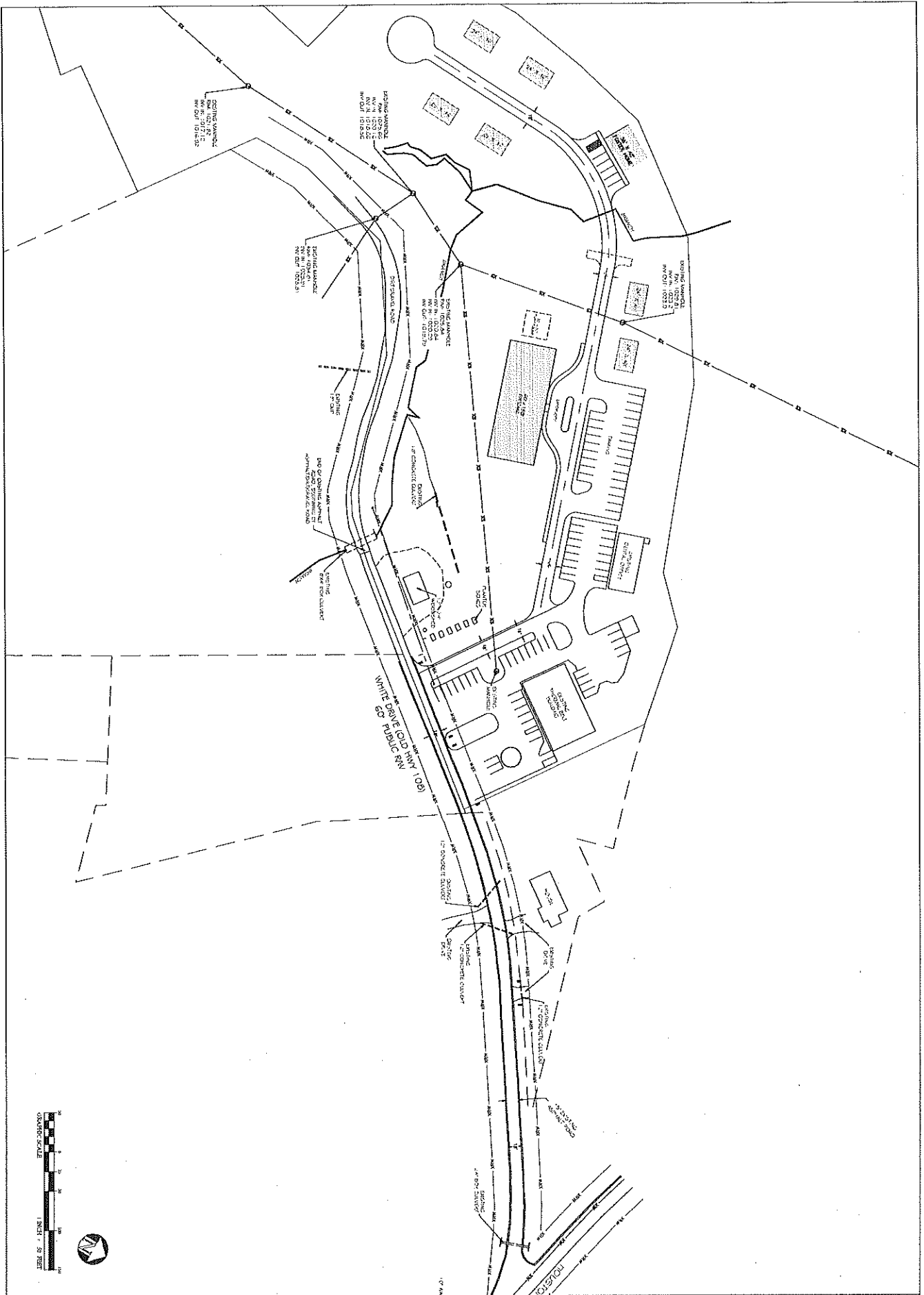
Board Member Comments

Mr. Watkins stated that he would like to know what the Planning Board needs to do about Blue Water Pools and Spas to get them into compliance with the Town's zoning ordinance. Mr. Watkins stated that he would like to see the site as it was proposed, with the drainage issues alleviated and the stairs repaired. Mr. Barth stated that a Councilmember had spoken to the owner about the site and found that there were financial issues causing delays to some of the projects. Mr. Watkins suggested that the business owner propose a timeline for resolution. Mr. Barth stated that he would submit the Planning Board's request to the property owner. Mrs. Kan stated that she would like the Planning Board to look at the tree ordinance that was written a long time ago because it would help with drainage issues. Mr. Barth stated that he will look for the tree ordinance for review by the board.

There being no other business to discuss Mr. Watkins made a motion to adjourn. Mrs. Elliott seconded, and the meeting was adjourned at 7:40 PM.

Kathy Nowakowski, Chairman

Shana Atkins, Assistant Town Clerk



SHEET NO. 18128
 DATE: 03/27/2020
 PROJECT: THERMAL BELT OUTREACH MINISTRY

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

NOT FOR CONSTRUCTION
 THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF ODOM ENGINEERING, PLLC. NO PART OF THESE PLANS OR SPECIFICATIONS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ODOM ENGINEERING, PLLC.

PLANS FOR
THERMAL BELT OUTREACH MINISTRY
 COLUMBUS, POLK COUNTY, NC
SITE LAYOUT


Odom Engineering PLLC
 1115 W. STATE ST. SUITE 100
 COLUMBUS, NC 28702
 PHONE: 704.322.7800
 FAX: 704.322.7801
 WWW.ODOMENGINEERING.COM

SCALE: 1" = 50'
 DATE: 03/27/2020
 DRAWN BY: JAW
 CHECKED BY: DWG
 PROJECT: THERMAL BELT OUTREACH MINISTRY
 SHEET: 4 OF 18

COLUMBUS PLANNING BOARD & BOARD OF ADJUSTMENTS
Minutes of Regular Meeting
Tuesday, March 3, 2020

The Town of Columbus Planning Board met on Tuesday, January 14, 2020 at 6:04 p.m., at the Columbus Town Hall, 95 Walker Street, Columbus, North Carolina.

Roll Call: Kathleen Nowakowski, Chair
Jimmi Buell
Virginia Green
Catherine Elliott
Marshall Watkins
Mark Blanton, Alternate Member
Ernie Kan, Alternate Member

Staff Present: Timothy J. Barth, Town Manager
Monica Greene, Town Clerk

The meeting was called to order at 6:00 p.m. at Trademark Properties. A roll call was taken, and the chairman acknowledged all present.

Discussion of a Variance Request

Merlin Troyer of Trademark Properties was present and explained that the company had requested permission to construct a deck at their office at 343 E. Mills Street in order to showcase their materials. Mr. Troyer stated that the decking would not intrude on the road right-of-way, would consist of solid, earth-toned colors, would be built on piers, and would have a solid covering on the bottom.

Mr. Troyer agreed to type up a detailed proposal and email to the Town Manager the following day. Ms. Kan requested that the state right-of-way be checked and ensure that any breakaway rules are met in the new construction.

The meeting was recessed at 6:15 PM and reconvened at Town Hall at 6:20 PM.

Ms. Elliott made a motion to approve the request for variance regarding deck construction by Trademark Properties, contingent on final approval of the detailed plan by consensus of the board. Mr. Watkins seconded, and the motion carried unanimously.

Public Comment

There were no public comments

Discussion of Section Five (Future Land Use) of the Comprehensive Plan

Dale Holland gave an overview of section five, noting that future land use will consist of low-density residential, medium-density residential, neighborhood commercial, highway commercial, central business district, office/institutional, conservation, and open space/parks classifications. Mr. Holland noted that some parcels within Chocolate Drop are conservation lots and some are not, but that the overall allowable use will be low-density residential for that area.

Mr. Holland clarified that the updated classifications of zoning and the corresponding map will not change any existing zoning of properties, but the future land use map should be used when making decisions regarding land use moving forward.

John Vining was present and asked about the requirements imposed upon the existing TND/mixed use districts. Mr. Holland explained that the mixed use allows for residential and limited commercial uses to be intertwined without individual rezoning of properties, which gives the town the flexibility to work with developers to design development together.

Distribution of Section Six (Goals and Implementing Actions) of the Comprehensive Plan

Mr. Holland distributed section six of the comprehensive plan and stated that he had received eleven goals from the Planning Board members, and that all goals need to be submitted in order for a final draft to be reviewed and discussed at the next meeting.

Consideration of a Special Use Permit

Alex Goins and Jen Hanna were present to represent Noble Dog Hotel in their request for a special use permit for a dog kennel at 155-B Shuford Road. Ms. Hanna explained that there would be no kennels located within 50 feet of the property line, and there would be a 6-foot fence around most of the property. Ms. Hanna addressed the concern of waste management by offering a solution consisting of a combination of biodegradable waste bags picked up by waste management and a built-in flushing system that would sit in the ground and flush into the sewer system. The Board requested that a detailed waste management plan be given to Mr. Barth and approved by the board.

Angel Mitchell from Bonnie Brae was present in support of the special use permit being granted and stated that Bonnie Brae had previously offered boarding in kennels and had never received any complaints regarding the operation of that business. Ms. Mitchell also stated that she would have no issues in sharing a driveway with the potential new business.

Ms. Hanna stated that the property is approximately six acres, four of which are usable. Ms. Hanna stated that the facility would be well-staffed and have an on-site employee 24 hours a day when animals were present. Ms. Hanna noted that they are scheduled to close on the property in May and would potentially open in early 2021 if granted use.

Ms. Elliott made a motion to grant the special use permit as requested, contingent upon final approval of the waste management plan by consensus of the board. Mr. Watkins seconded, and the motion carried unanimously.

Consideration of a Special Use Permit

Susan Hensley was present as the property owner of 296 Thorne Avenue requesting the special use permit. Ms. Hensley stated that she would like to grant a portion of her property to her daughter who would like to locate a mobile home on the property. Mr. Barth stated that the property is zoned R-2 residential which only allows mobile homes through a special use permit. Ms. Hensley stated that they would like to extend their existing driveway off Thorne Avenue to the future homesite. Ms. Hensley stated that the mobile home would be set on a permanent foundation with attractive skirting.

Mr. Blanton made a motion to approve the special use permit as requested, contingent upon final approval of the detailed property plans to include descriptions of permanent foundation, skirting, and driveway access by the board. Ms. Elliott seconded, and the motion carried unanimously.

Board Member Comments

Ms. Buell asked if there was anything that could be done regarding the appearance and condition of houses on Ogle Street. Mr. Barth stated that he had issued a notice of violation to one home on Ogle Street requiring them to clean up and mow the properties. Mr. Barth stated that he would look at the remaining homes on Ogle Street to determine if additional violations exist.

There being no other business to discuss Ms. Elliott made a motion to adjourn. Ms. Green seconded, and the meeting was adjourned at 7:30 PM.

Kathy Nowakowski, Chairman

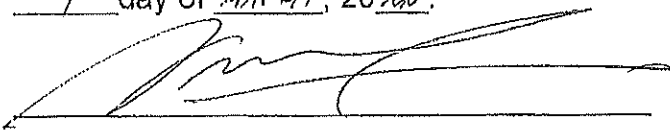
Monica Greene, Town Clerk

NORTH CAROLINA NOTARY ACKNOWLEDGMENT

THE STATE OF NORTH CAROLINA

COUNTY OF HENDERSON

I, EFREN VINTIMILLA, Notary Public, do hereby certify that SUSAN HENCKEY (name of individual(s) whose acknowledgment is being taken) personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 4 day of MARCH, 2020.



Notary Public Signature

Print EFREN VINTIMILLA

My commission expires: 09-25-2024

Efrén Vintimilla
NOTARY PUBLIC
Henderson County, NC
My Commission Expires September 25, 2024

(Seal)

DOCUMENTS APPLICABLE TO:
PERMISSION FOR SPECIAL USE PERMIT FOR HOME CURRENTLY LISTED AT 296 THORNTON AVE.
E.V.

Permission for Special Use Permit for Home Currently Listed as 296 Thorne Ave.

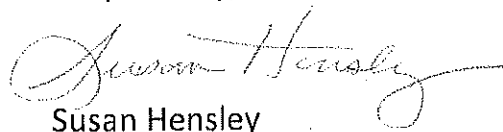
Dear Members of Columbus Town Council:

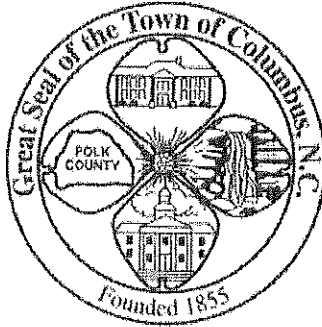
Thank you for your allowing me to speak at your council meeting on March 3, 2020. In accordance with your requested guidelines to the area presently listed as 296 Thorne Avenue, I agree to the following conditions for approval of the placement of my home on my property.

1. This mobile home will be placed on a permanent foundation.
2. The underpinning will be done with a technique called "split face". This is block with a stucco type finish that gives the appearance of a rock finish.
3. My current driveway will be extended down to this location unless the fire department requires a separate entrance. If this is the case, we will fully comply with the regulations of the fire department.
4. The entrance to the home will be from Thorne Ave and this will be the location of our mail box.
5. Water will be run from Thorne Avenue and sewer from Ogle as discussed in the meeting on 3/3/2020.
6. There will be 2 parking places in the drive for the new home.
7. This home will be maintained in the same fashion as my other home of 25 years as to cleanliness, lawn maintenance and outside appearance.

I respectfully hope that this will satisfy all concerns in the matter and that we can proceed with the placement of our home.

Respectfully,


Susan Hensley



MEMORANDUM FOR PLANNING BOARD MEETING

To: Columbus Planning Board
From: Timothy J. Barth, Town Manager
Re: Discussion of Section 6 (Goals and Strategies) of the Comprehensive Plan
Date: July 7, 2020

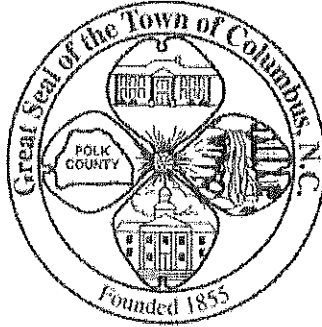
Background

At the June meeting we had some discussion of the Goals and Strategies Section of the Comprehensive Plan. The Goals and Strategies Section is the last section of the Comprehensive Plan. Dale Holland will be at this meeting to go over the Goals and Strategies Section in greater depth.

Also, if there is anything that you believe that has been left out of the plan, please let me know so that it can be addressed before the Planning Board votes to send it to the Town Council for their final approval. This is supposed to guide what the Town does over the next several years.

A couple of weeks ago you received a draft copy of the entire plan. Goals and Strategies is Section 6, which is the last section in the plan. If you need another copy of that part, please let me know.

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



MEMORANDUM FOR PLANNING BOARD MEETING

To: Columbus Planning Board
From: Timothy J. Barth, Town Manager
Re: Discussion About the Possibility of Developing a Unified Development Ordinance
Date: July 7, 2020

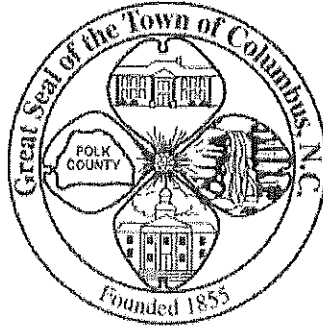
Background

Dale Holland will lead the discussion on this item. A UDO (Unified Development Ordinance) is a way to consolidate the town's different land development ordinances into one document.

With the current ordinances, there are times when it is necessary to look in two or three ordinances in order to consider certain development situations. A UDO would create one document and that would simplify where to go when considering land development decisions.

Because the Town has to get its ordinance in compliance with the new 160d standards, now might be a good time to do this.

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



MEMORANDUM FOR PLANNING BOARD MEETING

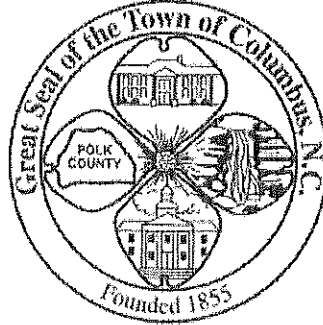
To: Columbus Planning Board
From: Timothy J. Barth, Town Manager
Re: Consideration of a Request to Locate a Taco Bell
Date: July 7, 2020

Background

Taco Bell has requested to locate a restaurant just to the west side of Entegra Bank (now First Citizens Bank). It would be right at the edge of the Food Lion Shopping Center parking lot.

They have sent the plans for what they are intending to do and those are the large sheets that are included with this agenda packet. If you have any questions a representative from the development group will be at the meeting to answer any questions.

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



MEMORANDUM FOR PLANNING BOARD MEETING

To: Columbus Planning Board
From: Timothy J. Barth, Town Manager
Re: Discussion Regarding a Possible New Subdivision
Date: July 7, 2020

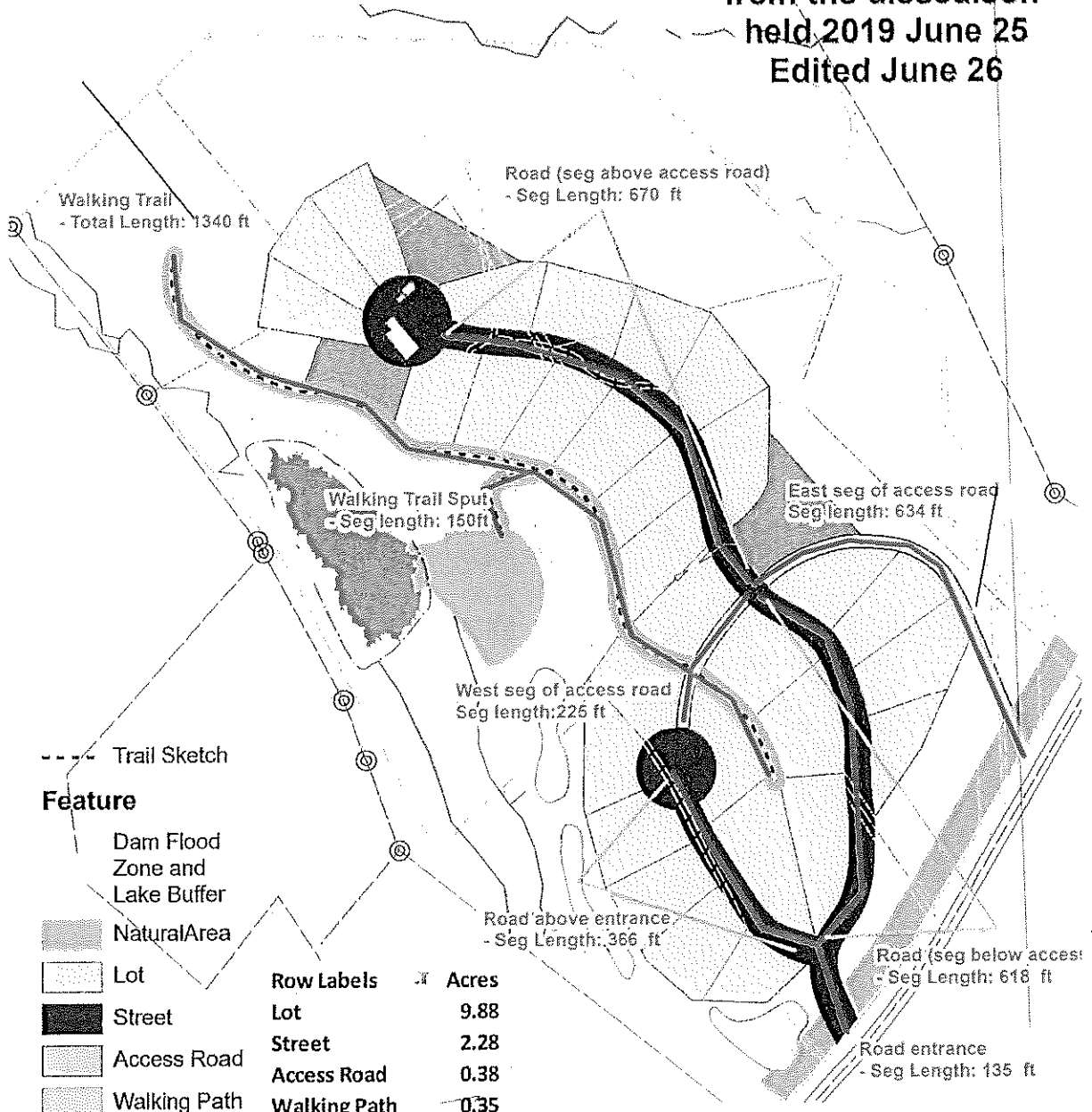
Background

Last year the Housing Assistance Corporation out of Hendersonville applied for a CDBG grant to put water and sewer to what was going to be the Little White Oak Mountain Subdivision. It turned out that they did not get the grant.

The issue was discussed at the Town Council meeting, but not at the Planning Board where it needed to start. A representative with the HAC will be at the meeting to discuss the proposed subdivision. They would like to submit a Preliminary Subdivision Plat at the August meeting, but wanted you to be aware of what their plans are. A copy of the proposed subdivision is attached.

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

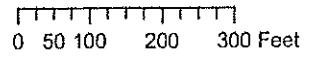
This is a sketch version
 from the discussion
 held 2019 June 25
 Edited June 26



--- Trail Sketch
Feature
 Dam Flood Zone and Lake Buffer

- Natural Area
- Lot
- Street
- Access Road
- Walking Path
- Open Space
- Buffer (No Developm...
- SWM

Row Labels	Acres
Lot	9.88
Street	2.28
Access Road	0.38
Walking Path	0.35
Open Space	1.02
SWM	0.54
Buffer	1.53
Natural Area	0.68
Dam Flood Zone	1.95
Grand Total	18.61
Developed Area	12.89



- This is a sketch for discussion purposes only.
 - Sizes are close but not final.
 - Developable area only includes those shaded.