

**Agenda
June 7, 2022**

**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 May 3, 2022 Regular Planning Board Meeting
 4. Consideration of Adding Women and Children Care Shelter to Table of Permitted Uses
 5. Discussion Regarding Food Trucks
 6. Board Member Comments
 7. Adjourn
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1 **COLUMBUS PLANNING BOARD & BOARD OF ADJUSTMENTS**
2 **Minutes of Regular Meeting**
3 **Tuesday, May 3, 2022**

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5 The Town of Columbus Planning Board and Board of Adjustments met on Tuesday, May 3,
6 2022, at 6:00 p.m. in the Columbus Town Hall Council Chambers.

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8 **Roll Call:**

9 Mark Blanton, Acting Vice Chairman
10 Jimmi Buell
11 Marshall Watkins
12 Virginia Green
13 Ernie Kan, Voting Alternate Member

14
15 **Staff Present:**

16 Timothy J. Barth, Town Manager
17 Shana Atkins, Assistant Town Clerk

18 The meeting was called to order at 6:00 p.m. A roll call was taken, and the acting vice chairman
19 acknowledged all present except Chairman Catherine Elliott.

20
21 **Public Comment**

22 There was no public comment.

23
24 **Consideration of Minutes of the March 1, 2022, Planning Board Meeting.**

25 Mr. Blanton made a motion to approve the March 1, 2022, Planning Board minutes as written.
26 Mr. Watkins seconded, and the motion carried unanimously.

27
28 **Consideration of Selecting a Vice-Chairperson**

29 Mr. Blanton volunteered to become the vice-chairman of the Planning Board.

30
31 Mr. Watkins made a motion to appoint Mark Blanton as the Vice Chairman of the Planning
32 Board. Mrs. Green seconded, and the motion carried unanimously.

33
34 **Discussion Regarding Distance Requirements for Tattoo Parlors**

35 Mr. Blanton stated that Councilman Jackson thinks that the Town shouldn't have restrictions on
36 the distance requirements between a tattoo parlor and a church. Mr. Watkins stated that he thinks
37 that 1,000 ft between a tattoo parlor and a church is fine. Mr. Watkins stated that there is already
38 a salon in the shopping center that does permanent makeup and adds that it is the same thing as
39 tattooing. Mr. Watkins stated that if the town will allow one business to do permanent makeup,
40 then having a tattoo parlor in that same location shouldn't be an issue. Mr. Barth explained that
41 the permanent beauty salon was there before restrictions. Mr. Barth stated that Assistant Town
42 Clerk Shana Atkins and Customer Service Representative Daisy Trejo contacted surrounding
43 towns and checked their distance requirements from a church to a tattoo parlor. Mr. Barth stated
44 that not every surrounding town has a set distance requirement between a church and a tattoo
45 parlor. Mr. Barth stated that Forest City and Spindale have a 700 feet distance requirement, and
46 they measure from property line to property line. Mr. Watkins asked why there is a set distance

47 requirement and makes a tattoo shop so undesirable to have within 1,000 feet from a church.
48 Mrs. Kan stated that the police and citizens came to the Planning Board members and
49 complained in the past about the tattoo parlors that were in town before. Mr. Watkins asked if the
50 board would pass judgment on a problem restaurant and not allow a restaurant within 1,000 feet
51 from of a school. Mr. Watkins stated that he had seen a fight at Cocula Mexican Restaurant, and
52 they were not banned from being any distance from a church. Mr. Watkins stated that the Town
53 would be turning down tax revenue if the board turned away a business. Mrs. Kan stated that
54 since there were problems in the past with the tattoo parlors, the citizens came to the board and
55 asked for a distance requirement. Mr. Watkins stated that there would be more problems out of a
56 bar than in a tattoo parlor and explained that there is no distance requirement for a bar. Ms. Buell
57 asked if Mr. Watkins would like to change the wording in the ordinance regarding the distance
58 requirement. Mr. Watkins replied that the distance requirement between a church and a tattoo
59 parlor should be removed from the Unified Development Ordinance (UDO). Mr. Barth explained
60 that the distance requirement was not defined in the old ordinance but is defined in the new
61 UDO. Mr. Blanton stated that the distance requirement from a church to a tattoo parlor in the
62 UDO was approved by the board recently. Mr. Blanton stated that he thinks the distance
63 requirement from a church to a tattoo parlor should remain the same.

64
65 Mr. Blanton made a motion to leave the distance requirement between a church and tattoo parlor
66 at 1,000 feet. Mrs. Green seconded. Ms. Buell and Mrs. Kan voted in favor. Mr. Watkins voted
67 opposed. Motion carried 4:1.

68 69 **Discussion Regarding Residential Development Along Peniel Road**

70 Mr. Barth stated that property owner Danielle Freudenthal purchased 19.13 acres at 64 Peniel
71 Road. Mr. Barth explained that Mrs. Freudenthal would like to divide the property into lots and
72 build single-family homes on the road frontage of Peniel Road. Mr. Barth stated that the property
73 owner would like to get input from the Planning Board on the type of housing that Columbus
74 needs most. Mr. Watkins stated that apartment buildings had been recently discussed as housing
75 needs in Columbus. Mr. Barth stated that he doesn't think Mrs. Freudenthal is interested in
76 building an apartment building but seems to be more interested in building single-family homes
77 or townhomes. Mr. Barth stated that the town lacks single-family homes the most. Mr. Watkins
78 stated that it is not something for the Planning Board to decide and suggested that the property
79 owner bring suggestions to the Planning Board on what Mrs. Freudenthal would like to build.
80 Mrs. Kan stated that a traffic study needs to be done if there will be a lot of driveways coming
81 off Peniel Road. Mr. Barth agreed that there might be an issue with the number of driveways.

82 83 **Discussion Regarding Food Trucks**

84 Ms. Buell stated that she looked through the Town's UDO and couldn't find any ordinance
85 regulating food trucks. Mrs. Kan stated that there is information in the Town's minutes about to
86 food trucks. Ms. Buell stated that she contacted the health department and was told that food
87 carts can only sell hotdogs, and a food truck must have a commissary kitchen. Ms. Buell stated
88 that Tryon's Town Manager shared Tryon's food truck ordinance with her. Ms. Buell explained
89 why regulating food trucks is so important. Mrs. Kan stated that in 2007 the Town Council
90 passed an ordinance pertaining to food trucks and other selling carts. Ms. Buell stated that she
91 thinks the town should have a food truck ordinance pertaining only to food trucks because the
92 food truck business is growing. Ms. Buell asked Assistant Town Clerk Shana Atkins to look

93 back at the minutes and asked her to send what Mrs. Kan found to the Planning Board Members.
94 Mr. Blanton stated that the Town needs to set some restrictions on where food trucks can be
95 located inside the town. Mrs. Kan stated that the Town also needs to know where the food trucks
96 are set up in town. Mrs. Kan asked if food truck vendors are now required to obtain a permit. Mr.
97 Barth replied that the Town has a temporary use permit for \$75.00 or a permanent use permit that
98 is \$200.00, and food truck vendors can get either permit. Mr. Barth stated that if the food truck is
99 there for more than thirty days, then a permanent use permit must be purchased. Mr. Barth added
100 that it doesn't have to be thirty consecutive days on the temporary use permit.

101

102 **Board Member Comments**

103 Mr. Blanton stated that Trademark had approved their parking lot appearance, and it looks very
104 nice.

105
106 Mr. Watkins asked if the owner of the Samco signs had been contacted and asked to remove the
107 signs. Mr. Barth stated that the owner had been told to take down the signs. Mr. Barth stated that
108 he would give the owner of the Samco signs two weeks to remove the signs, and if not, the town
109 crew would remove the signs. Mr. Watkins stated that businesses get upset when they follow the
110 sign ordinance and others do not. Mr. Barth stated that the church had been contacted about the
111 signs that need to be removed, but he hasn't received a response yet.

112
113 Mr. Barth stated that a property owner owns twelve acres of land between Blanton and Peak
114 Street that is requesting to be annexed into town. Mr. Barth stated that the property owner is
115 working on a subdivision drawing to submit to the board.

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117 Mrs. Kan asked if Mr. Barth had received the zoning signs. Mr. Barth stated that he hadn't
118 ordered the zoning signs yet.

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120 There being no other business to discuss, Mr. Blanton made a motion to adjourn. Mr. Watkins
121 seconded, and the meeting was adjourned at 7:03 PM.

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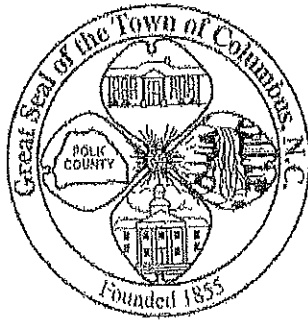
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Mark Blanton, Vice Chairman

Shana Atkins, Assistant Town Clerk



MEMORANDUM FOR PLANNING BOARD MEETING

To: Columbus Planning Board
From: Timothy J. Barth, Town Manager
Re: Discussion Regarding Food Trucks
Date: June 7, 2022

Background

Food Trucks are becoming more and more prevalent. The Town's UDO does not have any regulations regarding food trucks. They do not necessarily have to be regulated, however, it might be better to restrict where they can locate before too many try to locate in Town.

Ernie Kan remembered the Town discussing mobile food vendors in the past and I have attached what she found in regard to this.

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

Public Hearing

There was a public hearing on the temporary use section to the Town of Columbus Zoning Ordinance.

Jessica Sick of CMR presented the following changes:

- The temporary use section will clear up gray areas of the ordinance such as street vendors.
- There will be approval criteria and a purpose for each temporary use.
- Temporary retail sales and seasonal sales of agricultural products will not need a permit.
- Temporary vendors, i.e. hot dog lady, are permitted in just a few of the districts. The permit is issued for 180 days only, and then must be renewed. Only one vendor will be allowed on a property at a time. All signs, carts, etc, must be removed at the end of the day. Temporary vendors must be located on a vacant lot, and the Town must have a letter from the property owner of that lot.
- Garage sales are permitted no more than 2 days per month.
- Farmers market is exempt from obtaining a permit.
- Certain uses are only allowed in certain districts, which will take away the gray areas of the ordinance.
- Temporary retail sales must ask for permits from the Health Department at the time of application.

A few small revisions were made to the temporary use section. Councilman McCallister commended Jessica Sick and the Planning Board on an excellent job.

Councilwoman Metcalf made a motion to accept the Temporary Use Section amendment to the Town of Columbus Zoning Code, Councilman Hall seconded, motion carried unanimously.

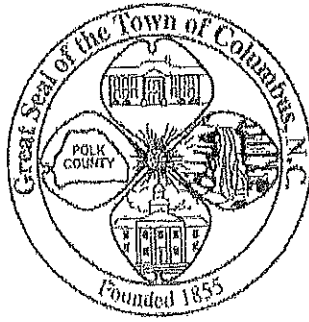
Public Hearing on Town of Columbus Subdivision Ordinance

Jessica of Sick of CMR presented the Subdivision Ordinance. She explained that no piece of land could be subdivided without going through this process. The ordinance leaves room for exceptions and appeals. Those subdivisions already in place will have vested rights, (rules in place won't change if ordinance is changed). This will protect the Town if we choose to make changes to the ordinance, during the time a new development is being constructed. There are five or six types of subdivisions: i.e. 2 lot subdivisions, family subdivisions, special subdivisions, cluster subdivisions, minor subdivisions being five parcels or less, and major subdivisions being six parcels or more.

The Town manager will approve minor subdivisions. Town Council must approve major subdivisions.

Contractors must be bonded, and the ordinance does allow for performance guarantees and specific standards,

Article 4 deals with requirements for plans, and what needs to go on the plat,



MEMORANDUM FOR PLANNING BOARD MEETING

To: Columbus Planning Board
From: Timothy J. Barth, Town Manager
Re: Consideration of Adding Women and Children Care Shelter to the Table of Permitted Uses
Date: June 7, 2022

Background

Steps to Hope wants to expand their operation by building on the former Sherriff's impound lot, that is located directly behind the current Steps to Hope facility on Ward Street.

When looking at the Table of Permitted Uses, (pages 89-96 of the UDO), I did not see any use that seemed like it was close to the Steps to Hope use. The way to solve this is to amend the UDO to add Women and Children Care Shelter to the Table of Permitted Uses.

Representatives of Steps to Hope will be at the meeting to talk about their expansion plans.

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