

Agenda
June 1, 2021

**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 11, 2021 Regular Planning Board Meeting.
 4. Consideration of an amended plan unit development plan for Thermal Belt Outreach property.
 5. Consideration of two variances for the Jasmine Apartment Development.
 6. Board Member Comments
 7. Adjourn
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COLUMBUS PLANNING BOARD & BOARD OF ADJUSTMENTS
Minutes of Regular Meeting
Tuesday, May 11, 2021

The Town of Columbus Planning Board and Board of Adjustments met on Tuesday, May 11, 2021 at 6:03 p.m. in the Columbus Town Hall Council Chambers.

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

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

The meeting was called to order at 6:03 p.m. A roll call was taken, and the chairman acknowledged all present.

Public Comment

There was no public comment.

Consideration of Minutes of the April 6, 2021 Planning Board & Board of Adjustment Regular Meeting, and the April 13, 2021 Planning Board & Board of Adjustment Special Called Meeting.

Mr. Watkins made a motion to approve the April 6, 2021 Planning Board & Board of Adjustment minutes as written. Mr. Blanton seconded, and the motion carried unanimously.

Mr. Watkins made a motion to approve the April 13, 2021 Planning Board & Board of Adjustment Special Called Meeting Minutes as written. Mrs. Elliott seconded, and the motion carried unanimously.

Consideration of an amended plan unit development plan for Thermal Belt Outreach property.

Mr. Barth stated that he wanted the board to see the amended plan for the property at Thermal Belt Outreach and stated that there are notice requirements that need to be met before the board approves the amended plan.

George Alley from Thermal Belt Outreach Ministries (TBOM) was present and stated that there were some changes made to the original planned unit development. Mr. Alley stated that the original plan had a daycare, foster home and nine houses. Mr. Alley stated that the amended plan will have a daycare, foster home and twelve houses if funds are available. Mr. Alley stated that the foster home was moved to the front of the property to allow more space for more houses. Mr. Alley stated that he would like to know the maximum number of structures that he can have on the lot.

Mr. Alley stated that TBOM has an opportunity to apply for an infrastructure grant to finish the water, sewer, and the road and asked the board how they would like for him to proceed based on the new site plan.

Mr. Alley stated that if the grant is approved this summer, then construction could start in the fall. Mr. Barth asked about the status of the daycare. Mr. Alley stated that they did not receive grant funding, so now they are looking at financing for the daycare construction. Mr. Blanton asked when White Drive would be widened. Mr. Barth stated that the widening of the road was contingent upon the daycare being started. Mr. Blanton stated that there is a tremendous amount of traffic on White Drive and that he does not have a problem with developing the property at TBOM, but the road needs to be widened before additional development. Mr. Alley stated that he will look into widening the road. Ms. Buell asked if there are any restrictions on the number of houses allowed on that property. Mr. Barth stated that Mr. Alley is allowed four houses per acre. Mr. Barth stated that TBOM is not close to the number of houses that are allowed on that property.

Mrs. Elliott stated that the board needs to consider Mr. Alley's request and to be prepared to vote at the next meeting in June.

Consideration of the Unified Development Ordinance.

Mr. Holland from Holland Consultant Planners was present and stated that the changes made to the Unified Development Ordinance (UDO) in response to board and staff comments will be highlighted in grey. Mr. Holland stated that the following changes were proposed:

- Page 131 (5) "vehicles entering and exiting the premises of such a facility shall not use sirens and/or emergency lights unless responding to an emergency." needs to be deleted.
- Page 133 (D) "license required, valid town privilege license" needs to be removed because the town no longer issues privilege licenses.
- Page 203 and 204 a table was added which provides the signage requirements for shopping center signs in the central business district.

The following additional changes were proposed by board members:

- Page 86 all references to I-26 and Highway 26 should be changed to Interstate 26.
- Pages 19 and 22 Planning Board meeting dates need to be changed to the first Tuesday of every month.
- Page 335 "basement on all sides" was questioned due to some basements being three-sided. Mr. Holland stated that he will ensure the statement is consistent with the state building code.
- Page 369 add "court, road, street, circle, lane, and drive" to the definitions.
- Page 369 (3) change two square feet to one and half square feet.
- Page 12 Section 2.11 change "I utilize" to "If utilities".

Mr. Holland stated that the UDO needs to be submitted to the Town Council for their consideration and conduction of a public hearing. Mr. Holland stated that once the Town Council receives the draft UDO there will be additional changes that will need to be made based on Council feedback. Mr. Holland stated that he appreciates all the time and effort that the Planning Board has put into developing the UDO.

Ms. Buell asked why section 10.15 to section 10.16 reserved was blank. Mr. Holland stated that if there are any changes or revisions to the UDO they can be added there.

Ms. Buell asked Mr. Barth if the Town has received an updated zoning map. Mr. Barth replied that Foothill Development Commission (FDC) is preparing the updated zoning map and that he hopes to have an updated map within the next month or two. Mr. Holland asked Mr. Barth to remind the FDC to address the conservation district overlay. Mr. Holland stated that any changes to the zoning map once adopted requires a public hearing. Mr. Barth stated that once the town gets the updated map, he will bring it to the Planning Board for review and then the Town Council will adopt the map formally.

Mrs. Elliott stated that she was concerned that the six-foot height limit for all signs is too restrictive. Mr. Holland stated that a free-standing sign can be twenty-five feet in a shopping center. Mr. Watkins stated that some motorists may not see a motorcycle if a sign is six-foot. Mr. Holland suggested that the

Planning Board send the UDO on to the Town Council for review with a recommendation to carefully look at the sign section.

Mrs. Elliott made a motion to submit the draft UDO to the Town Council for review and requested that the Town Council carefully look at the sign requirements. Mr. Blanton seconded, and the motion carried unanimously.

Board Member Comments

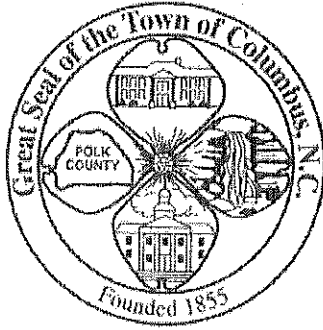
Ms. Buell stated that the embankment near Blue Water Pools and Spas is an eyesore. Mrs. Kan asked Mr. Barth when Blue Water Pools and Spas is expected to be finished. Mr. Barth stated that he would like to discuss this issue at a regular meeting once the UDO is passed.

Mr. Watkins stated that advertisement signs should be addressed in the town. Mr. Blanton suggested that if Samco would like to advertise for an empty space in the shopping center, then it could be placed on the empty space on the shopping center sign that was put up.

There being no other business to discuss Mrs. Elliott made a motion to adjourn. Mr. Blanton seconded, and the meeting was adjourned at 7:06 PM.

Catherine Elliott, Chairman

Shana Atkins, Assistant Town Clerk



MEMORANDUM FOR PLANNING BOARD MEETING

To: Columbus Planning Board
From: Timothy J. Barth, Town Manager
Re: Consideration of an Amended Planned Unit Development Plan for Thermal Belt Outreach Property
Date: June 1, 2021

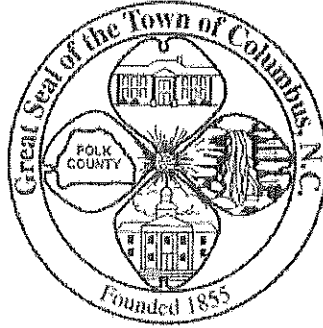
Background

Thermal Belt Outreach has an amended PUD (Planned Unit Development) Plan for its property at the end of White Drive (see attached plan). The water utility work that needed to be done is completed and two houses have been set and will soon be ready. As you can see from the plans there are places for two more houses on this side of the creek.

Thermal Belt outreach has submitted a \$500,000 grant application request to Dogwood Health Trust to extend utilities and other infrastructure across a creek that is on the property and to provide places for 8 more home sites plus a space for a foster home.

Because this is a change from their original proposal adjacent property owners were notified and the new plan needs to be approved before they move forward with the project.

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 Two Variances for the Jasmine Apartment Development
Date: June 1, 2021

Background

The Jasmine Apartment Development is a 70-unit workforce multi-family housing complex. They are putting together final plans for the development and are requesting two variances.

The first variance is for more than one building. In the zoning ordinance multi-family housing is allowed in the TND zoning area, however, it is limited to one building. The Jasmine development is three buildings. By having three buildings they are able to keep the height of the building down to just over 42 feet.

The second variance is for parking. The ordinance requires two spaces for each unit, which would mean they would need 140 spaces. They have drawn in 123 spaces. Please bear in mind that there are going to be 12 one-bedroom units, 36 two-bedroom units and 22 three-bedroom units. I have asked the developer to be at the meeting to answer any questions you may have.

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