

**Agenda**  
**March 6, 2017**

**REGULAR MEETING OF TOWN OF COLUMBUS**  
**BOARD OF PLANNING AND ADJUSTMENT**

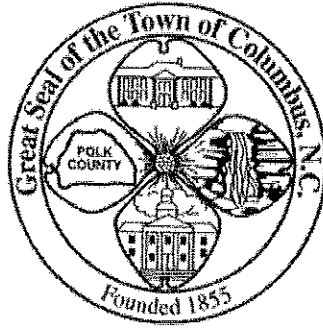
**RULES FOR PERSONS ADDRESSING BOARD MEMBERS**

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.

**PUBLIC MEETING**  
**(4:00 PM)**

**Planning Board**

1. Planning Board Call to Order
  2. Roll Call
  3. Presentation of Proposed Amendments to the Zoning Ordinance
  4. Board Member Comments
  5. Adjourn
-



## MEMORANDUM FOR PLANNING BOARD MEETING

To: Columbus Planning Board  
From: Timothy J. Barth, Town Manager  
Re: Presentation of Proposed Amendments to the Zoning Ordinance  
Date: March 6, 2017

---

### Background

There is some proposed development that may be taking place near the Hatch Plant (Milliken) that does not really fit well with our current zoning ordinance. The Town has hired N Focus to put together a proposed change to the zoning ordinance in order to be able to zone this property properly when it is annexed.

Richard Flowe, with N Focus, will be at the meeting to present the proposed amendments and to answer any questions.

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

**TOWN OF COLUMBUS, NC  
AMENDING CHAPTER 154: ZONING**

**An Ordinance Amending the Town of Columbus Code of Ordinances with  
Respect to Zoning.**

**PART 1.** BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF COLUMBUS THAT SECTION 154.146; PROTESTS BE REPLACED TO READ AS FOLLOWS:

“Section 154.146. Citizens Comments.

If any resident or property owner in the Town submits a written statement regarding a proposed amendment, modification, or repeal to the zoning ordinance to the clerk of the Council at least two business days prior to the proposed vote on such change, the clerk to the Council shall deliver such written statement to the Town Council. If the proposed change is the subject of a quasi-judicial proceeding under G.S.160A-388, the Clerk shall provide only the names and addresses of the individuals providing written comment, and the provision of such names and addresses to all members of the Council shall not disqualify any member of the Council from voting.”

**PART 2.** BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF COLUMBUS THAT SECTION 154.060; USE DISTRICTS BE AMENDED BY ADDING NEW SUBSECTIONS (I) AND (J) TO READ AS FOLLOWS:

“Section 154.060. Use Districts.

For the purpose of this chapter, the Town is hereby divided into the following use districts:

- A. Residential Estate (RE)
- B. Low Density Residential District (R-1)
- C. Community Residential-Medium Density Residential (R-2)
- D. Central Business District (CBD)
- E. I-26 Corridor Overlay Area (I-26 COA)
- F. Highway Commercial District (HC)
- G. Industrial District (IND)
- H. Public Service District (PS)
- I. Mixed Use District (MU) and;
- J. Traditional Neighborhood District (TND).”

**PART 3.** BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF COLUMBUS THAT SECTION 154.064; STATEMENT OF DISTRICT INTENTS IS HEREBY AMENDED BY ADDING NEW SUBSECTIONS (I) AND (J) TO READ AS FOLLOWS:

“(I) *Mixed-Use District (MU)*. The Mixed-Use District is established to provide opportunities for compatible and sustainable re-development where underutilized commercial properties already exist. The existing auto-oriented street, lot and building designs can create uncomfortable pedestrian environments; however, with careful site planning these areas will allow a greater number of residents to walk or bike to businesses and services with an interconnected network of streets and sidewalks. Dominant uses in this district are residential, retail and office. The Mixed-Use District is expected to serve Columbus residents as well as persons who travel from the surrounding communities. The development pattern in this district acknowledges the role of the automobile, with parking and access provided to ensure safety for the motoring public. Development standards in the Mixed-Use District ensure the creation of a pleasant auto-oriented environment while enabling a compatible transition to uses in adjacent districts. This District is available for rezoning only with the consent of the property owner(s).

(J) *Traditional Neighborhood Development District (TND)*. The Traditional Neighborhood Development District provides for the development of new neighborhoods and the revitalization or extension of existing neighborhoods. These neighborhoods are structured upon a fine network of interconnecting pedestrian oriented streets and other public spaces. Traditional Neighborhood Developments (TND’s) provide a mixture of housing types and prices, prominently sited civic or community building(s), stores/offices/workplaces, and churches to provide a balanced mix of activities. A Traditional Neighborhood Development (TND) has a recognizable center and clearly defined edges; optimum size is a quarter mile from center to edge. A TND is urban in form, is typically an extension of the existing developed area of the Town, and has an overall residential density of up to 16 dwelling units per acre. TND districts should have a significant portion of land dedicated to open spaces. This District is available for rezoning only with the consent of the property owner(s).”

TOWN OF COLUMBUS, NC CODE OF ORDINANCES

**PART IV.** BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF COLUMBUS THAT SECTION 154.065; PERMITTED USE TABLE BE AMENDED BY ADDING A NEW COLUMN MU AND A NEW COLUMN TND TO THE TABLE TO READ AS FOLLOWS:

“Section 154.065. Permitted Use Districts.

(A) P = Permitted.

(B) S = Allowed as a special use.

(C) Blank = Not allowed.

(D) Use not listed = Not allowed

	RE	R-1 LD	R-2 MD	CBD	HC	IND	PS	MU	TND
Single Family Residential (detached)	P	P	P	P				P	P
Single Family Residential (attached)								S	P
Duplex Residential		S	S					P	P
Multi-Family Residential (only one building)			S	S	S			P	P
Planned Unit Developments-Residential			S	S	S			S	P
Planned Unit Developments-Commercial				S	S			S	P
Mobile Homes		S	S						
Mobile Home Parks		S	S						
Nursing Homes, Assisted Living Facilities, and Group Care Facilities					P			S	P
Family Care Homes	P	P	P					P	P
Home Occupations	P	P	P					P	P
Accessory Buildings	P	P	P	P	P	P	P	P	P
Accessory Apartments		P	P	P				P	P
Accessory Dwellings			S	S				S	P
Schools, Public and Private (of similar curriculum as public)					P		P		P
Business and Special Schools (art, craft, dance and the like)				P	P			P	P
Day Nursery and Private Kindergarten	P	P	P		P		P	P	P
Hotels, Motels					P			P	P

TOWN OF COLUMBUS, NC CODE OF ORDINANCES

	RE	R-1 LD	R-2 MD	CBD	HC	IND	PS	MU	TND
Rooming Houses					P				
Churches and Cemeteries	P	P	P		P		P	P	P
Public or Private Non-Profit Recreational Facilities (parks, playgrounds and the like)	P	P	P		P	P	P	P	P
Private Recreational Facilities -Profit (Bowling alleys, skating rinks and the like)					P				
Government Offices; U.S., State, Local				S	P		P	P	P
Governmental Facilities (storage yards, maintenance sheds, jails and the like)				S*			S		
Public Utility Offices					P		P	P	P
Public Utility Stations and Substations	S	S	S		P	P	P	P	P
Cemetery	P	P	P		P		P	P	P
Libraries		P	P	P	P		P	P	P
Radio and TV Towers, Water and Sewer Plants, Water Storage Tanks, Pumping Stations	S	S	S	P	P	P	P	P	S
Banks and other Financial Institutions			P	P				P	P
Animal Hospitals and Veterinarian Clinics				S	S			P	S
Theaters				P	P			P	P
Restaurants				P	P			P	P
Hospitals, Health Clinics and Doctors' Offices				P	P		P	P	P
Professional Campus				S	P		S	P	P
Physical Fitness Center Business				P	P			P	P
Public Associations, Clubs or Lodges (non-profit)				P	P		P	P	P
County Clubs	S	S							
Greenhouse/Plant Businesses					P			P	P
Funeral Homes					P			P	
Kennels					S				
Motor Vehicle Maintenance and Repair					P				

TOWN OF COLUMBUS, NC CODE OF ORDINANCES

	RE	R-1 LD	R-2 MD	CBD	HC	IND	PS	MU	TND
Motor Vehicle Sales and Rental					S			P	
Motor Vehicle Services Station				P	P				
Farm Supply/Hardware				P	P			P	
Laundry and Dry Cleaning Services				P	P			P	P
Photography Shops and Studio				P	P			P	P
Professional and Business Offices and Services				P	P	P		P	P
Postal Services				P	P			P	P
Printing and Lithography				P	P	P		P	P
Repair Services				P	P				
Retail Trade, Commercial Services				P	P			P	P
Sales and Rental of Goods, Merchandise and Equipment								P	P
Manufacturing and Processing Operations						P			
Storage and Warehousing					P	P		S	S
Wholesale Sales					P	P			
Assembly Halls, Gym			S	P	P			P	P
Farm Machinery Assembly, Sales and Repairs				P	P				
Travel Trailer Parks (campgrounds)		S							
Bus and Truck Terminals				P	P				
Electronic Gaming Operations					P**				
Wireless Telecommunication Towers under 50 feet in height						P		P	P
Wireless Telecommunication Towers 50 feet or greater in height <sup>1</sup>						S		S	S
<sup>1</sup> The measurement of height shall include any building or structure to which the tower or antenna is attached.									
*Modification of existing facilities is allowed by special use permit. No new facilities of this type are allowed in this district.									
**Electric gaming operations are restricted to the I-26 Corridor Overlay Area.”									

**PART V.** BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF COLUMBUS THAT SECTION 154.066; DIMENSIONAL REQUIREMENTS BE AMENDED BY ADDING A NOTE NUMBER FIVE (5) TO READ AS FOLLOWS:

“(5) Regulations pertaining to Mixed Use (MU) Districts and Traditional Neighborhood Districts (TND) are contained in Sections 154.066 (A) and 154.066 (B), respectively.”

**PART VI.** BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF COLUMBUS THAT NEW SECTIONS 154.066 (A); REGULATIONS PERTAINING TO MIXED USE (MU) DISTRICTS AND 154.066 (B); REGULATIONS PERTAINING TO TRADITIONAL NEIGHBORHOOD DISTRICTS (TND) BE ADDED TO READ AS FOLLOWS:

“Section 154.066 (A). Regulations Pertaining to Mixed Use (MU) Districts.

1. Intent. The Mixed-Use District (MU) is established to provide opportunities for compatible and sustainable re-development where underutilized commercial properties already exist. The existing auto-oriented street, lot, and building designs can create uncomfortable pedestrian environments; however, with careful site planning these areas will allow a greater number of residents to walk or bike to businesses and services with an interconnected network of streets and sidewalks. Dominant uses in this district are residential, retail and office. The Mixed-Use District is expected to serve Columbus residents as well as persons who travel from surrounding communities. The development pattern in this district acknowledges the role of the automobile, with parking and access provided to ensure safety for the motoring public. Development standards in the Mixed-Use District ensure the creation of a pleasant auto-oriented environment while enabling a compatible transition to uses in adjacent districts. This District is available for rezoning only with the consent of the property owner(s).
2. Residential Density Limits:
  - a. Single Family Detached: 7 unit/acre
  - b. Single Family Attached: 17 units/acre
  - c. Multifamily: 28 units/acre

3. Dimensional Standards:

Minimum Lot Size	Minimum Lot Width	Build- to-line	Minimum Rear Yard Setback	Minimum Side Yard Setback
6,000 SF	60'	16'	12'	0
(Unless a greater standard is otherwise required)				



Section 154.066(B). Regulations Pertaining to Traditional Neighborhood Districts (TND).

1. Intent: The Traditional Neighborhood Development District (TND) provides for the development of new neighborhoods and the revitalization or extension of existing neighborhoods. These neighborhoods are structured upon a fine network of interconnecting pedestrian oriented streets and other public spaces. Traditional Neighborhood Developments (TND's) provide a mixture of housing types and prices, prominently sited civic or community building(s), stores/offices/workplaces, and churches to provide a balanced mix of activities. A Traditional Neighborhood Development (TND) has a recognizable center and clearly defined edges; optimum size is a quarter mile from center to edge. A TND is urban in form, is typically an extension of the existing developed area of the Town, and has an overall residential density of up to 16 dwelling units per acre. TND districts should have a significant portion of land dedicated to open spaces. This District is available for rezoning only with the consent of the property owner(s).

2. Residential Density Limits:

- a. Single Family Detached: 7 unit/acre
- b. Single Family Attached: 12 units/acre
- c. Multifamily Development Standards:
  - (1) The multi-family development shall not exceed a total of seventy-two (72) dwelling units.
  - (2) The maximum permitted density for the multi-family development shall be fourteen and one-half (14.5) units per acre.
  - (3) The permitted building and lot types for the multi-family development in a single-family area shall be the detached house and the attached house building and lot types.
  - (4) All parking for the multi-family development shall be located behind the building. The parking area shall be screened from adjacent properties and from the street with a screening device.
  - (5) The buildings in the multi-family development shall be architecturally compatible with single family structures on the street on which the multi-family building is proposed. Elements that shall be incorporated into the design of the multi-family building to ensure architectural compatibility are:
    - a. The multi-family building shall be constructed of building materials similar to those used on single family structures on the street.
    - b. The roof pitch of the multi-family building shall be the same as that of the single-family structures on the street.
    - c. The fenestration of the multi-family building by location and size of windows and doors shall be similar to that of the single-family homes on the street.

d. Color renderings of the proposed building must be submitted with the application to ensure architectural compatibility.

- (6) No multi-family building shall be located closer than 48 feet to an existing multi-family building or development. The distance shall be measured along centerline of streets from the edge of the property proposed for development to the closest edge of the property on which the existing multi-family building or development is located.

3. TND General Requirements:

- a. Along existing streets, new buildings shall respect the general spacing of structures, building mass and scale, and street frontage relationships of existing buildings.
- (1) New buildings which adhere to the scale, massing, volume, spacing, and setback of existing buildings along fronting streets exhibit demonstrable compatibility.
- (2) New buildings which exceed the scale and volume of existing buildings may demonstrate compatibility by varying the massing of buildings to reduce perceived scale and volume.
- b. On new streets, allowable building and lot types will establish the development pattern.
- c. A master plan in compliance with Traditional Neighborhood Development standards shall be provided with the zoning permit submittal for a general district TND. The master plan shall include a topographic survey and shall show the location and hierarchy of streets and public open spaces, location of residential, commercial, and civic building lots, street sections and/or plans, a master sign program, an outline of any additional regulatory intentions, phasing, and any other information, including building elevations, which may be required to evaluate the interior pedestrian environment and conditions at project edges.
- d. Minimum Development Size: 8 acres
- e. Maximum Development Size: none.

4. TND Design Requirements:

- a. Neighborhood Form:
- (1) The area of the TND shall be divided into blocks, streets, lots, and open space.
- (2) Similar land uses shall generally front across each street. Dissimilar categories shall generally abut at rear lot lines. Corner lots which front on streets of dissimilar use shall generally observe the setback established on each fronting street.
- b. Streets, Alleys and Blocks:
- (1) Public streets shall provide access to all tracts and lots.

TOWN OF COLUMBUS, NC CODE OF ORDINANCES

- (2) Streets and alleys shall, wherever practicable, terminate at other streets within the neighborhood and connect to existing and projected streets outside the development.
- (3) Cul-de-sacs shall not exceed 250 feet in length, must be accessed from a street providing internal or external connectivity, shall be permanently terminated by a vehicular turnaround, and are listed only where topography makes a street connection impracticable
- (4) Vehicular turnarounds of various configurations are acceptable so long as emergency access is adequately provided.
- (5) Pedestrian connections should be provided as extensions of terminating streets where not precluded by topography or other physical constraints.
- (6) The average perimeter of all blocks within the TND should not exceed 1,350 feet. No block face should have a length greater than 500 feet without a dedicated alley or pathway providing through access.
- (7) A continuous network of rear alleys shall provide vehicular access to lots 49 feet or less in width.
- (8) Utilities may run along alleys provided that a permanent public access and utility easement is recorded for the full length of alley being used for utilities or public services such as garbage collection.
- (9) TND streets shall be organized according to a hierarchy based on function, size, capacity, and design speed; streets and rights-of-way are therefore expected to differ in dimension. The proposed hierarchy of streets shall be indicated on the submitted site plan. Each street type in a TND shall be separately detailed. An array of elements that are combined to meet the purposes of TND neighborhood streets: building placement line, optional utility allocation, sidewalk, planting strip, curb and gutter, optional parallel parking, and travel lane(s). Alternative methods of assembling the required street elements will be considered to allow neighborhood street designs that are most appropriate to setting and use.
- (10) To prevent the buildup of vehicular speed, disperse traffic flow, and create a sense of visual enclosure, long uninterrupted segments of straight streets should be avoided. Methods to achieve this interruption include:
  - (i.) A street can be interrupted by intersections designed to calm the speed and disperse the flow of traffic and terminate vistas with a significant feature (building, park, natural feature);

- (ii.) A street can be terminated with a public monument, specifically designed building facade, or a gateway to the ensuing space;
- (iii.) Perceived street length can be reduced by a noticeable street curve where the outside edge of the curve is bounded by a building or other vertical elements that hug the curve and deflect the view; and
- (iv.) Other traffic calming configurations are acceptable so long as emergency access is adequately provided.

c. Buildings and Lots:

- (1) All lots shall share a frontage line with a street or square; lots fronting a square shall be provided rear alley access.
- (2) Consistent build-to lines shall be established along all streets and public space frontages; build-to lines determine the width and ratio of enclosure for each public street or space. A minimum percentage build-out at the build-to line shall be established on the plan along all streets and public square frontages.
- (3) Large-scale, single use facilities (conference spaces, theaters, athletic facilities, etc.) shall generally occur behind or above smaller scale uses of pedestrian orientation.

d. Open Space: The provision and design of open space shall comply with the requirements set forth herein.

e. Parking, landscaping and buffers shall comply with the requirements set forth herein.”

**PART VII. BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF COLUMBUS THAT SECTION 154.080; CONDITIONAL USE DISTRICTS, SUBSECTION (A) BE AMENDED BY ADDING DISTRICTS NUMBER SEVEN (7) AND EIGHT (8) TO READ AS FOLLOWS:**

“For each General Use District established, there is also established a corresponding Conditional Use District as follows:

- (1) CU-R-1 Conditional Use R-1 DISTRICT;
- (2) CU-R-2 Conditional Use R-2 DISTRICT;
- (3) CU-CBD Conditional Use CBD DISTRICT;
- (4) CU-HC Conditional Use HC DISTRICT;
- (5) CU-IND Conditional Use IND DISTRICT;
- (6) CU-PS Conditional Use PS DISTRICT;
- (7) CU-MU Conditional Use MU DISTRICT;
- (8) CU-TND Conditional Use TND DISTRICT.”

TOWN OF COLUMBUS, NC CODE OF ORDINANCES

**PART VIII.** BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF COLUMBUS THAT SECTION 154.128; TEMPORARY USES, SUBSECTION (K) PERMITTED TEMPORARY USES BE AMENDED BY ADDING A NEW COLUMN MU AND A NEW COLUMN TND TO THE TABLE TO READ AS FOLLOWS:

“(K) *Permitted temporary uses.* Temporary uses shall only be allowed in the zoning classifications as specified below and are subject to the applicable restrictions of this section. Any temporary use which is left blank or which is not listed is not allowed.

	<b>RE</b>	<b>R-1 LD</b>	<b>R-2 MD</b>	<b>CBD</b>	<b>HC</b>	<b>IND</b>	<b>PS</b>	<b>MU</b>	<b>TND</b>
Seasonal Sale of Agricultural products	P	P	P	P	P	P	P	P	P
Temporary Retail Sales				P	P	P		P	P
Contractor’s Office/Storage Shed	P	P	P	P	P	P	P	P	P
Real Estate Office in Temporary Structure	P	P	P	P	P			P	P
Real Estate Office in Model Home	P	P	P	P	P			P	P
Manufactured home as a Temporary Structure	P	P	P	P	P			P	P
Single-Family Dwelling in Temporary Structure	P	P	P	P	P			P	P
Temporary Yard and Garage Sales	P	P	P	P	P	P	P	P	P
Amusement Enterprises				P	P	P	P	P	P
Religious Events	P	P	P	P	P	P	P	P	P
Special Events and Activities	P	P	P	P	P	P	P	P	P”

TOWN OF COLUMBUS, NC CODE OF ORDINANCES

**PART IX: ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE ARE HEREBY REPEALED TO THE EXTENT OF SUCH CONFLICT.**

This Ordinance becomes effective on the date of its adoption.

Adopted by the Town Council of the Town of Columbus on March 16, 2017.

\_\_\_\_\_  
Eric McIntyre, Mayor

\_\_\_\_\_  
Monica Pace Greene, CMC, NCCMC, Town Clerk

APPROVED AS TO LEGAL FORM

\_\_\_\_\_  
A. Bailey Nager, Town Attorney

DRAFT