

1 **COLUMBUS PLANNING BOARD**
2 **Minutes of Regular Meeting**
3 **Tuesday, October 15, 2019**
4

5 The Town of Columbus Planning Board met on Tuesday, October 15, 2019 at 6:00 p.m., at the
6 Columbus Town Hall, 95 Walker Street, Columbus, North Carolina.

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8 **Roll Call:**

9 Jimmi Buell
10 Brent Jackson
11 Virginia Green
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14 **Staff Present:**

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

17 The meeting was called to order at 6:18 p.m. A roll call was taken, and the Ms. Buell acknowledged all
18 present except Kathleen Nowakowski.

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20 **Public Comment**

21 There were no public comments.
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23 **Consideration of Minutes of the August 12, 2019 Regular Meeting**

24 Ms. Buell asked if there were any changes to the August 12, 2019 minutes. There were no changes
25 requested. Mr. Jackson made a motion to approve the August 12, 2019 minutes as written, Mrs. Green
26 seconded, and the motion carried unanimously.
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29 **Consideration of Planned Unit Development Plan from Thermal Belt Outreach**

30 George Alley stated that he is requesting consideration of a planned unit development plan for Thermal
31 Belt Outreach Ministries (TBOM). Mr. Alley stated that TBOM would like to build nine affordable
32 housing units at the back of their property on White Drive. Mr. Alley stated that the houses will be built
33 by the Polk County High School Construction Program and that these houses will be used for residential
34 placement and temporary housing assistance for people in need. Mr. Alley explained that TBOM will be
35 the sole owner of the affordable housing units, the first of which will be two bedrooms, two baths, and
36 nine hundred sixty square feet. Mr. Alley stated that TBOM would also like to build a foster home and
37 day care on their property in the future.
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39 Mr. Barth stated that an existing sewer line runs through TBOM property, and that he is getting
40 information together on how much it will cost to install a water line to supply the proposed
41 development. Mr. Barth stated that White Drive will have to be widened to at least eighteen feet to meet
42 the traffic needs that the development would create.
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44 Ms. Buell stated that the town needs affordable housing, and that her only concern is how much it will
45 cost the Town to install the water line and widen the road. Mr. Barth stated that the installation of a six-
46 inch water line on TBOM property will be very expensive because the Town's water line is on the other
47 side of Houston Road and when the water line is installed it would have to be bore underneath the road.
48 Mr. Alley asked if there was a way to run a water line near Columbus Plaza and Bojangles. Mr. Barth

49 stated that he will speak with the Town's public works director, but that could be a possibility. Mrs.
50 Green expressed her concerned about how much property the residents would lose if the road is
51 widened. Mr. Barth stated that he thinks that the road could be widened in the right-of-way without any
52 negative impact on the residents. Mr. Alley stated that TBOM would like to move forward with the
53 project as soon as possible. Mr. Barth stated that there are certain conditions that TBOM must meet
54 before application can be made, and that a special use permit will need to be approved by the Board of
55 Adjustments.

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57 Robert Williamson was present and stated that he would like to speak as a property owner on White
58 Drive. Mr. Williamson stated that the right-of-way for White Drive is sixty feet and that there is ability
59 to widen the road and add curb, gutter, and sidewalks without encroaching on residential property. Mr.
60 Williamson stated that the town needs a day care, foster home and affordable housing units and as a
61 property owner he supports the project.

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63 Mr. Barth stated that the comprehensive plan is being funded in part by the Wildlife Resource
64 Commission, and a representative from the Wildlife Resource Commission would like to have a joint
65 meeting on November 21, 2019 with the Town Council and the Planning Board to address their
66 expectations. Mr. Barth stated that Dale Holland will meet with the Planning Board at 4:30 pm, and
67 Casey Cook with the Wildlife Resource Commission will meet with the Planning Board and the Town
68 Council at 6:00 pm on November 21.

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70 There being no other business to discuss Mr. Jackson made a motion to adjourn. Mrs. Green seconded,
71 and the meeting was adjourned at 6:45p.m.

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Kathleen Nowakowski, Chairman

Shana Atkins, Assistant Town Clerk