

1 **COLUMBUS PLANNING BOARD**  
2 **Minutes of Regular Meeting**  
3 **Monday, April 8, 2019**  
4

5 The Town of Columbus Planning Board met on Monday, April 8, 2019 at 4:00 p.m., at the  
6 Columbus Town Hall, 95 Walker Street, Columbus, North Carolina.

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8 **Roll Call:** Kathleen Nowakowski  
9 Jimmi Buell  
10 Joan Scoggins  
11 Brent Jackson  
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14 **Staff Present:** Timothy J. Barth, Town Manager  
15 Shana Atkins, Assistant Town Clerk  
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17 The meeting was called to order at 4:05 p.m. A roll call was taken, and the chairman acknowledged all  
18 present.  
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20 **Public Comment**

21 There were no public comments  
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23 **Consideration of Minutes of the March 11, 2019 Regular Meeting**

24 Mrs. Nowakowski asked if there were any changes to the March 11, 2019 minutes. There were no  
25 changes requested. Ms. Buell made a motion to approve March 11, 2019 minutes as written, Mr.  
26 Jackson seconded, motion carried unanimously.  
27

28 Ms. Buell asked Mr. Barth if he got any more information on a comprehensive plan. Mr. Barth replied  
29 that he got three quotes that are basically identical. Mr. Barth stated that he spoke to the gentleman who  
30 did the county's comprehensive plan, and he said that it would cost around \$45,000.00. Mr. Barth stated  
31 that one of the expensive parts is when the company who does the plan has to come down to have public  
32 meetings. Mr. Barth stated that it may cut down on the cost if someone local could do the meetings and  
33 send them the results of the meetings to the company. Mr. Barth stated that having someone local do the  
34 meetings may cut down the cost around \$5,000.00. Mr. Barth stated that the next step is to wait and see  
35 if the Town Council will include the money in the budget. Mr. Barth stated that if the money is approved  
36 in the budget, he will send out a (RFQ) which is a request for qualifications and then the board would  
37 pick the firm that they think is the most qualified and then negotiate a price. Mrs. Nowakowski asked  
38 Mr. Barth how long it would take to complete the comprehensive plan. Mr. Barth replied that the Town  
39 Council may be able to share the cost over two years.  
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41 **Discussion Regarding Building Height Districts**

42 Mr. Barth stated that the property at the (SECU) State Employee Credit Union is in the general district  
43 and has a 36-foot height restriction. Mr. Barth stated that he thinks a hotel will have to be around 4  
44 stories to make it practical and that's about 50- feet tall. Mr. Barth stated that the overlay district almost  
45 covers the entire portion of the town. Mr. Barth stated that in the courthouse district there is 29- foot  
46 height restriction, and in the mountain-view shed district there is 29- foot height restriction. Mr. Barth  
47 stated that the last property that is in the courthouse district is the Columbus Commons. Mr. Barth stated  
48 that he understands a height overlay district around the courthouse area because the town doesn't want

49 anything to dominate the skyline. Ms. Buell stated that she wouldn't want buildings higher than the  
50 Columbus Commons. Mr. Barth stated that there is a company out of Wilmington, NC who bought the  
51 property behind that SECU, but Mr. Barth is unsure what the company is going to do with the property.  
52 Mr. Barth stated that he got two calls this past week, and he talked with a real estate agent and the fire  
53 chief and both were inquiring about a hotel. Mr. Barth stated that the only place you can put a hotel at  
54 right now is out near the Milliken Hatch Plant. Mr. Barth stated that the property is zoned traditional  
55 neighborhood development and that height restriction is 50- feet. Mr. Barth stated that the property near  
56 the interstate is more attractive and would be a great location for a hotel. Ms. Buell stated that the land  
57 near Bonnie Brae Veterinary Hospital is also another great location for a hotel. Ms. Scoggins asked if  
58 we are wanting to get more businesses in town. Ms. Scoggins stated that from Councilman Williamson's  
59 point of view the Planning Board is responsible to find people and to talk to people who would be  
60 interested in building a new business in Columbus. Mr. Barth stated that the board needs to find out if  
61 the people of Columbus want more development. Mrs. Nowakowski stated that she would like to make  
62 sure the that no big businesses go any further down than Walker Street. Mrs. Nowakowski stated that the  
63 Planning Board needs to do something to make all the new businesses to look similar each other. Mr.  
64 *Barth stated that he will discuss with town attorney about anytime a new commercial establishment*  
65 *moves into the town limits they must appear before the Planning Board before they make application.*  
66 Mr. Barth stated that for any new buildings being built the owners would have to come before the  
67 Planning Board before they can get the zoning compliance. Mr. Jackson suggested creating another  
68 district that is in certain areas in the town that a height restriction would fit in. *Mr. Barth stated that he*  
69 *will create a map to show where the new district is before a motion is made.*  
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71 Ms. Scoggins made a motion to ask the Town Council to add a provision in the zoning ordinance  
72 requiring any businesses building a new building to appear before the Planning Board before they can  
73 get a zoning compliance permit. Ms. Buell seconded the motion. All in favor.  
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75 There being no other business to discuss Mr. Jackson made a motion to adjourn. Ms. Buell seconded,  
76 and the meeting was adjourned at 4:57 p.m.  
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Kathleen Nowakowski, Chairman

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Shana Atkins, Assistant Town Clerk  
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