

1 **COLUMBUS PLANNING BOARD**  
2 **Minutes of Regular Meeting**  
3 **Monday, February 11, 2019**  
4

5 The Town of Columbus Planning Board met on Monday, February 11, 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 4:03 p.m. A roll call was taken, and the chairman acknowledged all  
18 present.  
19

20 **Public Comment**

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

24 Mrs. Nowakowski asked if there were any changes to the January 23, 2019 minutes. There were no  
25 changes requested. Jimmi Buell made a motion to approve the January 23, 2019 minutes as written,  
26 Brent Jackson seconded, motion carried unanimously.  
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28 **Consideration of a Variance for Signage at O'Reilly Auto Parts**

29 Mr. Barth stated that Erin Hayes is here representing O'Reilly Auto Parts, and the company is  
30 requesting a variance to have 148 square feet of signage at their new property. Mr. Barth stated that the  
31 Town's ordinance allows for 100 square feet of signage in the Highway Commercial District. Mrs.  
32 Nowakowski asked if Ms. Hayes only represents O'Reilly Auto Parts or the whole group of new  
33 businesses that will be in that location. Ms. Hayes replied that she is only there to represent O'Reilly  
34 Auto parts, and due to the company's competitors' disadvantage, O'Reilly's requests special permission  
35 to be allowed 148 square feet of signage. Ms. Buell asked the board members if they were going to give  
36 all the business in that location a variance if they request one, and the whole board said no. Ms.  
37 Nowakowski asked if Ms. Hayes could create a sign for the whole group of new businesses in that  
38 location instead of single signs for all the new business. Ms. Nowakowski stated that the Planning Board  
39 granted Tractor Supply a variance because of the set back issues at their location. Mr. Barth stated that  
40 he will talk to the developer and discuss creating a master sign for all the businesses instead of multiple  
41 signs. Ms. Scoggins stated that she would like to stay within the ordinance guidelines when making  
42 decisions for sign permits. Ms. Hayes stated that she thinks a monument sign would be a good idea. Ms.  
43 Nowakowski stated that the 100 square feet sign on the building is okay. Mr. Jackson stated that the  
44 O'Reilly Auto Parts will be close enough to the road, and he doesn't think the business will encounter  
45 any hardships if the variance for the signage is not approved.

46 Mr. Jackson made a motion to deny the signage variance request from O' Reilly Auto Parts. Ms.  
47 Scoggins seconded, and the motion carried unanimously.  
48

49 **Consideration of rezoning certain property located at the end of Locust Street from PS to HC**

50 Mr. Barth explained that the owner of the property located at the end of Locust Street would like to have  
51 tax parcel C3-K9 rezoned from Public Service District to Highway Commercial District. Grier Eargle  
52 was present on behalf of the property owner and stated that the property owner wants to have a  
53 brewery/clubhouse with tennis courts at the location of where the old 4-H Building is. Mr. Eargle stated  
54 that there is 6 ½ acres there, and the property owner may want to sub divide the land and sell 3 acres in  
55 the back to someone who can create low income housing or multi-family housing units. Mr. Barth stated  
56 that the only problem the property owner may encounter if the property is rezoned will be that off-site  
57 signage is not permitted in Highway Commercial Districts, but the building on the property is visible  
58 from Highway 108. Mr. Barth stated that most of the land in that area is zoned Public Service, and he  
59 thinks it would be a good idea to have a business rather than having the building sit vacant.

60 **Mr. Jackson made a motion to recommend the rezoning of parcel C3-K9 from Public Service to**  
61 **Highway Commercial. Ms. Scoggins seconded, and the motion carried unanimously.**

62 Mr. Barth stated that the rezoning request will go to Columbus Town Council on March 21, 2019, and a  
63 public hearing will be held. Mr. Barth explained that Council will have the final say on the rezoning of  
64 the property.  
65

66 Mr. Jackson stated the he would like to make a recommendation to Town Council to pass an ordinance  
67 requiring new businesses in town to use the Knox Box System for \$500.00 that has a master key to the  
68 building that could be used in case of an emergency by emergency personnel using a USB reading PIN  
69 code to track access. Mr. Jackson stated that this ordinance would apply to new businesses, with a  
70 recommendation that existing businesses have six months to comply. Mr. Jackson stated that it would be  
71 the property owner's responsibility to purchase and install the Knox Box for any rental units. Mr.  
72 Jackson stated that the Fire Marshal and Fire Chief would like this ordinance passed. Mr. Jackson stated  
73 that Spartanburg County uses the Knox Boxes System, but the proposal hasn't been brought to Polk  
74 County yet. Ms. Buell commented that there needs to be some type of education on the Knox Boxes  
75 System for businesses and property owners. Mr. Barth stated that he would like Mr. Jackson and Fire  
76 Chief Tony Priester to come to the Town Council meeting on March 21, 2019 and introduce the idea to  
77 the Council.  
78

79 Mr. Barth stated that there is a North Carolina Small Town Main Street Conference in Salisbury, NC  
80 March 12<sup>th</sup> through the March 14<sup>th</sup> if anyone on the Planning Board is interested in attending. Ms. Buell  
81 stated that she would like to attend if she can rearrange her schedule.  
82

83 Mr. Barth stated that the next Planning Board meeting is on March 11, 2019 at 4:00.  
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85 **There being no other business to discuss Mr. Jackson made a motion to adjourn. Ms. Buell seconded,**  
86 **and the meeting was adjourned at 4:47 p.m.**  
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Kathy Nowakowski, Chairman

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93  
94 Shana Atkins, Assistant Town Clerk  
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