

1 **COLUMBUS PLANNING BOARD**
2 **Minutes of Regular Meeting**
3 **Monday, March 11, 2019**
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5 The Town of Columbus Planning Board met on Monday, March 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 Brent Jackson
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13 **Staff Present:** Timothy J. Barth, Town Manager
14 Shana Atkins, Assistant Town Clerk
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16 The meeting was called to order at 4:04 p.m. A roll call was taken, and the chairman acknowledged all
17 present except for Joan Scoggins. There is also currently one vacant seat on the board.
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19 **Public Comment**

20 There were no public comments
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22 **Consideration of Minutes of the February 11, 2019 Regular Meeting**

23 Ms. Buell made a motion to approve the February 11, 2019 minutes as written, Mr. Jackson seconded,
24 motion carried unanimously.
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26 **Appearance of Jim Edwards to talk about a Comprehensive Plan.**

27 Mr. Barth stated that at the last town council meeting Richard Flowe and Tim Gauss from N Focus, Inc
28 gave a presentation about a comprehensive plan and how important it is for the town to have a plan in
29 place. Mr. Barth stated that Mr. Edwards knows a lot about comprehensive plans, and Mr. Barth wants
30 Mr. Edwards to give the planning board members a perspective about why a comprehensive plan needs
31 to be made a priority. Mr. Edwards stated that the main reason a comprehensive plan is needed is legal
32 protection for any zoning decisions that are made. Mr. Edwards stated that the General Assembly has
33 always focused on the need for zoning decisions and plans to be based on a rational plan. Mr. Edwards
34 stated that in 2012 the legislature tightened up the requirement even more because they developed the
35 consistency statement; which, he is sure that planning board has dealt with when making
36 recommendations for rezoning. Mr. Edwards stated that the consistency statement is a means of ensuring
37 that whatever decisions or recommendations the Planning Board makes fit within the direction of a
38 comprehensive plan. Mr. Edwards stated that small towns have a hard time when the Planning Board has
39 limited resources and focuses mostly on day to day applications and requests as they come in. Mr.
40 Edwards explained that the planning process should include where the town wants to go, and how the
41 town will get there as part of a comprehensive plan. Mr. Edwards stated that the plan should also address
42 projections and constraints on the land and current zoning patterns. Mr. Edwards stated that the board
43 needs to get the community to voice their opinion on what they would like Columbus to be in the next
44 ten to fifteen years.

45 Ms. Buell asked Mr. Barth where the board should start to get a comprehensive plan in place. Mr. Barth
46 stated that he spoke with the consultant that did Polk County's plan and that the consultant is going to
47 send him a Request for Proposals template to ensure that the Town seeks a comprehensive solution. Mr.
48 Barth stated that once he receives the request for proposal, he will create a draft and bring it to the

49 Planning Board for review. Mr. Barth stated that Town Council has requested that the Planning Board
50 move forward with this process. Mr. Edwards stated that Polk County's comprehensive plan is on their
51 website. Mr. Edwards stated that there is currently quite a bit of acreage that could be developed within
52 the corporate limits. Mr. Barth stated that the community needs to share their thoughts about the future
53 growth of the Town so the Planning Board can have a clear direction in developing a plan.
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55 **Discussion Regarding Signage at the Food Lion Shopping Center.**

56 Ms. Buell suggested the Town approach the developer at the Food Lion Shopping Center to discuss
57 creating a master sign for all the businesses. Mr. Barth replied that the Planning Board needs to suggest
58 to Samco Properties that they create a master sign for the development similar to their other property
59 located across the street. Ms. Buell suggested that an ordinance be created that states when a property is
60 developed all business signage must be in one place.

61 It was the consensus of the board to proceed with developing an ordinance amendment on this topic.
62 *Mr. Barth stated that he will work on creating an ordinance amendment requiring central signage in*
63 *developments.*

64 *Mr. Barth stated that he will draft a letter to Samco Properties suggesting the creation of a master sign*
65 *for all businesses located in the development.*
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67 There being no other business to discuss Ms. Buell made a motion to adjourn. Mr. Jackson seconded,
68 and the meeting was adjourned at 4:39 p.m.
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Kathleen Nowakowski, Chairman

Shana Atkins, Assistant Town Clerk