

TOWN OF COATS
Board of Commissioners
March 13, 2014
7:00 p.m.

OFFICIAL MINUTES

I. ABSTRACT:

A regular meeting of the Board of Commissioners was held Thursday, March 13, 2014 at Town Hall Board Room.

II. ROLL CALL:

Mayor Walter Weeks, Mayor Pro-Tem Dr. Linda Robinson, Commissioner J. C. Allen, Commissioner John Raynor, Commissioner Allen Mosby, and Commissioner Jerry Beasley were in attendance.

Attorney Al Bain was present.

Town Manager Kenny Cole was not present.

III. CALL TO ORDER:

A quorum being present, Mayor Weeks called the meeting to order at 7:00 p.m.

Mayor Walter Weeks delivered the invocation as well as lead those in attendance in the Pledge of Allegiance.

Mayor Walter Weeks asked if we could go into closed session before addressing Section VI, Item C: Consider Proposed Lease Agreement with SCI Towers, LLC. He also asked to add a public forum to the agenda after Section VI, Item B: Consider Rezone Application of a 7.51 Acre Parcel on Johnson Street. Mayor Walter Weeks asked for a motion to approve the agenda with these changes.

**MOTION BY: MAYOR PRO-TEM DR. LINDA ROBINSON; SECOND BY:
COMMISSIONER JOHN RAYNOR**

**APPROVED, AYES (5) MAYOR PRO-TEM DR. LINDA ROBINSON,
COMMISSIONERS ALLEN, RAYNOR, MOSBY, AND BEASLEY
NOES (0)**

IV. APPROVAL OF CONSENT AGENDA

- A. Approval of Minutes**
- B. Approval of Attorney Bill**
- C. Review of Financial Statements**

MOTION BY: COMMISSIONER JERRY BEASLEY; SECOND BY: MAYOR PRO-TEM DR. LINDA ROBINSON

**APPROVED, AYES (5) MAYOR PRO-TEM DR. LINDA ROBINSON, COMMISSIONERS ALLEN, RAYNOR, MOSBY, AND BEASLEY
NOES (0)**

V. MANAGER & COMMITTEE REPORTS/SPECIAL RECOGNITION

DEPARTMENT UPDATES:

Mayor Walter Weeks informs us that Town Manager Kenny Cole is absent due to prior family obligation.

Mike Collins, Recreation Director, explains basketball is now over and they have transitioned into baseball. They have 18 teams total and the games start April 8. The Town of Coats will host the 10 and under and 12 and under Dixie Youth Tournament starting June 23.

Rebecca Dallamura from the Library informs the Board of Commissioner that the educational seminar on drug disposal from Campbell students went well and they will be holding another informative seminar about respiratory issues. The stats for the library are the same as last month.

Police Chief, Jeremy Hall read his monthly statistics. He also reminded the Board of Commissioners of the drug disposal taking place on March 22 at Coats Pharmacy from 11-2 p.m. He informed the board that Officer Miller's car has been fixed from the accident the following month.

VI. PUBLIC HEARINGS

A. Consider Amending the Zoning Ordinances to include Conditional Use Procedures: The Planning Board at their regular scheduled meeting on February 6, 2014, approved an amendment to Section 3(Application and Enforcement) to the Zoning Ordinances. The amendment adds procedures for conditional use applications. The current Zoning Ordinances may have Conditional Uses in each district; however the existing ordinances do not provide procedures. This item was considered at the February 20, 2014 meeting of the Board of Commissioner and the Public Hearing was set for tonight. Mayor Walter Weeks opened the floor for the Public Hearing. Hearing none, he closed the floor.

B. Consider Amending the Zoning Ordinances to Section-5 (General Provisions) and Adding Telecommunication Towers to Essential Services: The Planning Board at their regular scheduled meeting on February 6, 2014, approved an amendment to Section 5 (General Provisions) to the Zoning Ordinances. The amendment adds Essential Services to Section 5 and also places restrictions on Telecommunication Towers. This item was considered at the February 20, 2014 meeting of the Board of Commissioners and the Public Hearing was set for tonight. Mayor Walter Weeks opened the floor for the Public Hearing. Hearing none, he closed the floor.

C. Consider Amending the Zoning Ordinances to Section 11-SIGNS: The Planning Board at their regular scheduled meeting on February 6, 2014, approved an amendment to Section 11.8 Business Signs and Industrial Signs. The current section does not specify a Wall Sign size. The Planning Board approved a wall sign size of 10% of the first floor wall. This item was considered at the February 20, 2014 meeting of the Board of Commissioners and the Public Hearing was set for tonight. Mayor Walter Weeks opened the floor for the Public Hearing. Hearing none, he closed the floor.

D. Consider Action Taken by the Planning Board to Place a Moratorium on the Installation of Billboard Signs: The Planning Board at their regular scheduled meeting on February 6, 2014, requested a temporary moratorium be placed on the installation of Billboard Signs. Our Section 11.7 of the Zoning Ordinances prohibits signs in any district, which includes Billboards of any size with a sign area over 150 sq. feet. This allows Billboard signs of less than 150 sq. feet to be placed in any district with no other restrictions. The Planning Board requested the moratorium until further review. This item was considered at the February 20, 2014 meeting of the Board of Commissioners and the Public Hearing was set for tonight. Mayor Walter Weeks opened the floor for the Public Hearing. Hearing none, he closed the floor.

VII. OLD BUSINESS

A. Consider Amending the Zoning Ordinances to include Conditional Use Procedures: Mayor Pro-Tem Dr. Linda Robinson made a motion to approve the amendment to the Zoning Ordinance as presented.

**MOTION BY: MAYOR PRO-TEM DR. LINDA ROBINSON; SECOND BY:
COMMISSIONER JOHN RAYNOR
APPROVED, AYES (5) MAYOR PRO-TEM DR. LINDA ROBINSON,
COMMISSIONERS ALLEN, RAYNOR, MOSBY, AND BEASLEY
NOES (0)**

B. Consider Amending the Zoning Ordinances to Section-5 (General Provisions) and Adding Telecommunication Towers to Essential Services: Mayor Pro-Tem Dr. Linda

Robinson made a motion to approve the amendment to the Zoning Ordinance as presented.

MOTION BY: MAYOR PRO-TEM DR. LINDA ROBINSON; SECOND BY: COMMISSIONER JERRY BEASLEY

APPROVED, AYES (5) MAYOR PRO-TEM DR. LINDA ROBINSON, COMMISSIONERS ALLEN, RAYNOR, MOSBY, AND BEASLEY NOES (0)

C. Consider Amending the Zoning Ordinances to Section 11-SIGNS: Mayor Pro-Tem Dr. Linda Robinson made a motion to approve the amendment to the Zoning Ordinance as presented.

MOTION BY: MAYOR PRO-TEM DR. LINDA ROBINSON; SECOND BY: COMMISSIONER JOHN RAYNOR

APPROVED, AYES (5) MAYOR PRO-TEM DR. LINDA ROBINSON, COMMISSIONERS ALLEN, RAYNOR, MOSBY, AND BEASLEY NOES (0)

D. Consider Action Taken by the Planning Board to Place a Moratorium on the Installation of Billboard Signs: Mayor Pro-Tem Dr. Linda Robinson made a motion to approve the amendment to the Zoning Ordinance as presented.

MOTION BY: MAYOR PRO-TEM DR. LINDA ROBINSON; SECOND BY: COMMISSIONER JOHN RAYNOR

APPROVED, AYES (5) MAYOR PRO-TEM DR. LINDA ROBINSON, COMMISSIONERS ALLEN, RAYNOR, MOSBY, AND BEASLEY NOES (0)

VIII. NEW BUSINESS

A. Recognition of Award Given to Coats Recreation Department from N.C. Dixie Youth National Directors: Mayor Walter Weeks presented Coats Recreation Department Head, Mike Collins, with an award given by the N.C. Dixie Youth Nationals Directors. The award was for Outstanding Service to the Youth of their Community.

B. Consider Action Taken by the Planning Board to rezone a 7.51 Acre Parcel on Johnson Street: The Planning Board at a Special Called Meeting on March 6, 2014, approved a request to rezone property located along Johnson Street. The proposed property is being requested from an RA (Residential Agricultural) and C-3 to R20 zoning. After much discussion, the request was approved due to the fact that the rezoning application request did follow our current Land Use Plan (Dated September

1979). When adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan and any other officially adopted plan that is applicable, and briefly explain why the board considers the action taken to be reasonable and in the public's best interest. The rezoning application was attached and, Michael Weaver, the gentleman interested in purchasing this property and building an apartment complex there was present to speak. He explained this is tax credit based housing, not subsidized housing, which was a concern for Mayor Pro-Tem Dr. Linda Robinson. He explained the site plans, the job opportunities, the application process to live in the apartments, and the future hope for growth in Coats after building this apartment complex. After much discussion between the Board of Commissioners and Michael Weaver, Commissioner Jerry Beasley made a motion to set a public hearing for the next regular scheduled meeting, April 10, 2014 on the matter. Mayor Pro-Tem Dr. Linda Robinson removed herself from the voting process because of a conflict of interest.

**MOTION BY: COMMISSIONER JERRY BEASLEY; SECOND BY:
COMMISSIONER ALLEN MOSBY**

**APPROVED, AYES (4) COMMISSIONERS ALLEN, RAYNOR, MOSBY, AND
BEASLEY
NOES (0)**

IX. PUBLIC FORUM

Mayor Walter Weeks wanted to take a moment from the New Business section and open the Public Forum before moving into closed session and going back to item C in New Business.

Mr. Johnson from Old Stage Road owns a wrecker business in Dunn, NC. He wanted to express his interest in serving the Town of Coats and the Coats Police Department with the wrecker rotation that Chief Jeremy Hall would soon be presenting to the board. Mayor Walter Weeks thanked him for coming and told him we would keep him in consideration.

Mayor Walter Weeks closed the Public Forum.

X. CLOSED SESSION

Mayor Walter Weeks asked for a motion to go into closed session.

**MOTION BY: MAYOR PRO-TEM DR. LINDA ROBINSON; SECOND BY:
COMMISSIONER JOHN RAYNOR**

**APPROVED, AYES (5) MAYOR PRO-TEM DR. LINDA ROBINSON,
COMMISSIONERS ALLEN, RAYNOR, MOSBY, AND BEASLEY**

NOES (0)

XI. NEW BUSINESS-PART TWO

The Board returned from closed session at 8:17 pm.

C. Consider Option and Lease Agreement with Site Concepts: Town Manager Kenny Cole was contacted by Mr. Jim Randall with Site Concepts who has an interest in possibly entering into a lease agreement with the Town of Coats to construct a cell tower on property owned by the Town. The property is located at the end of Lemon Street. It was considered as the Town's old well sit/dog pound lot. The Town is not currently using this property. Mr. Cole attached a copy of the Option and Lease Agreement from Site Concepts. It would bring in additional revenue of \$1,000 per month. After discussion and consideration, Mayor Pro-Tem Dr. Linda Robinson makes a motion to accept the Option and Lease Agreement with the removal of "Paragraph 33- Interpretation."

**MOTION BY: MAYOR PRO-TEM DR. LINDA ROBINSON; SECOND BY:
COMMISSIONER JOHN RAYNOR**

**APPROVED, AYES (5) MAYOR PRO-TEM DR. LINDA ROBINSON,
COMMISSIONERS ALLEN, RAYNOR, MOSBY, AND BEASLEY
NOES (0)**

XII. Adjourn

Mayor Weeks asked for a motion to adjourn the meeting at 8:22 p.m.

Resolved to adjourn the board meeting for March 13, 2014.

**MOTION BY: MAYOR PRO-TEM DR. LINDA ROBINSON; SECOND BY:
COMMISSIONER JOHN RAYNOR**

**APPROVED, AYES (5) MAYOR PRO-TEM DR. LINDA ROBINSON,
COMMISSIONERS ALLEN, RAYNOR, MOSBY, AND BEASLEY
NOES (0)**



Cortney Kerns, Town Clerk/Finance Officer



Mayor, Walker Weeks