

TOWN OF COATS
Board of Commissioners
April 8, 2021
OFFICIAL MINUTES

I. ABSTRACT:

A scheduled meeting of the Board of Commissioners held on April 8, 2021 in the Board of Commissioners' Meeting Room at Coats Town Hall. The Board exercised social distancing, with six Board members, Town Manager Nick Holcomb and Town Clerk Karen Wooten.

II. ROLL CALL:

Mayor Chris Coats, Mayor Pro-Tem Jerry Beasley, Commissioner Kelvin Gilbert, Commissioner Allen Mosby, Commissioner John Raynor and Commissioner Marc Powell were present.

Town Attorney Alton Bain was present at 7:15.

III. CALL TO ORDER:

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

Mayor Coats delivered the invocation and led those in attendance in the Pledge of Allegiance.

RESOLVED, to approve Agenda.

**MOTION BY: COMMISSIONER JOHN RAYNOR: SECOND BY: COMMISSIONER MARC POWELL
APPROVED, AYES (5), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS POWELL, MOSBY, RAYNOR
AND GILBERT
NOES (0)**

IV. APPROVAL OF CONSENT AGENDA:

RESOLVED, to approve Consent Agenda.

**MOTION BY: COMMISSIONER JOHN RAYNOR: SECOND BY: COMMISSIONER MARC POWELL
APPROVED, AYES (5), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS POWELL, MOSBY, RAYNOR
AND GILBERT
NOES (0)**

V. OLD BUSINESS:

A. Public Hearing on Annexation & Rezoning

Nick Holcomb Town Manager informed the Board that at this time the property has not closed. There is an issue of renters in the farmhouse, which is the cause of the property not closed. Mr. Holcomb stated that all letters and advertising are completed and that phone calls inquiring about the property have all been positive with the plans for building homes. Mr. Holcomb stated that if anyone was present to speak in the Public Hearing could do so, however at this time the request for Annexation and Rezoning need to be postponed until May 13, 2021 meeting.

RESOLVED, to table the Annexation and Rezoning Public Hearing

**MOTION BY: MAYOR PRO-TEM JERRY BEASLEY: SECOND BY: COMMISSIONER JOHN RAYNOR
APPROVED, AYES (5), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS POWELL, MOSBY, RAYNOR
AND GILBERT
NOES (0)**

VI. NEW BUSINESS:

A. Set Public Hearing for Rezoning – 249 Hwy 27

Nick Holcomb Town Manager presented a rezoning request from the Planning Board for T & L Coats, LLC. Rezoning application presented to the Planning Board for two (2) parcels of land fronting Hwy 27. Mr. Holcomb informed the Board that 5.23 acres at 249 E Stewart Street is zoned C-3 Highway Commercial and adjoining tract is currently zoned R-20 Residential. T & L Coats, LLC with property under contract have requested for rezoning to R-6 Residential with the potential of a Major Subdivision Sketch Plan with R-6 zoning. Mr. Holcomb discussed with the Board that the Future Land Use Plan calls for C-3 Zoning for the front 200 feet from Highway 27 and the rear portion R-20 Residential Zoning. With concerns among the Board, that clarification needed on the R-6 Residential Zone to include with the amendments done on the 160D. Mr. Holcomb stated that now was the time to address how the Town wants to view the R-6 Residential Zone and the Future Land Use Plan. Mr. Holcomb stated that he would have all the changes done for the May meeting and requested to set a Public Hearing for May 13, 2021. **(Reference #1)**

RESOLVED, to set Public Hearing for May 13, 2021 with possibility of decision in June.

**MOTION BY: MAYOR PRO-TEM JERRY BEASLEY: SECOND BY: COMMISSIONER JOHN RAYNOR
APPROVED, AYES (5), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS POWELL, MOSBY, RAYNOR
AND GILBERT
NOES (0)**

B. Set Public Hearing for Ordinance Amendment – Nuisance Violation

Nick Holcomb Town Manager presented to the Board a Town Ordinance amendment. Mr. Holcomb stated that the Town currently has a Weeds and Refuse Ordinance along with an Abandoned and Junked Motor Vehicles Ordinance, however with the Nuisance Violation Ordinance would be a stronger ordinance that address more situations than the present ordinance. Mr. Holcomb informed the Board that the amendment would initiate a way to work abandoned homes as nuisances instead of going through Minimum Housing Standards and other nuisance issues. Some of the items would include:

1. Any structure which has been burned, or otherwise partially destroyed
2. Discarded appliances, building materials or rubbish
3. The use of carports, open porches, decks, open garages as storage for boxes, appliances, indoor furniture stored outside, machinery and household goods (**Reference #2**)

Mr. Holcomb requested to set Public Hearing for May 13, 2021.

RESOLVED, to approve Public Hearing for Nuisance Violation Ordinance Amendment for May 13, 2021.

**MOTION BY: COMMISSIONER JOHN RAYNOR: SECOND BY: COMMISSIONER MARC POWELL
APPROVED, AYES (5), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS POWELL, MOSBY, RAYNOR
AND GILBERT
NOES (0)**

Commissioner Gilbert questioned how the citizens know about the amendment to the Town Ordinances.

Nick Holcomb Town Manager informed the Board that an advertisement in the paper for the Public Hearing is required.

C. Payment Request for Paving

Nick Holcomb Town Manager requested payment to Lee's Trucking and Grading for area around 181 Remington Drive where the roots of four pine trees had begun to break up the asphalt and cause damage to the road. Lee's Trucking and Grading removed the trees, grinded the roots and replaced with new asphalt. Mr. Holcomb informed the Board that the expenditure comes out of the Powell Bill for Seven Thousand Four Hundred and Fifty dollars (\$7,450). Mr. Holcomb stated to the Board of the oversite to get approval prior to the work perform.

RESOLVED, to approve payment to Lee's Trucking and Grading.

**MOTION BY: MAYOR PRO-TEM JERRY BEASLEY: SECOND BY: COMMISSIONER JOHN RAYNOR
APPROVED, AYES (5), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS POWELL, MOSBY, RAYNOR
AND GILBERT
NOES (0)**

VII. MANAGER & COMMITTEE REPORT:

Nick Holcomb Town Manager addressed the Clean UP scheduled for the last Saturday in April. Mr. Holcomb stated that the Town would supply the Beautification Committee and any volunteer group with bags and supplies needed for the cleanup. Discussion among the Board as to the legal authority of the Town to go on personal property and clean up was to follow the "letter of law". With the direction from the Board Mr. Holcomb agreed to take action on properties that do not comply with Ordinances.

Mr. Holcomb updated the Board of the following.

1. Items on GovDeal – Durango, Clipper Truck, Leaf Machine, Bush hog
2. Johnson Street – Looking for Engineer and Surveyor to do some of the work, which should save some money.
3. Jay Street Home – Waiting on quotes from contractors which will include asbestos
4. Lemon Street – House to be sold Monday April 12, 2021
5. Water Meters – Waiting to see clarification on the funds expected to receive from the American Rescue Act.
6. Meeting with Harnett Regional Water, Meter Sys and Ferguson.
7. Library to receive shelving, desk, chairs from Harnett County Library. Library to close for painting and installing shelving
8. Met Tuesday night with Recreation Committee, softball activity, trails almost complete, tennis courts completed and new scoreboard installed.
9. Carpet – installed April 30th

Chief Ken Storicks presented his stats for March 1- March 31, 2021. Chief Storicks stated that the Durango was up to Three Thousand One Hundred Sixty Three dollars (\$3,163). **(Reference #3)**

VIII. PUBLIC FORUM:

Pat Godwin Coats Chamber Director updated the Board:

1. Chamber Banquet - May 11, 2021 at Pecan Barn
2. BBQ Fund Raiser – April 23, 2021
3. Crank up Coats – Last Thursday of each month

Pat Godwin announced to the Board of her retirement effective April 16, 2021. Mrs. Godwin thanked the Board for sixteen plus years working for the Chamber and the Town of Coats.

The Board expressed their appreciation for the time and work Mrs. Godwin has given to the Town.

Frances Harvey, 19 Gail Spears Drive, Coats, NC - Ms. Harvey addressed the Board with two (2) questions.

1. Why can't the Town get land for a local park for the children to play that cannot go to the other park?
2. When will the Town be getting more businesses like a bank?

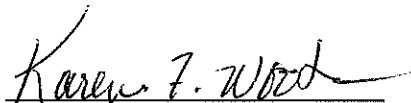
(Reference #4)

IX. ADJOURN:

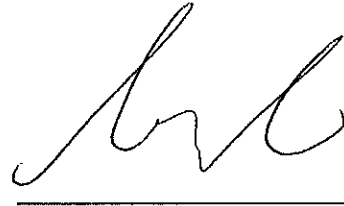
RESOLVED, to adjourn meeting.

**MOTION BY: COMMISSIONER JOHN RAYNOR: SECOND BY: COMMISSIONER MARC POWELL
APPROVED, AYES (5), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS POWELL, MOSBY, RAYNOR
AND GILBERT
NOES (0)**

Meeting adjourned at 7:55 p.m.



Karen F. Wooten, Town Clerk



Chris Coats, Mayor