

TOWN OF COATS
Board of Commissioners
March 8, 2018
OFFICIAL MINUTES

I. ABSTRACT:

A scheduled meeting of the Board of Commissioners was held on March 8, 2018 in the Board of Commissioners' Meeting Room at Coats Town Hall.

II. ROLL CALL:

Mayor Chris Coats, Mayor Pro-Tem Jerry Beasley, Commissioner JC Allen, Commissioner John Raynor and Commissioner Bob Hedrick.

Commissioner Allen Mosby was not present.

Attorney Alton Bain was present.

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.

Changes to the Agenda: Add under New Business- Item V-F Cemetery Plots, Item V-G Cemetery Committee Application.

RESOLVED, to approve Agenda as amended.

**MOTION BY: COMMISSIONER JOHN RAYNOR: SECOND BY: MAYOR PRO-TEM JERRY BEASLEY
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK AND
RAYNOR
NOES (0)**

IV. APPROVAL OF CONSENT AGENDA:

RESOLVED, to approve Consent Agenda.

**MOTION BY: COMMISSIONER JOHN RAYNOR: SECOND BY: COMMISSIOSNER BOB HEDRICK
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK AND
RAYNOR
NOES (0)**

V. PUBLIC HEARING:

Mayor Coats opened public hearing and asked Nick Holcomb Town Manager to update the Board concerning this property.

Mr. Holcomb informed the Board that the property for the request are two parcels on highway 55 that are presently zoned Industrial (I). Mr. Holcomb stated that the property owners had knowledge that the property was zoned Industrial (I) at the time of purchase. Mr. Holcomb stated that the owners are requesting to rezone to Residential Agricultural (RA) with the intent to have a family home and bona fide farm on this property. Mr. Holcomb stated that the Planning Board voted to recommend approval of the rezoning, contingent upon converting the parcels on the Future Land Use Map from Highway Commercial (C3) to Residential Agricultural (RA). Mr. Holcomb updated the Board that all notices to adjacent properties and advertising were completed and had received only one call, being the previous owner stating that he had tried to sell the property as Industrial with no results for 10 years and that his concerns with the property not having sewer connections.

Mayor Coats stated that the advertisement was in The Daily Record on February 23 and March 2.

Mayor Coats opened Public Hearing for comments.

Hearing none Mayor Coats closed Public Hearing.

VI. OLD BUSINESS:

A. Request to Rezone Hwy 55

Nick Holcomb shared with the Board that upon approval of the rezoning request for the two (2) parcels on Hwy 55 will include the converting the parcels on the Future Land Use Map to Residential Agricultural (RA). Mr. Holcomb stated that if the Board votes in favor of the rezoning that three separate decisions will need to be made: **(Reference #1)**

1. Change parcels on future Land use map from Highway Commercial to Residential Agriculture
2. Based on Planning Board's recommendation, vote in favor of rezoning
3. Approve following written statement of consistency:

"This rezoning meets the intended purpose of our Future Land Use Plan. This rezoning is reasonable because the lack of public sewer access greatly prohibits this property's ability to serve industrial or commercial development now. This rezoning is in the public interest because it is surrounded by similar RA and R20 Residential zones"

Mr. Holcomb express concerns with the limited Industrial properties and suggested that plans to identify other properties needed for the Future Land Use Plan.

Commissioner Raynor stated that during the Future Land Use Plan process, there were several areas discussed that are properties to consider zoning as Industrial.

Mayor Pro-Tem Jerry Beasley questioned what other use would the property have other than a home.

Property owner addressed the Board and stated that the property plans were to be a small farm with cows, horses, watermelons in the liking of Noah's Landing. Plans to open the farm to the public for Easter and Christmas events, hoping to get youth involvement. Future plans to sell Christmas trees, family events with chickens, goats, etc. This would be a family community involvement.

RESOLVED, to Amend the Future Land Use Plan from Highway Commercial to Residential Agriculture.

**MOTION BY: MAYOR PRO-TEM JERRY BEASLEY: SECOND BY: COMMISSIONER JOHN RAYNOR
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK AND
RAYNOR
NOES (0)**

RESOLVED, to approve rezoning of property from Industrial to Residential Agriculture.

**MOTION BY: COMMISSIONER JOHN RAYNOR: SECOND BY: COMMISSIONER BOB HEDRICK
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK AND
RAYNOR
NOES (0)**

RESOLVED, to approve the written statement of consistency: "This rezoning meets the intended purpose of our Future Land Use Plan. This rezoning is reasonable because the lack of public sewer access greatly prohibits this property's ability to serve industrial or commercial development now. This rezoning is in the public interest because it is surrounded by similar RA and R20 Residential zones"

**MOTION BY: COMMISSIONER JOHN RAYNOR: SECOND BY: MAYOR PRO-TEM JERRY BEASLEY
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK AND
RAYNOR
NOES (0)**

B. Draper Aden Associates Invoices

Nick Holcomb Town Manager presented an invoice from Draper Aden Associates for \$21,580.90 for engineering services performed in January of 2018. Mr. Holcomb stated that this brings total payments to Draper Aden Associates to \$26,695. (**Reference #2**)

Discussion from the Board concerning future expenditures from Draper Aden Associates, which will be for the bidding process of \$3,000 stated by Mr. Holcomb.

RESOLVED, to approve invoice to Draper Aden Associates for \$ 21,580.90.

**MOTION BY: MAYOR PRO-TEM JERRY BEASLEY: SECOND BY: COMMISSIONER JOHN RAYNOR
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK AND
RAYNOR
NOES (0)**

Mayor Pro-Tem Jerry Beasley questioned future payments to Tyrus and asked the Town Manager to get an hourly rate and clarification on his expected time.

C. Budget Transfer & Amendment – Project Fund

Nick Holcomb Town Manager presented Budget amendment #7 and #8 requesting changes to the Public Works Building Project Fund. Amendment #7 needed to transfer \$39,772 from General fund and \$40,000 from Solid Waste Fund into the Project Fund totaling \$79,772. Amendment #8 reflects additions to the Project Fund. (Reference #3)

RESOLVED, to approve Budget Amendment #7 and # 8.

**MOTION BY: MAYOR PRO-TEM JERRY BEASLEY: SECOND BY: COMMISSIONER JOHN RAYNOR
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK AND
RAYNOR
NOES (0)**

VII. NEW BUSINESS:

A. Set Public Hearing – Rezoning Request (Hwy 27)

Nick Holcomb Town Manager presented a request to set a public hearing date of April 12, 2018 for a rezoning request for property from Residential (R20) to Highway Commercial (C3) to allow for selling to a developer who plans to construct a site for Domino's Pizza. This request for rezoning aligns exactly with the Future Land Use Plan. The rezoning consists of two (2) parcels to create a new 5.29-acre parcel with approximately 211 feet of road frontage on Hwy 27. Mr. Holcomb shared with the Board that the Planning Board after a good deal of discussion approved the recommendation to present the rezoning request to the Board for approval. (Reference #4)

RESOLVED, to set Public Hearing for April 12, 2018 to consider rezoning property on Hwy 27.

**MOTION BY: MAYOR PRO-TEM JERRY BEASLEY: SECOND BY: COMMISSIONER JOHN RAYNOR
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK AND
RAYNOR
NOES (0)**

B. Budget Amendment – Street Patching

Rodney Pleasant Public Works Director updated the Board that due to the cold weather, several water leaks needed repairing and the cost to dig out utility cuts and patching back required asking for funds to cover this cost. Quality Asphalt Service, Inc. invoice to repair seven (7) areas was \$4,200. (Reference # 5) (Reference #6)

RESOLVED, to approve Budget Amendment #3 under Water Fund.

**MOTION BY: MAYOR PRO-TEM JERRY BEASLEY: SECOND BY: COMMISSIONER JOHN RAYNOR
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK AND
RAYNOR
NOES (0)**

C. Beautification Committee – Christmas Lights

Amy Johnson representing the Kiwanis updated the Board pertaining to the purchase of Christmas Lights for the Town. With the goals for last year met, the next project is to purchase new Christmas lights, 45 in total. The committee is looking to raise funds for Stars and Angels as presented in the handout. Ms. Johnson shared that the goal is to purchase 20 new lights this year. The committee will be asking local businesses, residents and an auction on November 3, to help meet this goal. Ms. Johnson stated that anyone that purchases a Christmas light be placed on a plaque to be displayed at the Town Hall. Ms. Johnson confirmed that the cost of the Star and Angels are \$400/\$500.

Ms. Johnson updated the Board on the scheduled Clean Sweep Spring Event combined with Operation InAsMuch on April 7, 2018. This will bring around 200 volunteers into Coats to help with various service projects to help clean up the Town.

Mayor Pro-Tem Jerry Beasley questioned Ms. Johnson concerning the fund raising that they do tell people that they aren't representing the Town but from the Beautification Committee. Ms. Johnson confirmed that they tell people they are the Coats Beautification Committee.

D. Street Closure – Operation InAsMuch

Chief Jeremy Hall presented the street closure for April 7, 2018 event. (Reference #7)

RESOLVED, to approve Street Closure for the Operation InAsMuch

**MOTION BY: COMMISSIONER JOHN RAYNOR: SECOND BY: MAYOR PRO-TEM JERRY BEASLEY
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK AND
RAYNOR
NOES (0)**

RESOLVED, to allow use of back parking lot for the InAsMuch event.

**MOTION BY: COMMISSIONER JOHN RAYNOR: SECOND BY: COMMISSIONER BOB HEDRICK
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK AND
RAYNOR
NOES (0)**

E. Street Closure – Chamber Fundraiser

Pat Godwin Coats Chamber Director informed the Board of the upcoming "Community Wide Meeting" on March 22, 2018 at 6:30. Ms. Godwin added that this meeting will be at the Coats Community Building and will be a time for information, sharing, brainstorming and focus on new ideas for the Coats Community. Ms. Godwin informed the Board about the upcoming event with the Chamber - Oyster and Shrimp Roast on April 28, 2018 - 5-8pm.

Chief Jeremy Hall presented the street closure for April 28, 2018 Oyster and Shrimp Roast event. (Reference #8)

RESOLVED, to approve Street Closure for the Chamber Oyster and Shrimp Roast on April 28, 2018.

**MOTION BY: COMMISSIONER JOHN RAYNOR: SECOND BY: MAYOR PRO-TEM JERRY BEASLEY
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK AND
RAYNOR
NOES (0)**

Ms. Godwin also informed the Board that they would be having Line Dancing at the Community Building to raise funds also.

F. Cemetery Plots

Mayor Coats presented two (2) Cemetery Plots purchased for approval. Ronnie Poole, Lot 188 C and Kathy Loyd 187C. (**Reference # 9 and #10**)

RESOLVED, to approve Cemetery Plots.

**MOTION BY: COMMISSIONER BOB HEDRICK: SECOND BY: MAYOR PRO-TEM JERRY BEASLEY
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK AND
RAYNOR
NOES (0)**

G. Cemetery Committee Application

Mayor Coats presented a Cemetery Committee application from Jean Powell. (**Reference #11**)

RESOLVED, to approve Cemetery Committee Application.

**MOTION BY: COMMISSIONER JOHN RAYNOR: SECOND BY: COMMISSIONER BOB HEDRICK
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK AND
RAYNOR
NOES (0)**

VIII. MANAGER & COMMITTEE REPORT:

Nick Holcomb Town Manager updated the Board:

1. Oyster and Shrimp Roast – April 28, 2018
2. Budget Workshop – March 24, 2018 – 8-12pm
3. Board Ethics Class – May 23, 2018 – 10-12pm
4. Public Works building waiting on Notice to Proceed from the engineer.

Chief Jeremy Hall presented his monthly stats from February 8 through March 8, 2018 (**Reference #12**)

Rodney Pleasant presented his monthly reports for February. (**Reference #13**)

Teresa Brown Library Director presented her monthly report for February. (**Reference #14**)

IX. PUBLIC FORUM:

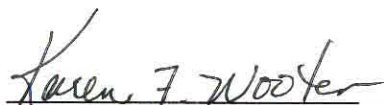
Mayor Coats open Public Forum and hearing none Public Forum closed.

X. ADJOURN:

RESOLVED, to adjourn meeting.

**MOTION BY: COMMISSIONER JOHN RAYNOR: SECOND BY: COMMISSIONER BOB HEDRICK
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK AND
RAYNOR
NOES (0)**

Meeting adjourned at 8:05 p.m.



Karen F. Wooten, Town Clerk



Chris Coats, Mayor