

**TOWN OF COATS
Board of Commissioners
Thursday, April 11, 2024
Official Minutes**

The Town of Coats Board of Commissioners met in regular session on Thursday, April 11, 2024 at 7:00 p.m. in the Board of Commissioners' Meeting Room at Coats Town Hall.

Members Present:

Mayor Chris Coats
Mayor Pro Tem Marc Powell
Commissioner Jerry Beasley
Commissioner Kelvin Gilbert
Commissioner Shirley Allen

Others Present:

Nick Holcomb, Town Manager
Connie Lassiter, Finance Director/Town Clerk
Rodney Pleasant, Public Works Director
Ken Storicks, Police Chief
Al Bain, Town Attorney

I. CALL TO ORDER

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

A. Invocation & Pledge

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

B. Approval of Agenda

RESOLVED, to approve the agenda with the following amendments:

- Add "Item D" Acceptance of Resignation from Allen Mosby as Town Commissioner to "Section II" Consent Agenda
- Add "Item E" Street Closure" to "Section IV" New Business
- Add "Item D" Jay St House to "Section VI" Manager & Committee Report
- Remove "Section VII" Closed Session

MOTION BY: Mayor Pro Tem Marc Powell

SECOND BY: Commissioner Kelvin Gilbert

APPROVED: Unanimously Approved

II. CONSENT AGENDA

- A. Approval of Minutes – March 14, 2024 & March 21, 2024
- B. Approval of Attorney Bill – Services Rendered March 1-31, 2024
- C. March 2024 Financial Report
- D. Acceptance of Resignation from Allen Mosby as Town Commissioner

RESOLVED, to approve Consent Agenda.

MOTION BY: Commissioner Shirley Allen

SECOND BY: Commissioner Jerry Beasley

APPROVED: Unanimously Approved

III. PUBLIC HEARING

Mayor Chris Coats went over the following ground rules for the public hearing:

- Present relevant comments
- Topic should be within purview of the council to address
- Avoid repetition; if others have already made a certain point, please do not repeat those comments
- If you're part of a group, designate a group person prior to hearing; spokesperson may recognize group by asking them to stand; spokesperson for group may have up to nine minutes to speak
- Individual comments are limited to three minutes; individuals may not yield their time to another person
- Neither council nor staff will engage in dialogue; although open questions that have clear answers may be addressed at the end of the period
- Speak professionally and respectfully; any speech or actions that are perceived as disrespectful, unprofessional, hateful or potentially inciting or dangerous will be stopped and person may be escorted from the building

Mayor Coats asked Town Manager Nick Holcomb to introduce the topic of the public hearing.

Town Manager Holcomb introduced the request to rezone and annex property at 1380 Abattoir Rd owned by The Stephens Center Inc. The property is approximately 80 acres which is currently zoned as Agriculture with a requested rezoning to Single Family Residential 3 (SFR-3) with Traditional Neighborhood Development Overlay (TNDO). The property is surrounded by existing agricultural land, and the entryway/driveway would be approximately one-half mile from town limits; however, a lot of the southern property boundary is about two-tenths of a mile from existing town limits with the entirety of the property being with the ETJ. The request encompasses three separate parcels that has an existing six inch waterline available going out through the extent of Abattoir Rd even beyond the ETJ, but there is no sewer present at the site. The cost and extensions would be on the developer to tie into existing sewer system at Irbin Dr.

The Planning Board made a recommendation on February 1, 2024 to deny the rezoning request by a unanimous vote and met again on March 7, 2024 to make the justification for the denial based on the Future Land Use Plan Objective 4.7 which seeks to protect traffic carrying capacities and promote public safety by adopting an access management plan to limit access along major and minor thoroughfares.

A neighborhood meeting was held on February 13, 2024 resulting in the developer needing more time to work on revisions based on the amount of comments from the public.

Mr. Holcomb commented that all requirements for newspaper ads as well as letters to adjacent property owners and sign posted at the site had been met and introduced David Goracke, of True Life Companies, to give more details regarding the plan.

Mr. Goracke highlighted the following steps that had been taken thus far:

- Spent number of meetings vetting sketch plans, ideas and thoughts using three guiding principles of striving to work with the town vision to develop a site plan, striving to work with the lay of the land and striving to listen to concerns and incorporate reasonable changes

- Strove to bring a site plan that was in conformance with the adopted Future Land Use Plan
- Looked at land use plan goals and objectives to implement in the plan as follows:
 - Supported and promoted development that will optimize the use of existing infrastructure by using underutilized waterline and access pump station at Abattior Rd
 - Encouraged new development to provide open space and neighborhood parks that are interconnected by having trees along every corridor and street within the neighborhood and street tree within or on each lot; added center islands to help soften streetscape and for safety; included two active parks and one passive park
 - Required sidewalks or pedestrian paths within the residential development will be met by having sidewalks on both sides of the street
 - Encouraged open space conservation that exceeds minimum requirements by offering 34% open space instead of the minimum 5%
 - Encouraged conservation of high value natural resources within the development by studying and locating some of the open spaces along those naturally sensitive areas; plan does not impact any wetlands and does not impact or cross any streams
 - Identified and preserved historical, natural and cultural assets utilizing all available conservation data; incorporated a historic magnolia tree that is on site as a central element of the master plan with area surrounded by almost 1.3 acre park; incorporated a passive park around existing cemetery; incorporated historic figures in the naming of the community (Stewart's Creek in honor of Alton Stewart)
- Amended original master plan that included 217 lots with 25% open space based on public comment at planning board meeting, neighborhood meeting, one on one in person meetings with immediate neighbors
- Addressed transportation concerns by obtaining an analysis directly from NCDOT for a 1.2 mile section a couple of blocks north of Willis Pope Rd down through and included Hwy 27 and Orange St; in the span of 10 years there were 24 accidents on that road; out of the 24 accidents, 9 were hitting a deer and 5 others were either alcohol or drug related; request for time of accidents indicated a group centered around 5am-6am and a group centered around 10am-11am; 9 incidents specifically coinciding with when deer move
- Data from Harnett County School System indicated that the population of each school was less today that it was 10 years ago
- Revisions and modifications to original plan included the following:
 - eliminating a lot along the entrance road specifically backing up to the northern property line at the entrance road
 - added a 100 foot buffer along the northern property line with the currently vegetated tree areas of that buffer will remain undisturbed and the areas of that buffer that are currently either part of a farmland or just grass will be bermed and planted with various types of deciduous and evergreen trees and shrubs to help buffer some critical areas with one specific area along the northern property line that was asked to be remained untouched; cluster of trees in a very specific area noted on plan will remain undisturbed
 - added 20 foot access easement along the northern property line as requested by one of the neighbors
 - reconfigured the stub road number four to stop short of the property line

- reconfigured lots 187 and 195 and eliminated lots in the area along the northern property to address concern of people wandering down dead end street onto a neighbor's property
- reduced number of lots in the very north corner and moved lots east from that area specifically increasing distance to Mr. Pope's chicken houses
- redesigned storm water pond in lower left hand corner to operate above state standards, will operate at a 10 year storm instead of a one year storm
- reconfigured lots 196 to 198, added buffer along lot 198 and the track property line, did the same for lots 92 to 98
- adjusted geometry in the front entrance for optimal efficiency, surveyed the centerline of Abattoir Rd and looked at sight distances and lengths to utilize that along with NCDOT to set the exact ingress and egress of the revised plan
- added one street tree for every 60 feet noted that the town ordinance is one for every 80 feet
- increased the number of large lots within the community that led to the reduction to a total of 198 lots which is 42 lots less than the maximum allowed under the land use plan with SFR-3 with 80 acres where 240 lots could be permitted

Mayor Chris Coats opened the Public Hearing.

William Pope, no address given, raised concern about spot zoning citing what he heard as Mr. Goracke spoke about the Town's Land Use Plan.

Elise Jernigan, 353 Willis Pope Rd, Angier NC, stated she was addressing the board as a citizen of the ETJ area but also in her professional capacity as an attorney to negate her understanding of concerns that the developer could bring litigation against the commissioners for not approving the annex or rezoning. She complained that the horrible infrastructure of the road should be researched and given a good thought before approving this as she had witnessed accidents from her front porch.

Sharon Stevens, 3701 Abattior Rd, Coats NC, expressed concern that this was being viewed as the end of financial worries for the town and that little consideration had been put into figuring out the numbers. She contacted Richie Hines at the NCDOT regarding a turn lane being put in because of the hilly road and the curve. She cited the statistics she gathered on the amount of traffic on the road in a 24 hour time frame; and although the NCDOT does not require a turn lane at this time, she insisted that the board had the right to demand the developer put one in to keep the community safe.

Dena Klein, 1845 Abattior Rd, Coats NC, echoed concerns about the current roadway design and safety stating the roadway was already two feet short of the standard roadway design for 400 to 2,000 cars traveling at 55 miles per hour and believed that the current shoulder width was less than the standard 3 feet. She pointed out crash data at Hwy 27 and Willis Pope Rd by approaching the Board with information on a paper. Another safety concern was the one way entrance and exit to the development.

Joan Harmon, 1390 Abattior Rd, Coats NC, presented a video of traffic on Abattoir Rd to illustrate her concerns for safety due to the dangerous hill and the proposed entranceway to the development as well as pointing out the number of people that already run over the speed limit could increase.

Bennie Harmon, 1390 Abattior Rd, Coats NC, illustrated with the use of a tape measure the visual of what 14 feet between houses (7 feet from house to property line for each neighbor) would look like and questioned if anyone would want to live that close. He also pointed out that with a front yard of 20 feet and back yard of 20 feet that you could not drive your vehicle around your house. He expressed concerned that if one of the houses caught on fire that multiple houses could be damaged or destroyed. He mentioned that he spoke with the director of Harnett County Waterworks, Steve Ward, and was told that the developer would be responsible for the required upgrade to the lift pump station on N Orange St and questioned the awareness of this information. He inquired about the board having a work session to calculate the cost of what the residential development would cause for infrastructure and services or if they just assumed it would be profitable to the town.

Beth Cole, 1420 Abattoir Rd, Coats NC, expressed concerns about rapid population growth, potential strain on town services, tension between old and new residents with the potential of an HOA with like-minded individuals to outnumber current citizens on important issues and changes to the town's character. She referred to a 2017 Cost of Services Study conducted for Lee County that purported research had shown when a rural community with a large base of farmland begins to convert that land into residential development, due to the lack of growth control measures, the local government is virtually guaranteed to head down a path of deteriorating financial stability and increasing local property tax rates. She voiced a belief that the board had been misled on things such as being sued if project was not approved and about the density of the property which would end up being four homes per acre; and maybe Mr. Goracke had been misled to think he had the right to build houses and streets on the easements that current homeowners have access to as he did with the original plan. She suggested conducting research on how to promote economic stability while maintaining the existing quality of life.

Andy Cole, 1420 Abattior Rd, Coats NC, stated that he owns 17 acres of land that abuts the proposed development and expressed concerns of safety risks and potential liability to his family due to the proximity of houses in the development when he is conducting training and practices at the firing range located on his property. He reported that everything done on the range is legal which includes having backstops and that shooting is done in the opposite direction of the proposed development, but he wonders about the amount of complaints that will come from the people moving into the development. He expressed fear that the children forced to live in a development with houses merely feet apart will wander and end up downrange on his property or drown in his pond. He mentioned deed work that has just shown up that needs to be looked at. He echoed previous concerns about the possible change in the town's character and the increased burden of cost to taxpayers and added that the people moving in would be working in other towns and would spend their money in those towns not in Coats. He mentioned the impact on the school system. He suggested to let them build as it is zoned now with one house per acre and a half with a septic system. He stated he had a petition with signatures of over 120 from the Town of Coats asking not to approve the rezoning.

Emily Pope, 528 Johnson Rd, Coats NC voiced concern about the preservation of nature and farmland as well as the potential of biosecurity hazards that the development would pose to her family's poultry farm.

Jon Pope, 528 Johnson Rd, Coats NC pointed out that the proposed development was a clear and present danger to his contracted commercial poultry operation. He mentioned that the plan had not accommodated an increase in buffering along his adjacent property line as he had recommended to the developer and emphasized that proper fencing and buffering was necessary to avoid adversarial relationships with neighbors that are less aware of agricultural production.

He expressed concern about the insufficient capacity of the retention pond which could lead to flooding and damage to his property and flocks. He feared that the lack of sufficient fencing to prevent trespassers posed the potential threat for disease transmission to his chickens which would impact not only his family but also the industry because the chickens would have to be euthanized and there would be a three month process necessary for composting, clean out and disinfection. He urged the board to consider the importance of preserving agriculture in the community and the potential consequences of rezoning.

Henry Jones, 1951 Clark Ave, Raleigh NC, indicated that he was speaking on behalf of the Pope family and the NC Poultry Federation in opposition of the residential development near the farm. He relayed that the biggest problem in the poultry industry right now was neighbor versus farmer conflict based upon moving the suburbs into agricultural areas and expecting peaceful coexistence without proper protections.

Randy Pope, 545 Silas Moore Rd, Coats NC, reiterated the points made by Jon Pope and Henry Jones and emphasized the issue of lawsuits resulting from resident complaints about animal operations.

Sue Rothe, 137 E Odum St, Coats NC, expressed frustration with the lack of infrastructure and services in Coats and urged town officials to prioritize fixing existing issues before adding more homes.

Brad Abate, 277 Cane Mill Rd, Coats NC, as a Harnett County School Board member addressed the comments made by the developer regarding the population of Harnett County Schools. He acknowledged that it appeared the numbers fluctuate at Coats Elementary School, but what the data doesn't take into account was redistricting thus the data doesn't tell the entire story because Coats Elementary is full. He noted that approving the rezoning and annexation would increase the burden on an already overburdened school system.

Janice Metters, 842 Abattoir Rd, Coats NC, echoed the previous sentiments regarding dangerous traffic.

Gale Spears, 120 Gale Spears Dr, Coats NC, voiced issues with rezoning in general and also expressed concern about the impact of traffic.

Melanie Payne, 118 Willis Pope Rd, expressed worry that the development would bring crime, traffic and things into the community that were not wanted here.

Mayor Coats closed the Public Hearing after hearing no one else.

RESOLVED, to take five minute recess.

MOTION BY: Commissioner Jerry Beasley

SECOND BY: Mayor Pro Tem Marc Powell

APPROVED: Unanimously Approved

Recessed at 9:00 p.m.

Reconvened at 9:05 p.m.

IV. NEW BUSINESS

A. Rezoning and Annexation Request – 1380 Abattior Rd

Mayor Chris Coats asked the Commissioners how they wished to proceed concerning the rezoning and annexation request for 1380 Abattior Rd.

RESOLVED, to deny request.

MOTION BY: Commissioner Shirley Allen

SECOND BY: Commissioner Jerry Beasley

APPROVED: Unanimously Approved

Town Manager Nick Holcomb reminded the board that there needed to be discussion for the justification of the board's decision.

Town Attorney Al Bain interjected to explain that GS 160D-605 requires that when adopting or rejecting any petition for a zoning map amendment that a statement analyzing the reasonableness of the proposed zoning shall be approved by the governing board. The statement of reasonableness may consider, among other factors, (1) the size, physical conditions, and other attributes of the area proposed to be rezoned, (2) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (3) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (4) why the action taken is in the public interest; and (5) any changed conditions warranting the amendment.

Attorney Bain advised the board to recess until a further time in order to prepare and consider a statement of reasonableness. Board discussion ensued about points made in the public hearing that caused consideration of several of GS 160D-605 aforementioned factors to consider as mentioned by the Town Attorney.

RESOLVED, to recess until the next scheduled regular board meeting in order to review and adopt a formal statement for justification of decision to deny rezoning.

MOTION BY: Commissioner Jerry Beasley

SECOND BY: Mayor Pro Tem Marc Powell

APPROVED: Unanimously Approved

RESOLVED, to deny annexation request.

MOTION BY: Commissioner Kelvin Gilbert

SECOND BY: Commissioner Jerry Beasley

APPROVED: Unanimously Approved

B. Downtown Revitalization Grant

Town Manager Nick Holcomb explained that the Board had previously discussed several options in attempt to define how to best spend the \$500,000 grant on downtown revitalization. The board seemed to lean towards Option 1 which was sort of basic amenities on the street as quick as possible which was backed by some public comment which would make an impact but would not go the full length of the grant. This option has been tweaked to that it would be some streetscape aesthetic improvements such as benches, trash cans, planters, landscaping as well as façade improvements on town-owned properties that would wrap Main St and enhance Farmers Corner as a pedestrian space as well as use for festivals and events by generating construction drawings

that could be used by general contractors for informal bids. Mr. Holcomb emphasized the need for a general contractor to create a turn-key project citing that the project was too big for staff to handle the board and public opinion about every detail and want. The WithersRavenel proposal was being presented for \$33,500 which included optional 3-D renderings for construction documents for use in shopping contractors that would do a turn-key project.

RESOLVED, to approve the contract with WithersRavenel.

MOTION BY: Mayor Pro Tem Marc Powell

SECOND BY: Commissioner Kelvin Gilbert

APPROVED: Unanimously Approved

C. Scope of Work for Pass-Through Grant

Town Manager Holcomb relayed that a decision on the scope of work was needed in order to receive the second \$50,000 pass-through grant from Harnett County. The grant would require monthly reporting and would have an expiration date of June 2025, so it would be ideal to have a project that could be completed within a month or two. He noted that a decision did not have to be made tonight, but a decision would need to be made at the May meeting.

The Public Works Department had submitted a proposal for a project with additions to the new Public Works shop including fencing, and outbuilding for water inventory with shelving on a concrete pad that would allow the old shop to be emptied out and better utilized, and possible relocation of gas pumps that would all fit within the budget of the grant.

Commissioner Jerry Beasley mentioned a problem with a town-owned transformer cutting power to the lower field area and thought that a ballpark estimate was in the neighborhood of \$20,000 to \$30,000 from his talks with the Parks and Recreation Director. He suggested the Town Manager talk with the Parks and Recreation Director about it.

Town Manager Holcomb acknowledged the issue and responded that he had met with Duke Energy engineers and offered that it could be fixed as Commissioner Beasley mentioned or a new line could be run from Duke Energy infrastructure which would avoid a large upfront capital hit and be built into the lifetime of the new account. He suggested that a better professional opinion of what the problem was and what it would cost.

Commissioner Kelvin Gilbert recounted the multiple times over the last several years about discussions of getting everything out of the old Public Works building and moving to the new shop so everything would be at the same place. He stated that if there was a problem at the park that it needed to be looked at, but the board couldn't make a decision without knowing exactly what the problem was and cost for repairs.

RESOLVED, to table discussion until final numbers are given at next meeting.

MOTION BY: Commissioner Kelvin Gilbert

SECOND BY: Commissioner Jerry Beasley

APPROVED: Unanimously Approved

D. Off-Duty Police Officer Work

Police Chief Ken Storicks informed the board that currently there was no policy regarding off-duty police work in response to questions that arose upon the discovery of the Coats Police

Department officers recently working at Wing Co in an off-duty capacity. Chief Storicks highlighted some benefits that allowing off-duty police work provided as:

- Incentive that helps in hiring and retaining officers that doesn't affect the budget
- Second officer will be in town that could be quickly called to duty
- Presence of another police car in town
- Business/event can provide a safer environment for clientele as most troublemakers avoid being where there is police presence
- Resolve conflict before it escalates into a fight, stabbing or shooting; police are called to respond to this type of situation anyway; in this case, the officer would already be there

Commissioners raised concern with issues of liability for the town as well as the business owners that hire off-duty officers. Chief Storicks responded that officers should only act when unlawful actions occur adding that the officers are not there to monitor patrons.

Commissioner Jerry Beasley voiced that a contract should have been in place to cover the Town for liability before the officers worked off-duty at Wing Co. He also expressed concern that when an officer working off-duty gets called on duty for emergency assistance would cause an issue of double-dipping. He also had issue with a town vehicle being used.

Attorney Al Bain pointed out that it was probably good that a restaurant wanted to have extra police within the town and the Institute of Government as well as the City of Raleigh policy said it's in the public benefit to encourage this type of activity. Attorney Bain cited GS 74C-21 that states "A law enforcement officer may provide security guard and patrol services on an individual employer-employee basis to a person, firm, association, or corporation that is not engaged in a security guard and patrol profession." He went on to say that there were cases in which the court recognized this type of activity by an off-duty police officer that are often in town uniform and car. He opined Raleigh had the best approach and that having a contract that makes it an employer-employee situation where the employer which in this case would be the restaurant would carry insurance to cover any kind of liability agreement to hold the town harmless. Attorney Bain recommended that the board request the Town Manager, Police Chief as well as himself to work on a policy and possibly a contract.

Commissioner Kelvin Gilbert agreed that a policy was needed and that it should be done quickly. He questioned if the policy would have to be adopted by the board in order for off-duty work to go forward. Attorney Al Bain explained that the Town of Coats had a Manager-Council form of government that did not necessarily require the policy to be adopted by the board; but if the board wanted to review the policy and formally adopt it, it would be the prerogative of the board.

RESOLVED, to allow the Town Attorney, Town Manager and Police Chief to create a policy for off-duty police officer to work in establishments like this for our town and move forward without board having to come back to a meeting.

MOTION BY: Commissioner Kelvin Gilbert

SECOND BY: Commissioner Shirley Allen

APPROVED: Unanimously Approved

E. Street Closures

Town Manager Holcomb notified the Board of the last minute request for a street closures for the Spiritual Unity Day (Isabella St) and for a block party at McLean St.

RESOLVED, to approve street closures.
MOTION BY: Commissioner Kelvin Gilbert
SECOND BY: Mayor Pro Tem Marc Powell
APPROVED: Unanimously Approved

V. PUBLIC FORUM

Mayor Chris Coats opened the Public Forum.

Tricia Bristow, Coats Chamber of Commerce Executive Director, gave information on upcoming events for the month of April and May.

Michelle Gregory, 2730 Carson Gregory Rd, Angier NC, announced the annual BBQ fundraiser for the Primitive Baptist Church Cemetery would be this Saturday at the Senior Center from 11am-3pm.

Vicki Ingersoll, 30 N Railroad St, Coats NC, spoke on behalf of downtown business owners and urged the board to move quickly on performing the work with the downtown revitalization grant.

Brad Abate, 277 Cane Mill Rd, Coats NC, thanked the board for serving and listening to the community tonight acknowledging the pressure placed upon them.

Mayor Chris Coats closed the Public Forum after hearing no one else.

VI. MANAGER & COMMITTEE REPORT

Town Manager Nick Holcomb updated the Board on the following:

- ARPA closeout and water fund transfer budget amendment would be presented in May
- Contract with TA Loving had been signed; preconference meeting with the state and preconstruction meeting with TA Loving would be held next week
- Submittal of major subdivision named Cardinal Landing on the former Lauder property inches from the finish line

Finance Director Connie Lassiter informed the board she recognized the need for a new website immediately upon her employment with the Town. The board had heard many public comments made recently echoing that need. She explained the following benefits of a new website:

- More visually appealing
- User friendliness
- Increased engagement such as the use of web forms
- Integration with social media
- Formatted for viewing on mobile devices
- Ease of content update using non-technical editing format
- ADA compliant and hosted on a Cyber-Secure Server

Ms. Lassiter stated that the initial expense of setup and design could be accommodated in the current budget year determined by the rough estimates she had gathered from demonstrations with website vendors. Formal quotes have been requested and will be presented at May meeting.

Town Manager Nick Holcomb announced the proceeding of the demolition of the burned house on Jay St in the interest of public safety. The demolition contract was honored at the same rate, but the tipping fee estimate ended up being \$371 more than what was estimated. He asked that the board make a motion to cover the additional expense.

RESOLVED, to cover the \$371 overage on the demolition.
MOTION BY: Commissioner Kelvin Gilbert
SECOND BY: Mayor Pro Tem Marc Powell
APPROVED: Unanimously Approved

VII. RECESS

Mayor Chris Coats called for a motion to recess.

RESOLVED, to recess until next month's regular meeting.
MOTION BY: Mayor Pro Tem Marc Powell
SECOND BY: Commissioner Kelvin Gilbert
APPROVED: Unanimously Approved

Meeting recessed at 10:10 p.m.

The Town of Coats Board of Commissioners reconvened the recessed Thursday, April 11, 2024 regular session on Thursday, May 9, 2024 at 7:00 p.m. in the Board of Commissioners' Meeting Room at Coats Town Hall.

Members Present: Mayor Chris Coats, Mayor Pro Tem Marc Powell, Commissioner Shirley Allen, Commissioner Kelvin Gilbert; **Members Absent:** Commissioner Jerry Beasley; **Others Present:** Town Manager Nick Holcomb, Finance Director Connie Lassiter, Town Attorney Al Bain

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

Town Manager Nick Holcomb presented the following Statement of Reasonableness and Inconsistency Statement that was developed by himself and the Town Attorney based on the boards previous comments concerning the vote to deny rezoning at 1380 Abattior Rd:

The Coats Commissioners find the action to amend the Zoning Map around 1380 Abattior Rd from Agricultural (AG) to Single Family Residential (SFR-3 with TNDO) to be inconsistent with the adopted Land Use Plan. Objective 4.7 in the plan calls to protect traffic carrying capacities and promote public safety. The plan also encourages that "development should result in preservation of surrounding agricultural uses." Development density of this proposed rezoning is at a level that would create conflict with an adjacent farming operation and burden existing traffic conditions and capacity to the detriment of the neighbors and surrounding community.

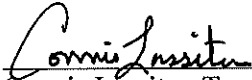
RESOLVED, to adopt the Statement of Reasonableness and Inconsistency Statement.
MOTION BY: Commissioner Kelvin Gilbert

SECOND BY: Commissioner Shirley Allen
APPROVED: Unanimously Approved


RESOLVED, to adjourn the meeting.
MOTION BY: Commissioner Kelvin Gilbert
SECOND BY: Commissioner Shirley Allen
APPROVED: Unanimously Approved

Meeting adjourned at 7:02 p.m.

The attached documents of reference are incorporated herewith and are hereby made a part of these minutes.



Connie Lassiter, Town Clerk



Chris Coats, Mayor