

**TOWN OF COATS
Planning Board
Thursday, March 3, 2022
Official Minutes**

The Town of Coats Planning Board met in regular session on Thursday, March 3, 2022 at 6:00 p.m. in the Board of Commissioners' Meeting Room at Coats Town Hall.

Members Present:

Walter Weeks, Chairman
Hazel Stephenson, Vice-Chairman
Marshall Jones
Jean Powell
Misty Gil
Don Plessinger
Alan Pope

Staff Present:

Nick Holcomb, Town Manager
Connie Lassiter, Town Clerk

I. CALL TO ORDER

Chairman Walter Weeks called the meeting to order at 6:00 p.m. with a quorum being present.

Chairman Weeks delivered the invocation and led those in attendance in the Pledge of Allegiance.

RESOLVED, to approve Agenda.

**MOTION BY: Hazel Stephenson, SECOND BY: Don Plessinger
APPROVED: 7-0, unanimously approved**

RESOLVED, to approve minutes from the January 6, 2022 meeting.

**MOTION BY: Misty Gil, SECOND BY: Jean Powell
APPROVED: 7-0, unanimously approved**

II. PUBLIC FORUM

Chairman Walter Weeks opened the Public Forum and after hearing no one, closed the Public Forum.

III. NEW BUSINESS

Chairman Walter Weeks noted that there wasn't any new business

IV. MANAGER UPDATE

Nick Holcomb, Town Manager, updated the Planning Board on the following:

1. Many years ago a subdivision was created near the county water tower south of town on Hwy 55, and the infrastructure was not put in place. Development appears to be moving forward with about twelve (12) lots that were already created. The Town doesn't have water in that district. The county can easily provide water because the water line is already there. DOT will maintain the road if it is built to their standards. Unfortunately, the Town was out of any leverage to require annexation.
2. A developer has sold a four (4) lot minor subdivision off of Erwin. Builders are interested in paving the road to Town standards, putting in a 2" water line and deeding the right-of-way over to the Town of Coats.
3. There is high demand and infill development happening in all areas of town.
4. The request for rezoning of the Messer Tract on Hwy 27 for the odd triangle has been approved by the Board of Commissioners.
5. The Public Hearing for the rezoning and annexation of the 78 acres on Brick Mill Road has been set for the March meeting of the Board of Commissions.

V. OLD BUSINESS - Coats UDO

A. Review

Rick Flowe reviewed the articles introduced at the previous meeting as follows:

1. Article 9 – Building & Lot Standards
2. Article 10 – Uses with Additional Standards & Special Uses
3. Article 8 – Zoning Districts and Table 8.1 Table of Listed Uses

B. Introduction of Draft Materials

Rick Flowe introduced the following draft materials:

1. Official Zoning Map
2. Statements of Consistency & Reasonableness
3. Technical Standards & Specification Manual

Chairman Walter Weeks stated for the record that members stepped away from their seats to review the large scale map and were given the opportunity to ask questions of Rick Flowe. Chairman Weeks mentioned that there were no decisions made at that point. Chairman Weeks noted one of the changes in terms of an overlay discussed include some property that he owns and that he will stay out of any votes of whether or not that overlay should be there. Rick Flowe stated that Chairman Weeks would have the right to vote on the overall map or the overall ordinance unless someone objects or if there is a clear conflict of interest.

Rick Flowe stated that it was his pleasure to present the conclusion and noted that there is a handful of edits to complete. Mr. Flowe conveyed that he will be making edits to the map that he has shown to the members.

Mr. Flowe informed the board that they could either take this information under advisement, or they could consider two motions. The first motion being on the Coats Development Ordinance which includes the map with the noted edits made in the form of a recommendation to the Board of Commissioners. The second motion would be to recommend the draft Statement of Consistency and Reasonableness.

Chairman Walter Weeks asked for a motion to recommend for the approval of the Board of Commissioners unless someone thinks that the Planning Board isn't finished with their part of the process.

Vice Chairman Hazel Stephenson commented that she wished she had received the map before tonight to allow her more time to review. Rick Flowe assured Ms. Stephenson that she still had time to find any corrections that needed to be made because it would not be adopted until after the hearings.

RESOLVED, to recommend the approval of the Coats Development Ordinance with edits to the Board of Commissioners.

MOTION BY: Don Plessinger, SECOND BY: Alan Pope
APPROVED: 7-0, unanimously approved

RESOLVED, to recommend the approval of Statement of Consistency & Reasonableness to the Board of Commissioners.

MOTION BY: Don Plessinger, SECOND BY: Marshall Jones
APPROVED: 7-0, unanimously approved

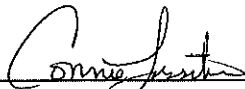
Chairman Walter Weeks stated that he would be in attendance at the Board of Commissioners meeting for the presentation of the recommendations just made by the Planning Board, and he encouraged all Planning Board members to attend the meeting. Chairman Weeks noted that should a majority of the Planning Board be in attendance at the meeting, it has been determined that there will be no business or actions of the Planning Board taken at the Board of Commissioners meeting.

VI. ADJOURN

RESOLVED, to adjourn.

MOTION BY: Hazel Stephenson, SECOND BY: Misty Gil
APPROVED: 7-0, unanimously approved

Meeting adjourned at 8:22 p.m.



Connie Lassiter, Town Clerk



Walter Weeks, Chairman