

TOWN OF COATS

Planning Board

April 7, 2022

6:00 p.m.

I. ABSTRACT:

The Coats Planning Board met for their regular meeting on April 7, 2022 at 6:00 p.m. The meeting was held in the Board of Commissioners' Meeting room at Coats Town Hall.

II. ROLL CALL:

Vice Chairwoman Hazel Stephenson and members Jean Powell, Misty Gil, Don Plessinger, and Alan Pope were present.

Chairman Walter Weeks and Planning Board member Marshall Jones were absent.

III. CALL TO ORDER:

A quorum being present, Vice Chairwoman Hazel Stephenson called the meeting to order.

Vice Chairwoman Stephenson led the Board in the invocation and the Pledge of Allegiance.

A. Approval of Agenda

RESOLVED, to approve agenda.

**MOTION BY: DON PLESSINGER: SECOND BY: ALAN POPE
APPROVED, AYES (4) POWELL, GIL, PLESSINGER, POPE
NOES (0)**

B. Approval of Minutes

RESOLVED, to approve minutes from March 3, 2022.

**MOTION BY: ALAN POPE: SECOND BY: DON PLESSINGER
APPROVED, AYES (4) POWELL, GIL, PLESSINGER, POPE**

NOES (0)

IV. PUBLIC FORUM:

Vice Chairwoman Hazel Stephenson opened Public Forum.

Hearing no one, Vice Chairwoman Stephenson closed Public Forum.

V. OLD BUSINESS:

A. Recommended Coats UDO: Final questions and review

Nick Holcomb Town Manager informed the Board that he feels confident with what Rick Flowe presented to the Board and using the new ordinances. Mr. Holcomb commented that the new ordinances can be amended.

Planning Board member Don Plessinger asked why the new ordinances are not being used.

Mr. Holcomb stated the Town Board needs to approve it and a Public Hearing has to be set. Mr. Holcomb stated that Chairman Walter Weeks will be at the Town Board meeting to present on behalf of the Planning Board's recommendation to approve. Mr. Holcomb stated the Public Hearing will be in May 2022. Mr. Holcomb stated that Rick Flowe will be at the May Town Board Meeting to answer any questions that the Town Board or the public will have.

Mr. Holcomb asked the Board to continue to review the ordinances and ask questions. He also asked the Board to attend the Town Board meetings to show their support.

VI. NEW BUSINESS

A. Ebenezer Church-Minor Subdivision

Nick Holcomb Town Manager informed the Board of a new Minor Subdivision Request located at 656 Ebenezer Church Road. Mr. Holcomb stated this is 18 acres with a metal storage building that was used as ancillary to a business. The owner needs to separate this into one (1) lot, five (5) acres each, to get a bank loan. RA zoning requires 40 feet of frontage and 100 feet at the building line per lot. Mr. Holcomb stated there is a 60 foot ingress, egress, regress, and utility easement, which preserves the possibility of future development and allows use of existing driveway (**Reference #1**).

RESOLVED, to approve Minor Subdivision.

MOTION BY: DON PLESSINGER: SECOND BY: MISTY GIL

APPROVED, AYES (4) POWELL, GIL, PLESSINGER, POPE

NOES (0)

Planning Board member Don Plessinger asked if the new construction down Highway 55 towards Dunn was the Town's project or the County.

Mr. Holcomb stated this is the County.

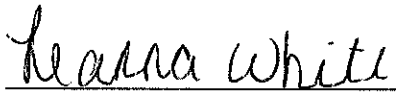
RESOLVED, to adjourn meeting.

MOTION BY: DON PLESSINGER: SECOND BY: MISTY GIL

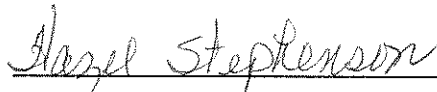
APPROVED, AYES (4) POWELL, GIL, PLESSINGER, POPE

NOES (0)

Meeting adjourn at 6:35 p.m.



Leanna White, Deputy Clerk



Hazel Stephenson, Vice Chairwoman