

TOWN OF COATS

Planning Board

May 5, 2022

6:00 p.m.

I. ABSTRACT:

The Coats Planning Board met for their regular meeting on May 5, 2022 at 6:00 p.m. The meeting was held in the Board of Commissioners' Meeting room at Coats Town Hall.

II. ROLL CALL:

Chairman Walter Weeks, Vice Chairwoman Hazel Stephenson and members Marshall Jones, Jean Powell, Misty Gil, Don Plessinger, and Alan Pope were present.

III. CALL TO ORDER:

A quorum being present, Chairman Weeks called the meeting to order.

Chairman Weeks led the Board in the invocation and the Pledge of Allegiance.

A. Approval of Agenda

RESOLVED, to approve agenda.

**MOTION BY: HAZEL STEPHENSON: SECOND BY: DON PLESSINGER
APPROVED, AYES (6) JONES, POWELL, GIL, STEPHENSON, PLESSINGER, POPE
NOES (0)**

B. Approval of Minutes

RESOLVED, to approve minutes from April 7, 2022.

**MOTION BY: MISTY GIL: SECOND BY: ALAN POPE
APPROVED, AYES (6) JONES, POWELL, GIL, STEPHENSON, PLESSINGER, POPE
NOES (0)**

IV. PUBLIC FORUM:

Chairman Weeks opened Public Forum.

Hearing no one, Chairman Weeks closed Public Forum.

V. NEW BUSINESS:

A. 232 N McKinley-Minor Subdivision Request

Town Manager Nick Holcomb informed the Board of a Minor Subdivision requested located at 232 N McKinley Street. Mr. Holcomb stated this property would be divided into four (4) lots and each lot meets the minimum frontage of 50' and is currently zoned as C-2. Mr. Holcomb stated each lot meets all the requirements, however; the updated UDO could change the zoning (**Reference #1**).

Chairman Weeks stated that the UDO should not be considered in this request.

Mr. Holcomb stated that the owner is aware of the Public Hearing on May 12th.

RESOLVED, to approve Minor Subdivision as submitted.

MOTION BY: DON PLESSINGER: SECOND BY: ALAN POPE

APPROVED, AYES (5) JONES, POWELL, GIL, PLESSINGER, POPE

NOES (0)

B. Review Brick Mill Estates-Major Subdivision Preliminary Plat

Town Manager Nick Holcomb informed the Board that this property was annexed on March 10, 2022 and re-zoned to R-6 ND CZ. Mr. Holcomb stated the owners have submitted substantial documents but no preliminary plat is available to approve yet.

Chairman Weeks asked how many lots.

Mr. Holcomb stated 156 lots. Two (2) units per acre.

C. Review Messer Tract-Major Subdivision Construction Documents

Town Manager Nick Holcomb informed the Board that this property was re-zoned to R6 ND. Mr. Holcomb stated that the owners are undergoing a sewer study with Harnett County in regards to the pump station.

VI. OLD BUSINESS

A. Recommended Coats UDO: Final Questions and Review

Chairman Weeks asked the Board if they had any final questions concerning the UDO.

Vice Chairwoman Stephenson stated is up to the public to come to the Town Meeting on May 12th.

Town Manager Nick Holcomb stated there was incorrect information concerning annexation of the ETJ. Mr. Holcomb stated the Town cannot annex a property unless there is a request.

The Board discussed concerns from the public.

VII. MANAGER UPDATE

A. Bill Avery Rd. ETJ

Town Manager Nick Holcomb informed the Board of a property on Bill Avery Road that is halfway in the Town's ETJ. Owner is in early stages of planning a Minor Subdivision on the property. There is a four (4) inch county water line beside the property. Mr. Holcomb explored the possibility of allowing this parcel to be controlled by Harnett County zoning (**Reference #2**).

Chairman Weeks stated that property in the ETJ has to fall within the Town's zoning.


RESOLVED, to adjourn meeting.

MOTION BY: HAZEL STEPHENSON: SECOND BY: MARSHALL JONES

APPROVED, AYES (6) JONES, POWELL, GIL, STEPHENSON, PLESSINGER, POPE

NOES (0)

Meeting adjourn at 7:05 p.m.



Leanna White, Deputy Clerk


Walter Weeks, Chairman