

TOWN OF COATS

Special Joint Planning Board and Town Council Meeting

June 2, 2022

6:00 p.m.

I. ABSTRACT:

The Coats Planning Board met for their regular meeting on June 2, 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 Jean Powell, Misty Gil, Don Plessinger, and Alan Pope were present.

Planning Board member Marshall Jones was absent.

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 (5) POWELL, GIL, STEPHENSON, PLESSINGER, POPE
NOES (0)**

B. Approval of Minutes

RESOLVED, to approve minutes from May 5, 2022.

**MOTION BY: HAZEL STEPHENSON: SECOND BY: DON PLESSINGER
APPROVED, AYES (5) 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:

N/A

VI. OLD BUSINESS

A. Coats UDO: Discussion on Documented Public Concerns

Town Council will be present for information only, Town Council will not take any action.

Town Manager Nick Holcomb informed the Board that citizens who attended the Public Hearing for the UDO were asked to write any concerns they had. Mr. Holcomb stated that he did receive some concerns from a citizen and would like the Planning Board and Board of Commissioners to discuss them **(Reference #1)**.

Mr. Holcomb stated he put the concerns in different groups, Group 1 are concerns that we can do and/or already did, Group 2 for big projects like Major Subdivision, Group 3 is what would the Board value concerning certain requirements, Group 4 for most critical which includes the 2.5 acres in the ETJ and understanding what the Town wants for a Minor Subdivision.

Mr. Holcomb stated that Mr. Rick Flowe recommended 2.5 acres is a large size where a house can be built and still have the country feel and have well and septic can be placed with no issues.

Chairman Weeks stated that this size will protect the farmland by discouraging bigger developments.

Mr. Holcomb stated developers will not be able to develop at 2.5 acres densities, will now have more zoning options to bring developments into Town.

Mr. Holcomb stated we could trim this back to 1.5 acres.

Planning Board member Alan Pope asked would this cut back on revenue from the Town if these lots were annexed.

Chairman Weeks stated no.

Chairman Weeks suggested reducing the requirement to 1.5 acres.

The Planning Board agreed to reducing to 1.5 acres in the ETJ.

Mr. Holcomb stated another concern was the Minor Subdivision including water lines crossing other water lines, garbage trucks going down private streets, storm water, and paved streets.

Mr. Holcomb stated a Minor Subdivision is six (6) lots off a gravel driveway in the County but the Coats UDO states three (3) lots on a drive and a Minor is four (4) lots with adequate frontage.

The Board agreed with no more than six (6) lots in the ETJ with no extended water/sewer lines down private driveway.

Chairman Weeks went over the following comments with the Board:

1. Zoning map is on display in the Board of Commissioner's Meeting Room.
2. No fee for zoning permit for fences/wall.
3. Fencing materials should have standards.
4. Planning Board minutes will be available on the Town's website.
5. Staff should adhere to GS 160D-601 & 160D-602-advertise meetings accordingly.
6. Applicant for zoning change should not be required to hold neighborhood meeting-This should be a recommendation not a requirement.
7. Setbacks on Highway 27 and 55 are too large-This applies to commercial zoning districts.
8. Tree disturbance permit-This applies for commercial or major renovations.
9. PEV charging stations-Needs to be available in Town if the Town is going to require charging stations. Number requirement of seats for a restaurant to put one in.
10. Vinyl siding-Is allowed but need more landscaping than just pine straw around dwelling.
11. Bike space-Requiring one (1) bike space for every twenty (20) parking spaces.
12. Driveways-Requiring people to park in a driveway and not on the front lawn.

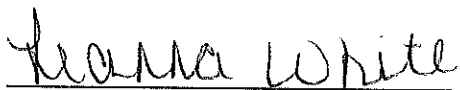
VII. MANAGER UPDATE

- A. Brick Mill Estates-Engineer is reviewing construction plans; coordinating with HRW on sewer corrections.
- B. Mattie Grace Rd-Builders aim to add water line and pave streets to standards.

RESOLVED, to adjourn meeting.

**MOTION BY: HAZEL STEPHENSON: SECOND BY: DON PLESSINGER
APPROVED, AYES (5) POWELL, GIL, STEPHENSON, PLESSINGER, POPE
NOES (0)**

Meeting adjourn at 7:54 p.m.



Leanna White, Deputy Clerk



Walter Weeks, Chairman