

TOWN OF COATS

Planning Board

November 5, 2020

7:00 p.m.

I. ABSTRACT:

The Coats Planning Board met for their regular meeting on November 5, 2020 at 7:00. The meeting was held in the Board of Commissioners' Meeting room at Coats Town Hall.

II. ROLL CALL:

Planning Board Chairman Walter Weeks, Vice-Chairman Robert Barefoot, members Jack Johnson, Ed Lauder, Marshall Jones, Shirley Allen, and Hazel Stephenson were present.

III. CALL TO ORDER:

A quorum being present, Chairman Walter Weeks called the meeting to order, gave the invocation and led the members and audience in the Pledge of Allegiance.

A. Approval of Agenda

RESOLVED, to accept agenda as presented.

MOTION BY: HAZEL STEPHENSON: SECOND BY: SHIRLEY ALLEN

APPROVED, AYES (6) JOHNSON, LAUDER, JONES, BAREFOOT, ALLEN, STEPHENSON

NOES (0)

B. Approval of Minutes

RESOLVED, to approve minutes from October 1, 2020.

MOTION BY: HAZEL STEPHENSON: SECOND BY: ROBERT BAREFOOT

APPROVED, AYES (6) JOHNSON, LAUDER, JONES, BAREFOOT, ALLEN, STEPHENSON

NOES (0)

IV. PUBLIC FORUM:

Chairman Weeks opened Public Forum.

Scott Seagroves-1377 Delma Grimes Rd., informed the Board that he would like to set up an RV to live in while his house is being constructed for approximately six (6) months. The property is located in the Town's ETJ. Mr. Seagroves stated the RV is brand new and a privacy fence will be built around the RV. Mr. Seagroves stated that water and sewer will be hooked up to RV.

Town Manager Nick Holcomb informed the Board that the Town's ordinances does not permit people living in RVs in Town Limits, however; does not provide guidance to the ETJ.

Chairman Weeks suggested recommending to Town Board to consider an ordinance to allow RVs during construction for a specific time frame in the ETJ.

The Board agreed a time frame of six (6) months, with option for the Town Manager to extend an additional three (3) months.

Hearing no one else, Chairman Weeks closed Public Forum.

V. NEW BUSINESS:

A. Minor Subdivision-Fleming Rd.

Town Manager Nick Holcomb presented to the Board a Minor Subdivision request located on Fleming Road. Mr. Holcomb stated this a recombination of three (3) existing lots with the creation of one (1) additional lot. This has the proper frontage with water connection and no sewer. Property is located in the RA zone. **(Reference #1).**

RESOLVED, to recommend approval as a Minor Subdivision.

MOTION BY: HAZEL STEPHENSON: SECOND BY: ROBERT BAREFOOT

**APPROVED, AYES (6) JOHNSON, LAUDER, JONES, BAREFOOT, ALLEN, STEPHENSON
NOES (0)**

B. Minor Subdivision-E. Erwin St.

Town Manager Nick Holcomb presented to the Board a Minor Subdivision request located at E. Erwin St. This would subdivide one (1) acre into four (4) lots with a gravel cul-de-sac. This is located in the R6 zone **(Reference #2).**

Mr. Holcomb informed the Board that these lots are on a private gravel easement. The Board expressed that this should be treated as a private gravel easement with regard to signage, water lines, and garbage pickup.

Mr. Holcomb informed the Board that a Road Maintenance Agreement is recorded with each lot.

RESOLVED, to recommend approval as a Minor Subdivision.

MOTION BY: HAZEL STEPHENSON: SECOND BY: SHIRLEY ALLEN
APPROVED, AYES (6) JOHNSON, LAUDER, JONES, BAREFOOT, ALLEN, STEPHENSON
NOES (0)

VI. MANAGER UPDATES

A. Development & Demolition Updates

Town Manager Nick Holcomb updated the Board:

1. Code Enforcement is going well.
2. Two (2) homes on E Dooley St. set to be demolished.
3. Mobile home on S. Railroad St. has been relocated.
4. Christmas parade is being scheduled.

RESOLVED, to adjourn meeting.

MOTION BY: HAZEL STEPHENSON: SECOND BY: ROBERT BAREFOOT
APPROVED, AYES (6) JOHNSON, LAUDER, JONES, BAREFOOT, ALLEN, STEPHENSON
NOES (0)

Meeting adjourn at 7:59 p.m.



Leanna White, Deputy Clerk



Walter Weeks, Chairman

TOWN OF COATS

Planning Board

January 7, 2021

7:00 p.m.

I. ABSTRACT:

The Coats Planning Board met for their regular meeting on January 7, 2021 at 7:00. The meeting was held in the Board of Commissioners' Meeting room at Coats Town Hall.

II. ROLL CALL:

Planning Board Chairman Walter Weeks, Vice-Chairman Robert Barefoot, members Ed Lauder, Marshall Jones, Shirley Allen, and Hazel Stephenson were present.

Planning Board member Jack Johnson was absent.

III. CALL TO ORDER:

A quorum being present, Chairman Walter Weeks called the meeting to order, gave the invocation and led the members and audience in the Pledge of Allegiance.

A. Approval of Agenda

RESOLVED, to accept agenda as presented.

MOTION BY: ED LAUDER: SECOND BY: HAZEL STEPHENSON

APPROVED, AYES (5) LAUDER, JONES, BAREFOOT, ALLEN, STEPHENSON

NOES (0)

B. Approval of Minutes

Chairman Weeks stated a meeting was not held in December 2020.

RESOLVED, to approve minutes from November 5, 2020.

MOTION BY: HAZEL STEPHENSON: SECOND BY: SHIRLEY ALLEN

**APPROVED, AYES (5) LAUDER, JONES, BAREFOOT, ALLEN, STEPHENSON
NOES (0)**

IV. PUBLIC FORUM:

Chairman Weeks opened Public Forum.

Hearing no one, Chairman Weeks closed Public Forum.

V. NEW BUSINESS:

A. Review of Zoning Ordinance

Town Manager Nick Holcomb brought to the Board's attention an issue with corner side setbacks on smaller lots in the R-6 zoning district. The 20 ft. corner side setback on that traditional 50 ft. wide lots only leaves developers 20 ft. width of buildable area. Builders have voiced concern about finding floorplans for 20 ft. wide homes. Mr. Holcomb presented this to the Board seeking discussion about whether the ordinance should be reconsidered and amended or should each variance request go to the Board of Adjustment.

Chairman Weeks asked what were the other towns doing on these corner lots.

Town Manager Nick Holcomb stated he took samplings from other towns when he drew up the ordinance.

Planning Board member Robert Barefoot stated 24-28 feet open up a lot of options for builders.

Chairman Weeks suggested going to Board of Adjustment for a variance would be easier since there are not a lot of corner lots in the Town.

The Board agreed this would be a case by case.

Secondly, Mr. Holcomb polled the Board about a metal storage building being built. The constructed metal storage building is allowable under current zoning ordinances.

The Board expressed concerns these types of storage building could evolve into a commercial use. However, the Board voiced that there were many questions about the use of the building,

more so than objection to the building itself. The Board expressed to Mr. Holcomb some landscaping and shrubbery would help the building to blend into the residential area.

Mr. Holcomb informed the Board he is getting requests asking if storage buildings can go up on properties where a house has not been built yet.

The Board agreed a house needs to be on the property first before a storage building can be put up.

VI. MANAGER UPDATES

A. Development & Demolition Updates

Town Manager Nick Holcomb updated the Board:

1. Two (2) homes on E. Dooley St. have been demolished.
2. One (1) home on Lemon St and one (1) on E. Jay St. are set to be demolished.
3. Old Napa Store is getting freshly painted and fixed up nicely for bar/bottle shop.
4. Two (2) new homes on E. Main St.

B. Planning Board Expiring Terms

Town Manager Nick Holcomb updated the Board:

1. Chairman Weeks and Planning Board Member Hazel Stephenson terms have expired.
2. Planning Board Member Jack Johnson has moved to ETJ and can no longer serve.
3. In-town replacement is needed for Mr. Johnson.
4. Need replacements for approval for Town Board Meeting on Jan. 14th.

RESOLVED, to adjourn meeting.

MOTION BY: HAZEL STEPHENSON: SECOND BY: ED LAUDER

**APPROVED, AYES (5) LAUDER, JONES, BAREFOOT, ALLEN, STEPHENSON
NOES (0)**

Meeting adjourn at 8:00 p.m.



Leanna White, Deputy Clerk



Walter Weeks, Chairman

TOWN OF COATS

Planning Board

February 4, 2021

7:00 p.m.

I. ABSTRACT:

The Coats Planning Board met for their regular meeting on February 4, 2021 at 7:00. The meeting was held in the Board of Commissioners' Meeting room at Coats Town Hall.

II. ROLL CALL:

Planning Board Chairman Walter Weeks, Vice-Chairman Robert Barefoot, members Ed Lauder, Marshall Jones, Shirley Allen, and Hazel Stephenson were present.

III. CALL TO ORDER:

A quorum being present, Chairman Walter Weeks called the meeting to order, gave the invocation and led the members and audience in the Pledge of Allegiance.

A. Approval of Agenda

RESOLVED, to accept agenda as presented.

**MOTION BY: HAZEL STEPHENSON: SECOND BY: ED LAUDER
APPROVED, AYES (5) LAUDER, JONES, BAREFOOT, ALLEN, STEPHENSON
NOES (0)**

B. Approval of Minutes

RESOLVED, to approve minutes from January 7, 2020.

**MOTION BY: HAZEL STEPHENSON: SECOND BY: ROBERT BAREFOOT
APPROVED, AYES (5) LAUDER, JONES, BAREFOOT, ALLEN, STEPHENSON
NOES (0)**

IV. PUBLIC FORUM:

Chairman Weeks opened Public Forum.

Hearing no one, Chairman Weeks closed Public Forum.

V. NEW BUSINESS:

A. Minor Subdivision-132 Bill Avery Rd.

Town Manager Nick Holcomb presented to the Board a Minor Subdivision request for property located at 132 Bill Avery Rd. Mr. Holcomb informed the Board that there is no public road frontage and has a fifty (50) foot access and utility easement. Mr. Holcomb stated that the property will be split with 1.18 acres on one side and 2.9 acres on the other side. Mr. Holcomb stated that a new easement would be required to reach the 2.9 property (**Reference #1**).

BJ Norris, property owner, stated he would store tractors and keep cows on the property.

Planning Board Member Hazel Stephenson asked if the easement for the 2.9 property has been approved.

Town Manager Nick Holcomb stated yes.

RESOLVED, to recommend approval of Minor Subdivision.

**MOTION BY: HAZEL STEPHENSON: SECOND BY: SHIRLEY ALLEN
APPROVED, AYES (5) LAUDER, JONES, BAREFOOT, ALLEN, STEPHENSON
NOES (0)**

VI. MANAGER UPDATES

A. Development Updates

Town Manager Nick Holcomb updated the Board:

1. Discussion on cornerside setbacks between Coats and other towns (**Reference#2**).
2. Proposed multi-family apartments on lot at corner of Railroad St. and Highway 27.
3. Proposed Major Subdivision on Delma Grimes Rd. if sewer is available.
4. Proposed Subdivision at corner of Delma Grimes Rd. and S. Lincoln St.
5. Applied for USDA grant for Main St. master plan.

6. Three (3) structures on Dooley St. have been demolished.
7. One (1) home on Jay St. and one (1) home on Lemon St. have been condemned.

B. Planning Board Vacancy Update


Town Manager Nick Holcomb updated the Board:

1. Jean Powell has applied to fill vacancy left by Jack Johnson and Town Board will vote for replacement at the Town Board Meeting on February 11th.

RESOLVED, to adjourn meeting.

MOTION BY: HAZEL STEPHENSON: SECOND BY: ED LAUDER
APPROVED, AYES (5) LAUDER, JONES, BAREFOOT, ALLEN, STEPHENSON
NOES (0)

Meeting adjourn at 7:55 p.m.



Leanna White, Deputy Clerk



Walter Weeks, Chairman

TOWN OF COATS

Planning Board

March 4, 2021

7:00 p.m.

I. ABSTRACT:

The Coats Planning Board met for their regular meeting on March 4, 2021 at 7:00. The meeting was held in the Board of Commissioners' Meeting room at Coats Town Hall.

II. ROLL CALL:

Planning Board Chairman Walter Weeks, Vice-Chairman Robert Barefoot, members Ed Lauder, Marshall Jones, Shirley Allen, and Hazel Stephenson were present.

III. CALL TO ORDER:

A quorum being present, Chairman Walter Weeks called the meeting to order, gave the invocation and led the members and audience in the Pledge of Allegiance.

A. Approval of Agenda

RESOLVED, to accept agenda as presented.

**MOTION BY: HAZEL STEPHENSON: SECOND BY: ED LAUDER
APPROVED, AYES (5) LAUDER, JONES, BAREFOOT, ALLEN, STEPHENSON
NOES (0)**

B. Approval of Minutes

RESOLVED, to approve minutes from February 4, 2021.

**MOTION BY: HAZEL STEPHENSON: SECOND BY: SHIRLEY ALLEN
APPROVED, AYES (5) LAUDER, JONES, BAREFOOT, ALLEN, STEPHENSON
NOES (0)**

IV. PUBLIC FORUM:

Chairman Weeks opened Public Forum.

Hearing no one, Chairman Weeks closed Public Forum.

V. ORGANIZATIONAL MEETING:

A. Oath of Office-Newly Appointed Member

Town Clerk Karen Wooten swore in Jean Powell as newly elected Planning Board Member (Reference #1).

B. Elect Board Chair and Vice-Chair

Chairman Weeks asked for nominations for Chairman.

Hazel Stephenson nominated Walter Weeks for Chairman.

RESOLVED, to close nominations for Chairman.

MOTION BY: ED LAUDER: SECOND BY: SHIRLEY ALLEN

**APPROVED, AYES (6) POWELL, LAUDER, JONES, BAREFOOT, ALLEN, STEPHENSON
NOES (0)**

Chairman Weeks asked for nominations for Vice Chairman.

Hazel Stephenson nominated Robert Barefoot for Vice Chairman.

RESOLVED, to close nominations for Vice Chairman.

MOTION BY: ED LAUDER: SECOND BY: MARSHALL JONES

**APPROVED, AYES (6) POWELL, LAUDER, JONES, BAREFOOT, ALLEN, STEPHENSON
NOES (0)**

C. Meeting Time

Town Manager Nick Holcomb asked the Board if the meeting time could be changed to 6:00 pm instead of 7:00 pm.

RESOLVED, to recommend to Town Board approval of 6:00 pm time change.

**MOTION BY: HAZEL STEPHENSON: SECOND BY: ED LAUDER
APPROVED, AYES (6) POWELL, LAUDER, JONES, BAREFOOT, ALLEN, STEPHENSON
NOES (0)**

VI. NEW BUSINESS:

A. Minor Subdivision-N. Honeycutt Street

Town Manager Nick Holcomb informed the Board of a new Minor Subdivision request on Hwy 27 and Honeycutt Street. Mr. Holcomb stated this will create two (2) new one (1) acre lots from the existing twenty-four (24) acre tract. Mr. Holcomb stated this is zoned RA (**Reference #2**).

RESOLVED, to recommend approval of Minor Subdivision.

**MOTION BY: SHIRLEY ALLEN: SECOND BY: HAZEL STEPHENSON
APPROVED, AYES (6) POWELL, LAUDER, JONES, BAREFOOT, ALLEN, STEPHENSON
NOES (0)**

B. Major Subdivision-S. Lincoln & Delma Grimes Road

Town Manager Nick Holcomb informed the Board of a Major Subdivision request at South Lincoln Street and Delma Grimes Road. Mr. Holcomb stated this is a sixteen (16) acre tract with a farmhouse on the adjoining lot. Mr. Holcomb stated that four (4) lots have frontage on South Lincoln Street and two (2) have frontage on Delma Grimes Road. The two (2) properties on Delma Grimes Road are over one (1) acre each. Mr. Holcomb stated there is a thirty (30) foot utility power easement that cuts across lots 3,5, and 6 (**Reference #3**).

Pleasant Builders have requested annexation of the two (2) outside lots on Delma Grimes Road so they may receive town services. Planning Board recommends the annexation, but this is a Town Council decision that must follow a public hearing. Town Council will need to set a separate public hearing for the annexation and associated rezoning from RA-Residential Agriculture to R-20.

Michelle Pleasant, general contractor for Pleasant Builders of NC was present.

Planning Board member Hazel Stephenson asked about the utility easement on lot 3.

Ms. Pleasant answered she has been in touch with Duke Energy, however; if there was a problem on moving the lines, then lot 3 would not be used.

Planning Board member Ed Lauder asked if lot 7 with the farmhouse would be purchased.

Ms. Pleasant said yes, they would purchase that lot but have no plans to build on it at this time.

RESOLVED, to recommend to Town Board approval of Major Subdivision as presented.

**MOTION BY: HAZEL STEPHENSON: SECOND BY: SHIRLEY ALLEN
APPROVED, AYES (6) POWELL, LAUDER, JONES, BAREFOOT, ALLEN, STEPHENSON
NOES (0)**

VII. MANAGER UPDATES:

A. Development Updates

1. Mr. Holcomb received a request for a conditional use permit for townhomes on Washington Street, but owner now wants to do duplexes.
2. Minor Subdivision on Hwy 55 and Carson Gregory Road.

B. Honeycutt Trailer Park

Mr. Holcomb stated that the lot on Honeycutt Street is being sold and would likely become a Major Subdivision. Mr. Holcomb polled the Board on how the trailer park should be handled. Mr. Holcomb asked should the Town condemn the trailers as they fall into disrepair or get the owner to fix the trailer park up by paving roads, picking up trash, and repairing the trailers and then this will always stay a trailer park.

The Board agreed to give the owner a list of items to clean up the park and if the owner does not follow, then the Town will go after to condemn the trailers. The Board agreed to also remove the trailers that have been burned.

RESOLVED, to adjourn meeting.

**MOTION BY: HAZEL STEPHENSON: SECOND BY: SHIRLEY ALLEN
APPROVED, AYES (6) POWELL, LAUDER, JONES, BAREFOOT, ALLEN, STEPHENSON
NOES (0)**

Meeting adjourn at 8:13 p.m.

Leanna White

Leanna White, Deputy Clerk

Walter Weeks

Walter Weeks, Chairman

TOWN OF COATS

Planning Board

April 1, 2021

6:00 p.m.

I. ABSTRACT:

The Coats Planning Board met for their regular meeting on April 1, 2021 at 6:00. The meeting was held in the Board of Commissioners' Meeting room at Coats Town Hall.

II. ROLL CALL:

Planning Board Chairman Walter Weeks, Vice-Chairman Robert Barefoot, members Ed Lauder, Jean Powell, Marshall Jones, Shirley Allen, and Hazel Stephenson were present.

III. CALL TO ORDER:

A quorum being present, Chairman Walter Weeks called the meeting to order, gave the invocation and led the members and audience in the Pledge of Allegiance.

A. Approval of Agenda

RESOLVED, to accept agenda as presented.

**MOTION BY: HAZEL STEPHENSON: SECOND BY: ROBERT BAREFOOT
APPROVED, AYES (6) LAUDER, POWELL, JONES, BAREFOOT, ALLEN, STEPHENSON
NOES (0)**

B. Approval of Minutes

RESOLVED, to approve minutes from March 4, 2021.

**MOTION BY: HAZEL STEPHENSON: SECOND BY: SHIRLEY ALLEN
APPROVED, AYES (6) LAUDER, POWELL, JONES, BAREFOOT, ALLEN, STEPHENSON
NOES (0)**

IV. PUBLIC FORUM:

Chairman Weeks opened Public Forum.

Hearing no one, Chairman Weeks closed Public Forum.

V. NEW BUSINESS:

A. Rezoning Request-249 Hwy 27

Town Manager Nick Holcomb informed the Board that Robert Barefoot of T & L Coats, LLC has filed a rezoning request for two (2) parcels on Highway 27.

Planning Board Vice-Chairman Robert Barefoot removed himself from dais and sat in audience with development partner, Lee Smith.

Mr. Holcomb stated that two (2) lots are approximately eleven (11) acres. The tract to the right is zoned C-3 Highway Commercial and the tract to the left is zoned R-20 Residential. The Future Land Use Map calls for C-3 along highway and the rear R-20. T & L Coats, LLC would like to rezone these tracts to R-6 Residential (**Reference #1**).

Mr. Robert Barefoot informed the Board that he would like to get the R-6 zoning to get the number of lots he wants and to widen the road for a turning lane. Mr. Barefoot showed a sketch that would allow forty-two (42) lots for residential dwellings.

Mr. Lee Smith of T & L Coats, LLC stated to the Board that the square footage for the houses would be 2000 and higher. He stated they want to do curb and gutter streets and a retention pond in the back of property, which is required by the State.

Chairman Weeks suggested to the Board to review the R-6 ordinance and see if the R-6 fits for this property.

Planning Board member Hazel Stephenson asked how many homes would be built if they did rezoning to R-20.

Mr. Barefoot stated around twenty (20) homes.

Mr. Smith stated the pump station on Abattoir Road would be upgraded.

Mr. Holcomb emphasized to the Board this is a re-zoning request and any recommendation must be supported by the Town's Future Land Use Plan and Map.

RESOLVED, to recommend approval of rezoning to Town Council; if the Council will consider an enhanced definition of R-6 zoning as serving as a buffer around Commercial zones and R-20 zoning.

MOTION BY: HAZEL STEPHENSON: SECOND BY: SHIRLEY ALLEN
APPROVED, AYES (5) POWELL, LAUDER, JONES, ALLEN, STEPHENSON
NOES (0)

Planning Board member Shirley Allen left the meeting.

B. Nuisance Violations Ordinance

Town Manager Nick Holcomb presented to the Board a Public Nuisances Ordinance. Mr. Holcomb stated this would address items including structures that are partially burned, discarded appliances, and carports being used as storage units (**Reference #2**).

Chairman Weeks stated this would protect the Town from health hazards.

Planning Board member Hazel Stephenson thanked Rodney Pleasant, Public Works Director, and his employees for picking up all the trash around Town.

RESOLVED, to recommend approval of Public Nuisance Ordinance.

MOTION BY: HAZEL STEPHENSON: SECOND BY: ED LAUDER
APPROVED, AYES (5) POWELL, LAUDER, JONES, BAREFOOT, STEPHENSON
NOES (0)

C. 160D Draft Review

Town Manager Nick Holcomb informed the Board that the State has passed a new law to consolidate development regulations into a single, unified chapter-160D. The new law seeks to provide clarifying amendments and consensus reforms for zoning and subdivision regulations. One change is conditional use permit will now be called special use permit. The Board will receive the draft for review and will go over it at the May meeting (**Reference #3**).

VII. MANAGER UPDATES:

There were no manager updates.

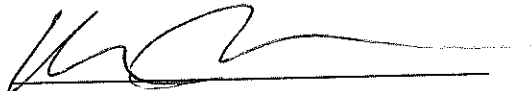
RESOLVED, to adjourn meeting.

**MOTION BY: HAZEL STEPHENSON: SECOND BY: ED LAUDER
APPROVED, AYES (5) POWELL, LAUDER, JONES, BAREFOOT, STEPHENSON
NOES (0)**

Meeting adjourn at 7:18 p.m.



Leanna White, Deputy Clerk



Walter Weeks, Chairman

TOWN OF COATS

Planning Board

May 6, 2021

6:00 p.m.

I. ABSTRACT:

The Coats Planning Board met for their regular meeting on May 6, 2021 at 6:00. The meeting was held in the Board of Commissioners' Meeting room at Coats Town Hall.

II. ROLL CALL:

Planning Board Chairman Walter Weeks, Vice-Chairman Robert Barefoot, members Ed Lauder, Jean Powell, Marshall Jones, Shirley Allen, and Hazel Stephenson were present.

III. CALL TO ORDER:

A quorum being present, Chairman Walter Weeks called the meeting to order, gave the invocation and led the members and audience in the Pledge of Allegiance.

A. Approval of Agenda

Change to Agenda:

Add Item IV. New Business-Minor Subdivision Request

RESOLVED, to accept agenda as amended.

MOTION BY: HAZEL STEPHENSON: SECOND BY: SHIRLEY ALLEN

**APPROVED, AYES (6) LAUDER, POWELL, JONES, BAREFOOT, ALLEN, STEPHENSON
NOES (0)**

B. Approval of Minutes

RESOLVED, to approve minutes from April 1, 2021.

MOTION BY: HAZEL STEPHENSON: SECOND BY: JEAN POWELL

**APPROVED, AYES (6) LAUDER, POWELL, JONES, BAREFOOT, ALLEN, STEPHENSON
NOES (0)**

IV. PUBLIC FORUM:

Chairman Weeks opened Public Forum.

Hearing no one, Chairman Weeks closed Public Forum.

V. NEW BUSINESS:

A. Minor Subdivision Request

Angela Hedgepath Elliott, 546 NC 55 W, informed the Board of a twenty (20) acre tract that is located in the ETJ. Mrs. Elliott stated she would like to remodel the home that is on the property. She stated that due to financing, the bank would like her to divide the tract into two (2) lots. She informed the Board she would sell the other lot to her brother **(Reference #1)**.

Town Manager Nick Holcomb informed the Board that the new home would have a fifty (50) foot egress/ingress utility easement.

RESOLVED, to recommend approval of Minor Subdivision.

**MOTION BY: HAZEL STEPHENSON: SECOND BY: ROBERT BAREFOOT
APPROVED, AYES (6) POWELL, LAUDER, JONES, ALLEN, BAREFOOT, STEPHENSON
NOES (0)**

VII. OLD BUSINESS:

A. Rezoning Request-Consistency Statement Recommendation

Town Manager Nick Holcomb informed the Board that State law requires a plan consistency statement be prepared and approved for rezoning. Mr. Holcomb suggested to the Board to use the Comprehensive Plan and Future Land Use Map and write a statement on how it applies to the requested rezoning.

RESOLVED, to add the recommended language as suggested by Town Manager Nick Holcomb; The rezoning supports characteristics encouraged by the Land Use Plan including: residential density 3-6 units per acre, homes connected to open space and commercial areas by sidewalks or trail network, and proximity to existing urban services (ex: public water or sewer available to property). Furthermore, in this particular instance the R6 zoning would serve as a buffer between more intensive C-3 commercial uses and existing R-20 residential neighborhoods.

MOTION BY: HAZEL STEPHENSON: SECOND BY: MARSHALL JONES
APPROVED, AYES (5) LAUDER, POWELL, JONES, ALLEN, STEPHENSON
NOES (0)

Chairman Walter Weeks dismissed Vice-Chairman Robert Barefoot from voting due to conflict of interest.

B. 160D Zoning & Subdivision Draft Recommendation

Town Manager Nick Holcomb reviewed with the Board changes to 160D. Mr. Holcomb informed the Board the State wants all counties to use the same language and treat developers the same (**Reference #2**).

Mr. Holcomb reviewed the following changes:

1. Minor Subdivisions are now five (5) acres or less, four (4) or fewer lots, no gravel easements, and no utility extension.
2. Curb and gutter on new streets.
3. Conditional Use Permits will now be called Special Use Permits and go before the Board of Adjustment.
4. Board of Adjustment will go from seven (7) members to five (5) members with no Town Commissioners. Two (2) Planning Board members are involved as alternates.

Planning Board member Shirley Allen asked when this will take effect.

Mr. Holcomb stated this will become law on July 1, 2021.

Mr. Holcomb informed the Board of two (2) new R-6 zones:

1. R-6 RD for High Density Residential Redevelopment. To continue infill and redevelopment of existing blocks and parcels which have already been established.
2. R-6 ND for High Density Residential New Development. To be used for new development of residential neighborhoods in certain cases where it may buffer commercial development. Should always be located within Town Limits and follow Subdivision regulations.

RESOLVED, to recommend changes relating to the 160D Zoning and Subdivision Regulations.

MOTION BY: JEAN POWELL: SECOND BY: HAZEL STEPHENSON
APPROVED, AYES (6) LAUDER, POWELL, JONES, BAREFOOT, ALLEN, STEPHENSON

NOES (0)

VIII. MANAGER UPDATES:

Town Manager Nick Holcomb updated the Board on the following:

- A. Michelle Pleasant-closing stalled on lots due to tenants in farmhouse. Public Hearing will be set for May 13th for annexation.
- B. Minor Subdivision-Church Street.
- C. Demolition set for burned house on Jay Street.
- D. Economic Development Study-Nick Holcomb and Walter Weeks on the board.

RESOLVED, to adjourn meeting.

**MOTION BY: HAZEL STEPHENSON: SECOND BY: SHIRLEY ALLEN
APPROVED, AYES (6) POWELL, LAUDER, JONES, BAREFOOT, ALLEN, STEPHENSON
NOES (0)**

Meeting adjourn at 7:07 p.m.



Leanna White, Deputy Clerk



Walter Weeks, Chairman

TOWN OF COATS

Planning Board

June 3, 2021

6:00 p.m.

I. ABSTRACT:

The Coats Planning Board met for their regular meeting on June 3, 2021 at 6:00. The meeting was held in the Board of Commissioners' Meeting room at Coats Town Hall.

II. ROLL CALL:

Planning Board Chairman Walter Weeks, Vice-Chairman Robert Barefoot, members Ed Lauder, Jean Powell, Marshall Jones, Shirley Allen, and Hazel Stephenson were present.

III. CALL TO ORDER:

A quorum being present, Chairman Walter Weeks called the meeting to order, gave the invocation and led the members and audience in the Pledge of Allegiance.

A. Approval of Agenda

RESOLVED, to accept agenda.

MOTION BY: HAZEL STEPHENSON: SECOND BY: SHIRLEY ALLEN

APPROVED, AYES (6) LAUDER, POWELL, JONES, BAREFOOT, ALLEN, STEPHENSON

NOES (0)

B. Approval of Minutes

RESOLVED, to approve minutes from May 6, 2021.

MOTION BY: HAZEL STEPHENSON: SECOND BY: JEAN POWELL

APPROVED, AYES (6) LAUDER, POWELL, JONES, BAREFOOT, ALLEN, STEPHENSON

NOES (0)

IV. PUBLIC FORUM:

Chairman Weeks opened Public Forum.

Hearing no one, Chairman Weeks closed Public Forum.

V. NEW BUSINESS:

A. Minor Subdivision Request-344 S Church St

Town Manager Nick Holcomb informed the Board of a Minor Subdivision Request for 334 South Church Street. Mr. Holcomb stated the house fronts Church Street and lots two and three (2 and 3) front West Erwin Street. Lots two (2) and three (3) have one hundred (100) feet of frontage and over sixteen thousand (16,000) square feet. Mr. Holcomb stated the owner would like to sell lot (4) to one of the owners on Brick Mill Road. Lot four (4) has a 26' access right-of-way off West Erwin Street (**Reference #1**).

RESOLVED, to recommend approval of Minor Subdivision.

**MOTION BY: ROBERT BAREFOOT: SECOND BY: MARSHALL JONES
APPROVED, AYES (6) POWELL, LAUDER, JONES, ALLEN, BAREFOOT, STEPHENSON
NOES (0)**

B. Zoning Amendment-Permitted with Additional Standards

Town Manager Nick Holcomb informed the Board of a zoning amendment that goes along with the 160D. Mr. Holcomb stated this amendment is for Automobile Sales and Service permitted in MUV zoning with the following standards:

1. Vehicle parking area does not front Main Street.
2. All parking areas must be paved with asphalt or concrete.
3. No outdoor storage allowed.
4. Parked vehicles shall not encroach upon any NCDOT right-of-ways or Town maintained right-of-ways or easements.

Mr. Holcomb stated he received a rezoning request for a car lot where the tire shop is located on Highway 55.

Chairman Weeks asked does this include no driveway access from Main Street.

Mr. Holcomb stated yes that could be added.

The Board discussed that having too many car lots does not represent the Town of Coats well.

RESOLVED, to recommend approval of zoning amendment to Town Board.

MOTION BY: HAZEL STEPHENSON: SECOND BY: SHIRLEY ALLEN

APPROVED, AYES (6) LAUDER, POWELL, JONES, BAREFOOT, ALLEN, STEPHENSON

NOES (0)

VI. OLD BUSINESS:

A. Status Update Lincoln & Delma Grimes Subdivision

Town Manager Nick Holcomb informed the Board that the sale was delayed due to tenants still in farmhouse. Mr. Holcomb stated that the Town Board approved the rezoning from RA to R20 and accepted the annexation. Mr. Holcomb stated he is waiting on surveyor so the final plats can be signed.

B. Status Update 160D Zoning & Subdivision Changes

Town Manager Nick Holcomb informed the Board that the amendment that was approved tonight will be added to the Additional Standards. Mr. Holcomb stated the Town Board will vote on this at the June 10th meeting.

C. Status Update Hwy 27 E Rezoning

Town Manager Nick Holcomb informed the Board that the Planning Board approved the rezoning. Mr. Holcomb stated that two (2) new R6 zones were developed, R-6 RD and R-6 ND. Mr. Holcomb stated that the Town Board tabled this request to the June 10th meeting.

VII. MANAGER UPDATES:

Town Manager Nick Holcomb updated the Board on the following:


- A. Peggy Senter house has been sold and is being remodeled. The buyers also bought a house from Alicia Dixon, that house will be demolished, and two (2) new houses will be built.
- B. 198 South Railroad Street-condemned. Sale has fallen through due to liens on the property.
- C. Nine (9) lot Major Subdivision on Delma Grimes-One (1) lot has been sold.

- D. Delma Grimes-Owner requested permission to live in RV while house was being built.
There has been no progress on house and no extension will be given.
- E. June 10th at 1:00-Grand Opening for University Storage.
- F. June 12th at 11:00-Grand Opening for ST Boutique.

RESOLVED, to adjourn meeting.

MOTION BY: HAZEL STEPHENSON: SECOND BY: SHIRLEY ALLEN
APPROVED, AYES (6) POWELL, LAUDER, JONES, BAREFOOT, ALLEN, STEPHENSON
NOES (0)

Meeting adjourn at 7:11 p.m.



Leanna White, Deputy Clerk



Walter Weeks, Chairman

TOWN OF COATS

Planning Board

August 5, 2021

6:00 p.m.

I. ABSTRACT:

The Coats Planning Board met for their regular meeting on August 5, 2021 at 6:05 p.m. The meeting was held in the Board of Commissioners' Meeting room at Coats Town Hall.

II. ROLL CALL:

Vice-Chairman Robert Barefoot, members Ed Lauder, Jean Powell, Marshall Jones, Shirley Allen, and Hazel Stephenson were present.

III. CALL TO ORDER:

A quorum being present, Vice-Chairman Robert Barefoot called the meeting to order.

Planning Board member Shirley Allen led the Board in the invocation.

Vice-Chairman Robert Barefoot led the Board in the Pledge of Allegiance.

A. Approval of Agenda

RESOLVED, to accept agenda.

**MOTION BY: HAZEL STEPHENSON: SECOND BY: SHIRLEY ALLEN
APPROVED, AYES (5) LAUDER, POWELL, JONES, ALLEN, STEPHENSON
NOES (0)**

B. Approval of Minutes

RESOLVED, to approve minutes from June 3, 2021.

**MOTION BY: HAZEL STEPHENSON: SECOND BY: SHIRLEY ALLEN
APPROVED, AYES (5) LAUDER, POWELL, JONES, ALLEN, STEPHENSON
NOES (0)**

IV. PUBLIC FORUM:

Vice-Chairman Robert Barefoot opened Public Forum.

Hearing no one, Vice-Chairman Barefoot closed Public Forum.

V. Manager Updates:

A. Development Updates

Town Manager Nick Holcomb informed the Board that the Town received a USDA grant that will go towards a downtown master plan. The plan will include property from the old Public Works building to the Post Office and up Highway 55.

Chairman Walter Weeks arrived at the meeting.

VI. NEW BUSINESS:

A. Discussion on Neighborhood Characteristics

Town Manager Nick Holcomb asked the Board what they would like or not like concerning new subdivisions.

The Board agreed they would like to see neighborhoods with homes that are affordable to families, parks that are close to Town, curb and gutter, lights on the streets for safety, and beautiful entrance into the subdivisions.

B. Mock Board of Adjustment Meeting

Chairman Weeks led the Board in a mock Board of Adjustment meeting to discuss the rules as to how the meetings are run.

Scenario #1 is a variance request for a lot to go to 8.7 foot setbacks from twenty (20) foot setbacks front and back to allow a 16'x20' structure (**Reference #2**).

The Board went over the criteria as to whether the variance will be approved or denied.

RESOLVED, to adjourn meeting.

MOTION BY: HAZEL STEPHENSON: SECOND BY: SHIRLEY ALLEN
APPROVED, AYES (6) POWELL, LAUDER, JONES, BAREFOOT, ALLEN, STEPHENSON
NOES (0)

Meeting adjourn at 7:57 p.m.



Leanna White, Deputy Clerk



Walter Weeks, Chairman

TOWN OF COATS

Planning Board

September 2, 2021

6:00 p.m.

I. ABSTRACT:

The Coats Planning Board met for their regular meeting on September 2, 2021 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-Chairman Robert Barefoot, members Ed Lauder, Jean Powell, and Shirley Allen were present.

Planning Board members Marshall Jones and Hazel Stephenson were absent.

III. CALL TO ORDER:

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

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

A. Approval of Agenda

RESOLVED, to accept agenda.

**MOTION BY: SHIRLEY ALLEN: SECOND BY: JEAN POWELL
APPROVED, AYES (4) LAUDER, POWELL, BAREFOOT, ALLEN
NOES (0)**

B. Approval of Minutes

RESOLVED, to approve minutes from August 5, 2021.

**MOTION BY: JEAN POWELL: SECOND BY: ROBERT BAREFOOT
APPROVED, AYES (4) LAUDER, POWELL, BAREFOOT, ALLEN
NOES (0)**

IV. PUBLIC FORUM:

Chairman Walter Weeks opened Public Forum.

Hearing no one, Chairman Weeks closed Public Forum.

V. NEW BUSINESS:

A. Minor Subdivision-118 Graham St.

Town Manager Nick Holcomb introduced to the Board a Minor Subdivision request for 118 Graham Street. The owners, State Council Junior Order United American Mechanics, Inc., would like to take that parcel and divide it into two (2). The owners plan to sell the front parcel to the church for one dollar (\$1.00) and put the back parcel on the market. Mr. Holcomb informed the Board that there is a problem with the existing private street. The owners wanted to let the church use the street as is and not have the church cut a driveway in. Mr. Holcomb stated the owners are working on a new map to put the existing street entirely on parcel 2 **(Reference #1)**.

Chairman Weeks stated this will be tabled until next meeting.

VI. COATS DEVELOPMENT ORDINANCE PROJECT

A. Part 1: Introducing Administrative & Procedural Sections

Town Manager Nick Holcomb introduced to the Board Mr. F. Richard "Rick" Flowe, President and CEO of N-Focus to help the Town with updating the Zoning and Subdivision Ordinance.

Mr. Flowe introduced himself and Section 1 Administrative & Procedural from the Development Ordinance to the Board **(Reference #2)**.

Chairman Weeks thanked the Board and Council for deciding to take on this task now.

VII. MANAGER UPDATES:

A. Development Updates

Town Manager Nick Holcomb updated the Board on the following:

1. Major Subdivision on Delma Grimes Road-First house has been designed and approved.
2. 198 Jay Street- satisfied demolition lien.

Planning Board member Shirley Allen asked if there any new developments on the trailer park on Honeycutt Street.

Mr. Holcomb stated no.

RESOLVED, to adjourn meeting.

**MOTION BY: SHIRLEY ALLEN: SECOND BY: ROBERT BAREFOOT
APPROVED, AYES (4) POWELL, LAUDER, BAREFOOT, ALLEN
NOES (0)**

Meeting adjourn at 7:27 p.m.



Leanna White, Deputy Clerk



Walter Weeks, Chairman

TOWN OF COATS

Planning Board

October 7, 2021

6:00 p.m.

I. ABSTRACT:

The Coats Planning Board met for their regular meeting on October 7, 2021 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-Chairman Robert Barefoot, members Marshall Jones, Ed Lauder, Jean Powell, and Shirley Allen were present.

Planning Board member Hazel Stephenson was absent.

III. CALL TO ORDER:

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

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

A. Approval of Agenda

RESOLVED, to approve agenda.

MOTION BY: ED LAUDER: SECOND BY: MARSHALL JONES
APPROVED, AYES (5) JONES, LAUDER, POWELL, BAREFOOT, ALLEN
NOES (0)

B. Approval of Minutes

RESOLVED, to approve minutes from September 2, 2021.

MOTION BY: ED LAUDER: SECOND BY: JEAN POWELL
APPROVED, AYES (5) JONES, LAUDER, POWELL, BAREFOOT, ALLEN
NOES (0)

IV. PUBLIC FORUM:

Chairman Walter Weeks opened Public Forum.

Hearing no one, Chairman Weeks closed Public Forum.

V. NEW BUSINESS:

A. Minor Subdivision-118 Graham St.

Town Manager Nick Holcomb informed the Board that this Minor Subdivision request was withdrawn from last month's meeting due to concerns over a shared easement that will impact future development. Mr. Holcomb informed the Board that the Jr Order owns the property and intends to sell parcel one (1) to the church and parcel two (2) will be put on market. The lots meet all requirements and the new map shows no easement and the existing pavement is entirely in parcel two (2) and the future owners can do whatever they please do with the pavement (**Reference #1**).

Chairman Weeks asked could the future owners sell parcel two (2) as part of a Major Subdivision.

Mr. Holcomb stated yes, and the gravel pavement will need to become a public street before any further subdividing of parcel two (2).

RESOLVED, to recommend approval of Minor Subdivision.

**MOTION BY: ROBERT BAREFOOT: SECOND BY: SHIRLEY ALLEN
APPROVED, AYES (5) JONES, POWELL, LAUDER, BAREFOOT, ALLEN
NOES (0)**

VI. COATS DEVELOPMENT ORDINANCE PROJECT

A. Part 2: Introducing State & Federal Mandates

Mr. Rick Flowe reviewed chapters 7, 14 & 15 from Section 1 and introduced Section 2 State & Federal Mandates to the Board.

VII. MANAGER UPDATES:

A. Development Updates

Town Manager Nick Holcomb updated the Board on the following:

1. Downtown Master Plan Survey is now on Facebook and the Town's webpage. 150 responses so far.
2. There are good home renovations and remodels.

RESOLVED, to adjourn meeting.

MOTION BY: ED LAUDER: SECOND BY: JEAN POWELL

**APPROVED, AYES (5) JONES, POWELL, LAUDER, BAREFOOT, ALLEN
NOES (0)**

Meeting adjourn at 7:30 p.m.



Leanna White, Deputy Clerk



Walter Weeks, Chairman

TOWN OF COATS

Planning Board

November 4, 2021

6:00 p.m.

I. ABSTRACT:

The Coats Planning Board met for their regular meeting on November 4, 2021 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-Chairman Robert Barefoot, members Marshall Jones, Ed Lauder, Jean Powell, Shirley Allen, and Hazel Stephenson were present.

III. CALL TO ORDER:

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

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

A. Approval of Agenda

RESOLVED, to approve agenda.

MOTION BY: HAZEL STEPHENSON: SECOND BY: SHIRLEY ALLEN

**APPROVED, AYES (6) JONES, LAUDER, POWELL, BAREFOOT, ALLEN, STEPHENSON
NOES (0)**

B. Approval of Minutes

RESOLVED, to approve minutes from October 7, 2021.

MOTION BY: HAZEL STEPHENSON: SECOND BY: SHIRLEY ALLEN

**APPROVED, AYES (6) JONES, LAUDER, POWELL, BAREFOOT, ALLEN, STEPHENSON
NOES (0)**

IV. PUBLIC FORUM:

Chairman Walter Weeks opened Public Forum.

Robert Trogdon, 532 N Orange St., informed the Board that he would like to develop property at the end of Coatsberry Village Court into a RV park. He stated this would bring revenue into the Town and that the RVs would stay for a couple of months and then leave.

Planning Board member Hazel Stephenson asked if Mr. Trogdon would own the RVs or rent the spots.

Mr. Trogdon stated he would provide the utilities, gravel road and would rent the spots.

Planning Board member Shirley Allen asked would this be close to residential neighborhoods.

Mr. Trogdon stated yes, close to the apartments at the end of Coatsberry Village Court.

Planning Board member Ed Lauder asked how many acres and would there be enough room.

Mr. Trogdon stated that there are three-four (3-4) acres with ten-twelve (10-12) campsites, so there would be ample room.

Mrs. Allen asked would Mr. Trogdon approve the look of the RVs.

Mr. Trogdon stated yes and that if there were any problems with tenants, they would be asked to leave.

Town Manager Nick Holcomb stated this property is in the ETJ and would require annexation for water. Mr. Holcomb stated that RV living is not allowed in Town limits.

Hearing no one else, Chairman Weeks closed Public Forum.

V. NEW BUSINESS:

A. Minor Subdivision-S. Lincoln St.

Town Manager Nick Holcomb presented to the Board a Minor Subdivision request for S. Lincoln Street. Seven Magnolias Construction is the owner. Mr. Holcomb informed the Board these two (2) lots were annexed into Town and in zone R-20. The two (2) lots would be divided into four

(4) lots. Lot 5 would be Lot 5A and 5B and lot 3 into lot 3A and 3B. Lots 5A and 5B have access to public water and sewer. Lot 3A and 3B have public water and septic. The lots would share a 30x40 joint driveway easement. Lots meet the minimum frontage requirements (**Reference #1**).

RESOLVED, to recommend approval of Minor Subdivision.

MOTION BY: ROBERT BAREFOOT: SECOND BY: MARSHALL JONES
APPROVED, AYES (6) JONES, POWELL, LAUDER, BAREFOOT, ALLEN, STEPHENSON
NOES (0)

VI. COATS DEVELOPMENT ORDINANCE PROJECT

A. Feedback on Part 2: Introducing State & Federal Mandates

Mr. Rick Flowe reviewed chapters 18, 19, and 20 from Section 2.

B. Introduce Part 3: Building Community/Desired Community Character

Mr. Flowe presented slides to the Board showing Community Character through different neighborhoods.

Chairman Weeks congratulated Planning Board member Shirley Allen as new Town Commissioner and Mayor Chris Coats on his re-election.

VII. MANAGER UPDATES:

A. Development Updates

Town Manager Nick Holcomb updated the Board on the following:

1. Planning Board has one (1) in-town and two (2) ETJ positions open.
2. Masterplan is progressing.

RESOLVED, to adjourn meeting.

MOTION BY: HAZEL STEPHENSON: SECOND BY: MARSHALL JONES
APPROVED, AYES (6) JONES, POWELL, LAUDER, BAREFOOT, ALLEN, STEPHENSON
NOES (0)

Meeting adjourn at 7:57 p.m.



Leanna White, Deputy Clerk



Walter Weeks, Chairman