

**TOWN OF COATS**  
**Planning Board Meeting**  
**July 7, 2022**  
**6:00 p.m.**

**I. ABSTRACT:**

The Coats Planning Board met for their regular meeting on July 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:**

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: ALAN POPE  
APPROVED, AYES (5) POWELL, GIL, STEPHENSON, PLESSINGER, POPE  
NOES (0)**

**B. Approval of Minutes**

Chairman Weeks made the following changes to the June 2, 2022 minutes:

1. The consensus among Planning Board Members was to ask Town Manager and Consultant to consider reducing to 1.5 acres.

## **VI. OLD BUSINESS**

### **A. ETJ Boundary**

Town Manager Nick Holcomb presented to the Board a map showing new ETJ Boundary **(Reference #1)**.

The Board discussed including a lot at the corner of Erwin Chapel Road and Highway 55 in the ETJ.

Vice Chairwoman Stephenson stated the main concern of the Planning Board was small plots being split.

**RESOLVED**, to recommend approval of the new EJT boundary map as submitted.

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

### **B. UDO: AG District final recommendation**

Town Manager Nick Holcomb presented to the Board that consensus from last month's meeting was to change the definition of a Minor Subdivision from three (3) to six (6) lots and five (5) acres to three (3).

Chairman Weeks asked that consultant is suggesting two (2) acres.

Mr. Holcomb stated yes.

The Board looked over the chart concerning other towns **(Reference #2)**.

Chairman Weeks stated that the Town is requesting 1.5 acres and consultant is requesting two (2).

Vice Chairwoman Stephenson asked why is consultant requiring two (2) acres.

Mr. Holcomb stated two (2) acres is better for mini farm overlay and septic.

**RESOLVED**, to recommend 1.5 acres to minimum lot size and six (6) lots on private driveway to Town Board.

**MOTION BY: MISTY GIL: SECOND BY: DON PLESSINGER**

**APPROVED, AYES (5) POWELL, GIL, STEPHENSON, PLESSINGER, POPE**

**NOES (0)**

**RESOLVED**, to recommend to Town Board to leave the location of billboards in the Ag District as stated in the current ordinance.

**MOTION BY: DON PLESSINGER: SECOND BY: HAZEL STEPHENSON**

**APPROVED, AYES (4) GIL, STEPHENSON, PLESSINGER, POPE**

**NOES (1) POWELL**

## **VII. MANAGER UPDATE**

### **A. Major and Minor Updates**

1. Brick Mill Estates-2<sup>nd</sup> submittal review with engineer.
2. Highway 27-Approved zoning permit for commercial.
3. Mattie Grace-Waiting on sewer tap. One house is built and road is paved.
4. Kicking Camel-Soft opening on Saturday, 7/9.
5. Minor Subdivision on Railroad Street-Vested in project. Waiting for plans to be drawn.
6. Four (4) unit housing on McKinley-Waiting on plans.
7. Many houses going up.
8. Peach Orchard-Working with Duke Energy to move lines.
9. House on Delma Grimes with RV-Person is not living in RV.

**RESOLVED**, to adjourn meeting.

**MOTION BY: HAZEL STEPHENSON: SECOND BY: ALAN POPE**

**APPROVED, AYES (5) POWELL, GIL, STEPHENSON, PLESSINGER, POPE**

**NOES (0)**

Meeting adjourn at 7:46 p.m.

Leanna White

Leanna White, Deputy Clerk

Walter Weeks

Walter Weeks, Chairman