

**TOWN OF COATS**  
**Planning Board Meeting**  
**March 2, 2023**  
**6:00 p.m.**

**I. ABSTRACT:**

The Coats Planning Board met for their regular meeting on March 2, 2023 at 6:00 p.m. The meeting was held in the Board of Commissioners' Meeting room at Coats Town Hall.

**II. ROLL CALL:**

Chairwoman Hazel Stephenson, Vice Chairwoman Misty Gil, members Lawrence Denning, Walter Weeks, and Alan Pope were present.

Planning Board members Don Plessinger and Clint Latham were absent.

**III. CALL TO ORDER:**

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

Planning Board member Walter Weeks led the Board in the invocation and Chairwoman Stephenson led the Board in the Pledge of Allegiance.

A. Approval of Agenda

**RESOLVED**, to approve agenda.

**MOTION BY: WALTER WEEKS: SECOND BY: LAWRENCE DENNING**  
**APPROVED, AYES (4) DENNING, WEEKS, GIL, POPE**  
**NOES (0)**

B. Approval of Minutes

**RESOLVED**, to approve minutes from February 2, 2023.

**MOTION BY: ALAN POPE: SECOND BY: MISTY GIL**

**APPROVED, AYES (4) DENNING, WEEKS, GIL, POPE  
NOES (0)**

**IV. PUBLIC FORUM:**

Chairwoman Stephenson opened Public Forum.

Hearing no one, Chairwoman Stephenson closed Public Forum.

**V. OLD BUSINESS:**

**A. Continue Work Session on Future Land Use Map**

- a. Develop background on how FLUM is utilized by PB

Town Manager Nick Holcomb explained FLUM is used in consistency statement as reason to approve or deny a rezoning request.

- b. Scenarios on road corridors (55, 27, Abattoir, Ebenezer, Delma Grimes, Lincoln, Crawford, Brick Mill, Fleming)

The Board expressed concerns about the new subdivision being built on Brick Mill due to heavy traffic already there because of the school.

The Board wants to keep Fleming and Ebenezer as low density due to no easy outlet and unable to handle high traffic volume and lack of utilities.

The Board would like 55 and 27 to be commercial if sewer is available or can easily be hooked up to the existing sewer lines.

Vice Chairwoman Gil asked will the ETJ remain the same.

Mr. Holcomb replied yes.

The Board agreed that greenspace is needed in town.

**VI. MANAGER UPDATE:**

1. Jr Order-Possible fifty-six (56) townhomes sketch plan. Town Board needs to vote on high density option and preliminary plat has not been applied.
2. Minor S/D-Four (4) lots on Ebenezer.
3. UDO-Chain link fencing is allowed in addition with wood or vinyl in front yard.

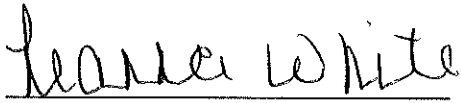
**RESOLVED**, to adjourn meeting.

**MOTION BY: MISTY GIL: SECOND BY: WALTER WEEKS**

**APPROVED, AYES (4) DENNING, WEEKS, GIL, POPE**

**NOES (0)**

Meeting adjourn at 7:29 p.m.



Leanna White, Deputy Clerk



Hazel Stephenson, Chairwoman