

TOWN OF COATS
Planning Board Meeting
May 4, 2023
6:00 p.m.

I. ABSTRACT:

The Coats Planning Board met for their regular meeting on May 4, 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, Don Plessinger and Alan Pope were present.

Planning Board member Clint Latham was 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 (5) DENNING, WEEKS, GIL, PLESSINGER, POPE
NOES (0)**

B. Approval of Minutes

RESOLVED, to approve minutes from March 2, 2023.

MOTION BY: WALTER WEEKS: SECOND BY: MISTY GIL

**APPROVED, AYES (5) DENNING, WEEKS, GIL, PLESSINGER, POPE
NOES (0)**

IV. PUBLIC FORUM:

Chairwoman Stephenson opened Public Forum.

Hearing no one, Chairwoman Stephenson closed Public Forum.

V. NEW BUSINESS:

A. Messer Parcel Major Subdivision Preliminary Plat

Town Manager Nick Holcomb presented to the Board the preliminary plat for approval. This Subdivision was done under the old ordinance and re-zoned to R-6ND in May 2021 and March 2022. Engineer has approved construction documents. Mr. Holcomb stated street names and naming of subdivision needs to be done first before final plat is approved (**Reference #1**).

RESOLVED, to approve preliminary plat in accordance with 2021 Subdivision Ordinance and consistent with the prior zoning approval.

MOTION BY: WALTER WEEKS: SECOND BY: ALAN POPE

APPROVED, AYES (5) DENNING, WEEKS, GIL, PLESSINGER, POPE

NOES (0)

B. Feedback on DRAFT Future Land Use Map (FLUM)

Town Manager Nick Holcomb asked the Board for input on the Draft Future Land Use Map (**Reference 2**).

The Board agreed to keeping RMST in Town limits.

The Board would like to keep 55 and 27 as commercial in order keep some property for companies to build on and to keep them off the side streets.

Planning Board member Walter Weeks stated it would look good to see shops at the entrance into Town.

Mr. Holcomb asked the Board if a public hearing would be needed.

Planning Board Member Weeks suggested just doing an update.

The Board would like to change SRF-1 to SRF-2 at the end of Lincoln Street.

VI. MANAGER UPDATE:

- A. Manufactured Home Overlay (MHO)-1976 singlewide is being replaced with a manufactured home on a block foundation on Bennett Road.
- B. Lauder Parcel Major-Submittal of construction documents and engineer is reviewing.
- C. Hawley Property-Owner is looking to flip property.

RESOLVED, to adjourn meeting.

MOTION BY: MISTY GIL: SECOND BY: ALAN POPE

APPROVED, AYES (5) DENNING, WEEKS, GIL, PLESSINGER, POPE

NOES (0)

Meeting adjourn at 7:24 p.m.

Leanna White, Deputy Clerk

Hazel Stephenson, Chairwoman