

**TOWN OF COATS  
PLANNING BOARD MEETING**

January 4, 2024 –Meeting

**I. CALL TO ORDER:**

- A. Invocation & Pledge
- B. Approval of Agenda
- C. Approval of Minutes – Nov 2, 2023

Chair Hazel Stephenson, Vice-chair Misty Gil, and members Alan Pope, Lawrence Denning, Clint Latham, and Don Plessinger were in attendance.

New member Ally Fouts was in attendance.

Meeting was called to order at 6:00 p.m.

- A. Invocation & Pledge

Hazel Stephenson led the invocation and pledge.

- B. Approval of Agenda

**RESOLVED**, to approve agenda

**MOTION BY: CLINT LATHAM; SECOND BY: DON PLESSINGER**

**APPROVED: 6-0, unanimously approved**

- C. Approval of Minutes

**RESOLVED**, to approve minutes from November 2nd, 2023.

**MOTION BY: DON PLESSINGER; SECOND BY: LAWRENCE DENNING**

**APPROVED: 6-0, unanimously approved**

**II. PUBLIC FORUM:**

Chair Stephenson opened the Public Forum. Hearing no one, Public Forum was closed.

**III. Organization Meeting:**

A.) Oath of Office – Newly Appointed Members

Town Clerk Connie Lassiter swore in Chair Hazel Stephenson and new member Ally Fouts.

B.) Election of Planning Board Chair and Vice Chair

There was discussion around the role and responsibilities of Chair. After discussion about who is willing to accept the position, Misty Gil nominated Hazel Stephenson as Chair. Hazel Stephenson nominated Misty Gil as Vice Chair, and the board agreed unanimously.

Hazel Stephenson was elected as Chair and Misty Gil was elected Vice Chair.

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

**APPROVED: 7-0, unanimously approved**

C.) Election of Board of Adjustment Chair and Vice Chair

Planning Board meeting was recessed momentarily to consider leaders for Board of Adjustment. Clint Latham nominated Don Plessinger, with the board agreeing unanimously. Don Plessinger nominated Misty Gil for Vice Chair, and the board agreed unanimously.

Don Plessinger was elected Board of Adjustment Chair and Misty Gil was elected Vice Chair.

**MOTION BY: CLINT LATHAM; SECOND BY: DON PLESSINGER**

**APPROVED: 7-0, unanimously approved**

**IV. New Business:**

A.) Preliminary Plat – E Stewart St. Mixed Use

Nick Holcomb opened up discussion about the E. Stewart St. project by mentioning that this went through rezoning for Mixed Use 2 in September and October of 2022. He also highlighted the fact that there were two additional conditions put in place for this project; with one being that a minimum of 5% of space should be commercial or for ancillary uses such as parking, and the second condition being that the commercial be no further than 500 feet from the road. After letting the board know these conditions seem to have been met, he asked the developer and engineer to present on their proposed project.

Jacob Hudson, project engineer, approached the board and reiterated that this project is for 66 townhome units and a future commercial development area. He went on to point out that the SCM (storm water control measure) on the layout plan that will likely pipe into Jay Street. He also mentioned utilities, and that there will likely be water connections on highway 27 off of Stewart St. and on Jay St. Lastly, he pointed out the open space and parking on the layout.

Hazel Stephenson stated this area has had stormwater runoff that has effected surrounding neighborhoods, and she wanted to be absolutely sure that an additional problem is not created with this project. Mr. Hudson responded saying that they are aware it has been an issue and they have been sure to keep that in mind, and there are plans for a retention pond. Clint Latham said that based on what he has seen so far the storm water pond is an adequate size. Chair Stephenson went on to expand on her concerns mentioning the layout of the land, and Mr. Hudson mentioned the possibility of a swale in the buffer area.

Clint Latham asked if there are any plans as far as what the commercial development will be, and Ford D'Aprix said it could potentially be retail, and the intent of the commercial aspect is to be a 2 story building with 2 units below and 2 above. Mr. Latham then inquired about the open space and if there are any plans with it, and Ford described the possibility of having a "tot lot" with some type of small playground or picnic tables. Clint recommended that less impervious surface within the park area would help with storm water runoff.

Ford said that they are working not only to make sure no additional problems are created but also to improve the current situation. Lawrence Denning mentioned the outflow of the pond into Town ditches deserved special attention because of narrow right of ways on existing town streets. Mr. Holcomb explained that this project will get the town more legal right of way on Robert Eason Dr., eliminate dead end waterline on Jay St., and tie into the existing town street network.

**RESOLVED**, to accept preliminary plat as presented with the addition of looking at either adding a swale or small berm within east side buffer.

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

**APPROVED: 7-0, unanimously approved**

#### **V. Manager Update:**

##### A. Development Updates

Mr. Holcomb let the board know about a minor subdivision at 973 S Lincoln St. He went on to inform to the board that the project on Abattoir Rd. is progressing and he is expecting a rezoning request and annexation request for 211 lots soon. Next, he discussed the Country-village Townhome project, stating they have sent back the second round of comments from the engineer, and things are continuing to progress on that project as well.

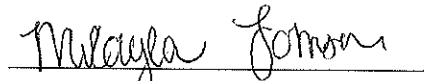
#### **VI. Adjourn:**

**RESOLVED**, to adjourn meeting


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

**APPROVED: 7-0, unanimously approved**

Meeting adjourned at 6:53 pm.



Mikayla Johnson, Deputy Clerk

  
Hazel Stephenson, Chair