

**TOWN OF COATS
PLANNING BOARD MEETING**

October 5, 2023 –Meeting

I. ROLL CALL:

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

II. CALL TO ORDER:

Meeting was called to order at 6:05 p.m.

- A. Approval of Agenda
RESOLVED, to approve agenda

**MOTION BY: CLINT LATHAM; SECOND BY: ALAN POPE
APPROVED: 7-0, unanimously approved**

- B. Approval of Minutes
RESOLVED, to approve minutes from September 7, 2023.

**MOTION BY: DON PLESSINGER; SECOND BY: ALAN POPE
APPROVED: 7-0, unanimously approved**

III. PUBLIC FORUM:

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

IV. NEW BUSINESS MEETING:

- A. **Construction Documents Presented – Info. Only**
 - a. **Country Village Townhome Project**

The board members were presented with a map detailing construction for the County Village Townhome Project and given an opportunity to look it over and discuss.

Town Manager Nick Holcomb explains how unique this project is in that there are unusual circumstances surrounding several aspects, resulting in both the Planning Board and Town Council needing to weigh in. He goes on to expand on these aspects: the project needing to qualify under a high density option regarding the watershed, obtaining an operations maintenance plan of stormwater control ponds, and it is a flag lot that does not front a public street. The Board goes on to discuss topics of interest such as who will be handling the resident's trash pickup and the road being able to handle a garbage truck, open space and the number of units, and how the Town Council will have to play a larger role as far as looking at risk factors. The Board concludes they have no major issues at the moment as long as safety and maintenance requirements are being met.

V. Old Business:

A. Public Hearing for UDO Feedback

Mr. Holcomb reminds the board that the Public Hearing regarding Jackson St. rezoning and UDO will take place next week, and that any changes that may need to be made to current plans can take place in November and December.

VI. Manager Update:

A. Board Members & Terms

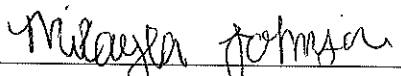
B. Development Updates

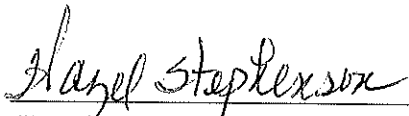
- A. Mr. Holcomb inquires the board about their terms, reminding them how quickly the time is approaching for them to begin thinking about if they would like to run again. Mr. Plessinger says he is considering becoming a Town Council Member but he will let Mr. Holcomb know as soon as possible. Mr. Latham informs the board that he plans on staying on the Planning Board for a while unless something changes. Mr. Weeks says he is finishing out his term in December and will not be returning. Lastly, Chair Hazel Stephenson states she is planning on returning. Based on this, the board decides they will need to look for at least one in-town person to be appointed.
- B. Town manager Nick Holcomb updates the board on Brick Mill Estates amendments and approvals. He also lets them know that he has received a sketch plan for Abattoir Rd. and that they have obtained a boundary survey, stream and wetland survey. Mr. Holcomb expects a decision regarding annexing and rezoning within a couple of months.

VII. Adjourn:

RESOLVED, to adjourn meeting
MOTION BY: MISTY GIL; SECOND BY: CLINT LATHAM
APPROVED: 7-0, unanimously approved

Meeting adjourned at 7:20pm.


Mikayla Johnson, Deputy Clerk


Hazel Stephenson, Chair