

**TOWN OF COATS
PLANNING BOARD MEETING**

September 7, 2023 –Meeting

I. ROLL CALL:

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

II. CALL TO ORDER:

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

A. Approval of Agenda

RESOLVED, to approve agenda

MOTION BY: DON PLESSINGER; SECOND BY: ALAN POPE

APPROVED: 5-0, unanimously approved

B. Approval of Minutes

RESOLVED, to approve minutes from July 6, 2023.

MOTION BY: WALTER WEEKS; SECOND BY: DON PLESSINGER

APPROVED: 5-0, unanimously approved

III. PUBLIC FORUM:

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

IV. NEW BUSINESS MEETING:

A. 235 E. Jackson St. Rezoning Request – SFR-3 to RMST

Karen Ferguson was representing 235 E. Jackson St. heirs with a request to rezone the lot from SFR-3 to RMST. Chair Hazel Stephenson inquired about if the land had been surveyed, to which Mrs. Ferguson replied that the appraiser recommended waiting on approval before having the land surveyed.

It was agreed that this property was in a transition area between the two zoning districts and it was a legitimate request. The public hearing and public notice would allow adjacent property owners their chance to voice any concerns to the Board.

RESOLVED, *consistency statement* that the zoning use would be consistent with the updated future land use map and would support and promote infill development that will optimize the use of existing infrastructure.

MOTION BY: WALTER WEEKS; SECOND BY: ALAN POPE

APPROVED: 5-0, unanimously approved

RESOLVED, recommend approval of the rezoning request to Town Council.

MOTION BY: WALTER WEEKS; SECOND BY: DON PLESSINGER

APPROVED: 5-0, unanimously approved

B. Recommend Public Hearing for UDO Amendments

Mr. Holcomb presented three amendments to the UDO, which the Planning Board has had ongoing discussions over the past several months. There was general agreement with the amendments. Mr. Weeks concluded that, more important than the individual amendments was allowing the public the opportunity to provide input on the UDO. The Town Board and Planning Board had made a promise during May 2022 and July 2022 public hearings that at least one more opportunity would be given for the public to state how the new UDO works in practice. The Manager was asked to specifically reach out to those that had spoken at prior public hearings on the UDO to make sure they were aware of this opportunity.

Based on public feedback during the hearing, the Planning Board would have time to consider all comments in addition to staff's proposed amendments.

RESOLVED, Recommend Public Hearing on UDO

MOTION BY: DON PLESSINGER; SECOND BY: MISTY GIL

APPROVED: 5-0, unanimously approved

IV. Manager Update:

Town manager Nick Holcomb presented three projects that are all in various stages of submittal. He informed the board of 80 Ebenezer Church Rd. going from 2 lots on 5 acres, to splitting that up and creating 2 extra lots. He then gave a brief update on 378 E Stewart St. that was sold to a residential builder who has plans for townhomes. Lastly, he let the board know about plans for single family homes at 1380 Abattoir Rd. Updates will continue as official plans are submitted.

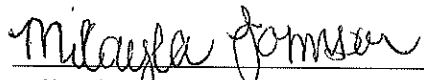
- A. **80 Ebenezer Church Rd. – 3 lot Minor Subdivision.**
- B. **378 E Stewart St. – Sketch Plan coming**
- C. **1380 Abattoir Rd. – Sketch Plan coming**

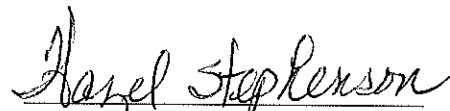
RESOLVED, to adjourn meeting

MOTION BY: MISTY GIL; SECOND BY: DON PLESSINGER

APPROVED: 5-0, unanimously approved

Meeting adjourned at 7:00pm.


Mikayla Johnson


Hazel Stephenson, Chair