

TOWN OF COATS
Board of Commissioners
September 11, 2014
7:00 p.m.

OFFICIAL MINUTES

I. ABSTRACT:

A regular meeting of the Board of Commissioners was held Thursday, September 11, 2014 at Town Hall Board Room.

II. ROLL CALL:

Mayor Walter Weeks, Mayor Pro-Tem Dr. Linda Robinson, Commissioner J. C. Allen, Commissioner John Raynor, and Commissioner Jerry Beasley were in attendance.

Commissioner Allen Mosby was not in attendance.

Attorney Al Bain was present.

III. CALL TO ORDER:

A quorum being present, Mayor Weeks called the meeting to order at 7:00 p.m.

Mayor Walter Weeks delivered the invocation as well as lead those in attendance in the Pledge of Allegiance.

Mayor Walter weeks explained he brought refreshments in honor of Town Clerk, Cortney Zwirn getting married in August. He told everyone to please enjoy the refreshments during the entirety of the meeting.

Mayor Weeks reminded everyone of the significance of September 11th and asked for a moment of silence.

Mayor Weeks then asked for a motion for approval of the agenda.

**MOTION BY: MAYOR PRO-TEM DR. LINDA ROBINSON; SECOND BY:
COMMISSIONER JOHN RAYNOR**

**APPROVED, AYES (4) MAYOR PRO-TEM DR. LINDA ROBINSON,
COMMISSIONERS ALLEN, RAYNOR, AND BEASLEY
NOES (0)**

IV. APPROVAL OF CONSENT AGENDA

- A. Approval of Minutes**
- B. Approval of Attorney Bill**
- C. Review of Financial Statements**

**MOTION BY: MAYOR PRO-TEM DR. LINDA ROBINSON; SECOND BY:
COMMISSIONER JOHN RAYNOR**

**APPROVED, AYES (4) MAYOR PRO-TEM DR. LINDA ROBINSON,
COMMISSIONERS ALLEN, RAYNOR, AND BEASLEY
NOES (0)**

V. MANAGER & COMMITTEE REPORTS/SPECIAL RECOGNITION

DEPARTMENT UPDATES:

Mike Collins, Park and Recreation Director said he was relieved to be done with baseball. He explained they had the most new comers this soccer season than he has seen in quite some time. He has 13 soccer teams and they are completely full. He is very grateful for the amount of volunteers he has this season.

Gary Denton, Public Works Director, said he had a meeting with Duke Energy and they have set up a crew to send out and trim trees under the power lines beginning after Farmer's Day. He has had several complaints about street lights being blocked by these tree limbs and this will help the appearance of the town and hopefully get some positive feedback. He also informed the Board that renovation was underway at the Town Hall to start moving the Library.

Chief Jeremy Hall read his statistics for the month.

Town Manager Kenny Cole reminded the Board there was a Land Use Plan Meeting on August 21, 2014 and he felt as if everything went well. The Mayor said they discussed healthy living in the Town and compared the Town with surrounding communities. He encouraged exercise and healthy eating habits. Dr. Linda Robinson mentioned adding safe places to walk throughout the town for accessible exercise areas for everyone. Commissioner Raynor said he didn't think there was a single bad idea thrown out at the Land Use Plan Meeting. Kenny informed the Board the next Land Use Plan Meeting would be held October 16, 2014.

VI. PUBLIC HEARING

A. Public Hearing Amending Zoning Ordinance, Section 11-Signs: Added Section 11.9 Off Premises Advertising, Revised Section 11.8 Business Signs and Industrial Signs, and Added Section 11.10 Temporary Signs. Seeing no one present for the Public Hearing, Mayor Walter Weeks closes it.

B. Public Hearing Amending Town Ordinances, Section 92.03: Resolution to amend Section 92.03 to the Town Code of Ordinances. Seeing no one present for the Public Hearing, Mayor Walter Weeks closes it.

VII. OLD BUSINESS

A. Amendments to Section 11 (Signs) to the Zoning Ordinances: At a previous Board meeting, the Board of Commissioners placed a temporary moratorium on the installation of Billboard signs. Over the last couple of months, Coats Planning Board reviewed Section 11 and has recommended the following changes:

Added Section 11.9 Off Premises Advertising: Billboards are allowed outside the corporate limits of the Town. Billboards shall be spaced 800 feet apart and shall not exceed 15 feet in height.

Revised Section 11.8 Business Signs and Industrial Signs: The current sign height in all districts is 15 feet. It is recommended that the sign height will remain 15 feet in height in C-1, C-2, and MUV Districts, but will increase to 25 feet with a sign area of 75 feet in C-3 and I districts.

Added Section 11.10 Temporary Signs: Added criteria for signs for special events of a religious, charitable, civic, etc. event. Added criteria for signs for newly established businesses. Added criteria for signs for special sales and promotions.

Mayor Walter Weeks asked for a motion to accept the resolution as presented.

**MOTION BY: MAYOR PRO-TEM DR. LINDA ROBINSON; SECOND BY:
COMMISSIONER JOHN RAYNOR**

**APPROVED, AYES (5) MAYOR PRO-TEM DR. LINDA ROBINSON,
COMMISSIONERS ALLEN, RAYNOR, BEASLEY AND MOSBY
NOES (0)**

B. Amendment to our Code of Ordinance Section 92.03: At the last meeting, The Town Attorney recommended revising Section 92.03 of the Code of Ordinances by adding our designated contractor to go upon premises. Mayor Walter Weeks asked for a motion to accept the resolution as presented.

**MOTION BY: MAYOR PRO-TEM DR. LINDA ROBINSON; SECOND BY:
COMMISSIONER JOHN RAYNOR**

**APPROVED, AYES (4) MAYOR PRO-TEM DR. LINDA ROBINSON,
COMMISSIONERS ALLEN, RAYNOR, AND BEASLEY
NOES (0)**

C. Discussion of Vacant Lot on West Stewart Street: Town Manager Kenny Cole attached a tax map showing the wooded 12.16 acre parcel on West Stewart Street. Approximately 8.27 acres of this tract is within the Town Limits. This property was clear cut in 2012 and since then the property has exchanged ownership. The Board requested quotes for cutting the property. Mr. Cole obtained two quotes. Rick Thompson quoted \$1,800.00 per acre. Walker Grading quoted \$2,100.00 per acre. Based on the \$1,800.00 per acre quote, the total cost to cut the portion within town limits would be \$14,886.00. Mr. Cole explains a machine would come in and cut down all the brush and limbs and weeds, but the stumps would remain. We would charge the owner the expense of cleaning the lot and the owner would then be responsible for cutting anything above twelve inches. Commissioner Beasley disagrees with budgeting this amount of money for cleaning this lot. When Mrs. Taylor owned the lot, she cleared it and at that time the Town did not have an ordinance to enforce for her to manage the property. He believes we will face lawsuits if we make the new owner pay for the clearing of the lot, when we didn't enforce this with the previous owner. Commissioner Beasley makes a motion to disapprove the budget amendment for \$14,886.00 and let this land go back to its natural state.

**MOTION BY: COMMISSIONER JERRY BEASLEY; SECOND BY:
COMMISSIONER JC ALLEN**

Discussion: Dr. Robinson states that we had addressed clear cutting in the past but we never enforced it. Manager Kenny Cole explains that we had an ordinance referring to weeds but no clear cutting ordinance. Mayor Walter Weeks says he is not in favor of spending this money to clear cut the lot, but this is not an issue we can drop. Commissioner Allen suggests modifying the ordinance to include clear cutting and we can grandfather in this property. The Mayor thinks it is the owner's responsibility to pay for upkeep of the property and if we drop this situation it could cause problems down the road with other properties. Attorney Al Bain explains he isn't sure what type of problems this may cause the town in the future, but he can research it. He explains we cannot add it into the ordinance just because they have let the property grow up and expect them to comply. The Mayor suggests grandfathering this property in the new ordinance but from now on the owner is held responsible for cost of maintaining the property. Dr Robinson suggests that if we don't make the owner clear the property, we need to at least ask him to clear the right away to help improve the appearance along HWY 27 entering into Coats.

**APPROVED, AYES (3) COMMISSIONERS ALLEN, RAYNOR, AND BEASLEY
NOES (1) MAYOR PRO-TEM DR. LINDA ROBINSON**

VII. NEW BUSINESS

A. Consider Street Closures and Discussion of 101st Annual Farmers Day Event: Pat Godwin from the Coats Chamber of Commerce was present to talk about Farmers Day. Commissioner Beasley asked her before started that he would like to suggest maybe closing Lemon Street next year instead of Main Street to help the businesses on Main Street. Mayor Walter Weeks asked if it was possible to set aside space in front of businesses on Main Street for customers to access their front doors. Mrs. Godwin said she would discuss this with other members from the Chamber and consider it. Chief Hall and Mrs. Godwin went over the street closures and details of Farmers Day. Mayor Weeks asked for a motion to approve the street closures.

MOTION BY: MAYOR PRO-TEM DR. LINDA ROBINSON; SECOND BY: COMMISSIONER JOHN RAYNOR

**APPROVED, AYES (4) MAYOR PRO-TEM DR. LINDA ROBINSON, COMMISSIONERS ALLEN, RAYNOR, AND BEASLEY
NOES (0)**

Mrs. Godwin took each business in Coats a letter asking them to dress up their store front for Farmers Day, She invited the Board members and town employees to help the Chamber decorate on September 19th and 20th. She also mentioned the Bicycle Safety Parade being held October 4th. This is being held to give helmets to needed kids. She asked for a two hour period for Lemon Street to be closed. Mayor Weeks asked for a motion to approve this.

MOTION BY: COMMISSIONER JERRY BEASLEY; SECOND BY: MAYOR PRO-TEM DR. LINDA ROBINSON

**APPROVED, AYES (4) MAYOR PRO-TEM DR. LINDA ROBINSON, COMMISSIONERS ALLEN, RAYNOR, AND BEASLEY
NOES (0)**

B. Demolition of Structure Located on 25 North Ida Street: Mr. Cole attached the tax map and a photo of the house that was condemned January 8, 2014 by the town. Mr. Cole has been in contact with the owner on numerous occasions and the owner is making an attempt of removing the house. Mr. Cole will be resending the owner another Notice of Abate Nuisance giving the owner 15 days to abate the nuisance. If the owner has not removed the house, the Town will then utilize a contractor to do so. Rick Thompson quoted \$2,400.00 while Holcomb Renovations quoted \$4,700.00. The Mayor suggested authorizing Mr. Cole to go ahead with this and bring back the budget amendment later in the fiscal year. He asked for a motion to approve this.

MOTION BY: COMMISSIONER JOHN RAYNOR; SECOND BY: MAYOR PRO-TEM DR. LINDA ROBINSON

**APPROVED, AYES (4) MAYOR PRO-TEM DR. LINDA ROBINSON,
COMMISSIONERS ALLEN, RAYNOR, AND BEASLEY
NOES (0)**

IX. PUBLIC FORUM


Pastor Karen McDougald with Saint Luke Church at 78 S. Orange Street thanked the Board for everything and she promised to keep the property clean and mowed.

X. ADJOURN

Mayor Weeks asked for a motion to adjourn the meeting at 7:58 pm.

**MOTION BY: MAYOR PRO-TEM DR. LINDA ROBINSON; SECOND BY:
COMMISSIONER JOHN RAYNOR**

**APPROVED, AYES (4) MAYOR PRO-TEM DR. LINDA ROBINSON,
COMMISSIONERS ALLEN, RAYNOR, AND BEASLEY
NOES (0)**


Cortney Zwirn, Town Clerk


Mayor, Walter Week