

TOWN OF COATS
Board of Commissioners
October 10, 2019
OFFICIAL MINUTES

I. ABSTRACT:

A scheduled meeting of the Board of Commissioners held on October 10, 2019 in the Board of Commissioners' Meeting Room at Coats Town Hall.

II. ROLL CALL:

Mayor Chris Coats, Mayor Pro-Tem Jerry Beasley, Commissioner J C Allen, Commissioner John Raynor and Commissioner Bob Hedrick were present.

Commissioner Allen Mosby was absent.

Attorney Alton Bain was present.

III. CALL TO ORDER:

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

Mayor Coats delivered the invocation and led those in attendance in the Pledge of Allegiance.

RESOLVED, to approve Agenda.

**MOTION BY: COMMISSIONER JOHN RAYNOR: SECOND BY: COMMISSIONER BOB HEDRICK
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS HEDRICK, ALLEN
AND RAYNOR
NOES (0)**

IV. APPROVAL OF CONSENT AGENDA:

RESOLVED, to approve Consent Agenda.

**APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS HEDRICK, ALLEN
AND RAYNOR
NOES (0)**

V. PUBLIC HEARING:

A. Evidentiary Hearing on Conditional Use Permit-Washington Street

Nick Holcomb Town Manager updated the Board that this was an Evidentiary Hearing to grant or deny the permit request for a Conditional Use Permit from Turner Matthews. Mr. Holcomb informed the Board that the Planning Board had approved the request. Mr. Holcomb reiterated that the hearing must be based on evidence and standards. Mr. Holcomb presented the ordinance which the decision should be based on.

3.3.1 (B) General Standards for Reviewing Applications

- 1. The use requested is listed among the conditional uses in the district.**
- 2. The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor be detrimental to the health, morals or welfare.**
- 3. The requested use is essential or desirable to the public convenience or welfare.**
- 4. The requested use will be in conformity with the Town's Land Use Plan.**
- 5. Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided.**
- 6. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**
- 7. That the conditional use shall, in all other respects conform to the applicable regulations of the district in which it is located.**

Joyce Brewer, Coats, NC, property owner of the red barn expressed the concern of a needed barrier between the single family resident and her property. Ms. Brewer suggested a fence to separate the two properties. Ms. Brewer expressed concerns of damage to their property without a fence.

Turner Matthews informed the Board that he would do whatever the Board requested from him but expressed the expense to have a barrier on all three sides. Mr. Matthews stated that he felt that a barrier of landscaping between the barn and this property would be sufficient.

Nick Holcomb Town Manager informed the Board that the Planning Board had not requested any conditions on the request and that no hard evidence had been presented to the Board.

Mayor Pro-Tem Jerry Beasley stated that there was no need to ask for any condition.

Mayor Coats closed Public Hearing. **(Reference # 1)**

VI. OLD BUSINESS:

A. Conditional Use Permit – Washington Street

Nick Holcomb Town Manager presented a Conditional Use Permit from Turner Matthews to allow construction of one (1) single family residential structure within the Town's Mixed-Use Village Zoning. **(Reference # 2)**

RESOLVED, to approve Conditional Use Permit and asked that the two parties work together concerning a barrier.

**MOTION BY: MAYOR PRO-TEM JERRY BEASLEY: SECOND BY: COMMISSIONER JOHN RAYNOR
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS HEDRICK, ALLEN
AND RAYNOR
NOES (0)**

VII. NEW BUSINESS:

A. Budget Amendment – Building Repairs

Nick Holcomb Town Manager requested a Budget Amendment to cover unexpected expenses on the Town Hall Building totaling \$8,136. This comprised of \$3,780 for stucco on the exterior brick and \$4,356 on the interior wall demolition, drywall and painting.
(Reference #3)

RESOLVED, to approve Budget Amendment.

**MOTION BY: MAYOR PRO-TEM JERRY BEASLEY: SECOND BY: COMMISSIONER BOB HEDRICK
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS HEDRICK, ALLEN
AND RAYNOR
NOES (0)**

B. Cemetery Plots

Nick Holcomb Town Manager presented the Board with Two (2) plots purchased from Cindy Brown. Lot # 93A and 93B. (Reference #4)

RESOLVED, to approve purchased Cemetery Plots 93A and 93B.

**MOTION BY: MAYOR PRO-TEM JERRY BEASLEY: SECOND BY: COMMISSIONER JOHN RAYNOR
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS HEDRICK, ALLEN
AND RAYNOR
NOES (0)**

VIII. MANAGER & COMMITTEE REPORTS:

A. Department Head Updates

Karen Wooten Town Clerk/Finance informed the Board of a CD with First Federal Bank. \$200,000 (two hundred thousand) was moved from NCCMT and \$200,000(two hundred thousand) from the depository account. Ms. Wooten shared that the NCCMT interest rates are going down and First Federal Bank offered a rate at 2.05% for six (6) months.

Jeremy Hall Police Chief presented stats for September 12-October 10, 2019. Chief Hall reported that Farmers Day was a success with no problems. (Reference #5)

Rodney Pleasant Public Works Director presented his report for the month of September 2019. (Reference #6)

Mike Collins Recreation Director updated the Board on activity at the Park.

1. Co-ed summer league 8 teams with a tournament and teams interested in league next year
2. 8U fall league which is new for recreation and teamed up with Benson, Meadows and McGee's Crossroads
3. 6 soccer teams ending November 1st
4. Women's softball league and tournament next week
5. Registration has begun for basketball
6. Exercise equipment is here
7. As of June 1st – 450 participants with Coats Recreation

B. Mayor & Manager Updates

Mayor Coats stated that participants requested more lighting during Farmers Day activities.

Nick Holcomb Town Manager updated the Board:

1. Teresa Brown Library Director and her family are coaching teams for soccer
2. Library is operating well
3. Planning – 60 day clock started on the two (2) properties on Lemon Street, owners are looking to sell properties.
4. Completed work on Robert Eason Drive

Mayor Pro-Tem Jerry Beasley asked about the waterlines on 27 and Orange.

Nick Holcomb Town Manager informed the Board that the tap has been made and are waiting for the chlorination testing. Mr. Holcomb stated that with this tap ninety percent (90%) of the problem for Abattior Road should see a difference in the water pressure.

Rodney Pleasant Public Works Director suggested a sketch of the area with pipes outlined to help understand all the connection. Mr. Pleasant stated he would prepare this sketch and present at the November meeting.

IX. PUBLIC FORUM:

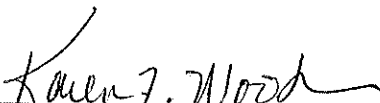
Mayor Coats open Public Forum and hearing none closed Public Forum.

X. ADJOURN:


RESOLVED, to adjourn meeting.

**MOTION BY: COMMISSIONER JOHN RAYNOR: SECOND BY: COMMISSIONER BOB HEDRICK
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS HEDRICK, ALLEN
AND RAYNOR
NOES (0)**

Meeting adjourned at 7:50 p.m.



Karen F. Wooten, Town Clerk



Chris Coats, Mayor