

Coats Planning Board Abstract

Meeting of the Coats Planning Board July 18, 2024 6:00 p.m.

I. Call to Order

- A. Invocation & Pledge
- B. Approval of Agenda
- C. Approval of Minutes – June 6, 2024

II. New Business

- A. Recommendation on Minor Subdivision

III. Manager Update

- A. Land Use Plan
- B. Development Updates

IV. Public Forum

(Please limit comments to 3 minutes in order to allow others to speak)

V. Adjourn

**TOWN OF COATS
Planning Board
Thursday, June 6, 2024
Official Minutes**

The Town of Coats Planning Board met in regular session on Thursday, June 6, 2024 at 6:00 p.m. in the Board of Commissioners' Meeting Room at Coats Town Hall.

Members Present: Chair Hazel Stephenson, Vice-Chair Misty Gil, Clint Latham, Lawrence Denning, Don Plessinger, Alan Pope, Ally Fouts

Members Absent:

Staff Present: Mayor Chris Coats

Staff Absent: Town Manager Nick Holcomb

I. CALL TO ORDER

Chair Hazel Stephenson called the meeting to order at 6:00 p.m. with a quorum being present.

Chair Hazel Stephenson delivered the invocation and led those in attendance in the Pledge of Allegiance.

RESOLVED, to approve Agenda.

MOTION BY: Misty Gil, **SECOND BY:** Don Plessinger
APPROVED: 7-0, unanimously approved

RESOLVED, to approve minutes from the March 7, 2024 meeting.

MOTION BY: Clint Latham, **SECOND BY:** Misty Gil
APPROVED: 7-0, unanimously approved

II. PUBLIC FORUM

Chair Stephenson closed the Public Forum after hearing no one.

III. NEW BUSINESS

A. Preparing for Future Land Use Plan Update – Info Only

Chair Stephenson started by pointing out a correction that needed to be made in the summary: rather than stating the Town's existing plan was adopted in August 2025, it needed to state 2015. She then informed the board of the class she and Misty Gil took on May 16th, explaining how informative and helpful she felt it was. She went on to say that although there is no definitive deadline, the plan should be updated about every 11-12 years and we are almost at 10. She then described the lengthy process

that the Planning Board will go through, and how important it was to her to get input from citizens. She suggested that the Planning Board members participated in Town events and talked to citizens about growth, and informed the Board that a consultant team will also help them on this. She pointed out several elements that play a role in what they will be looking at:

- Issues and opportunities facing the local government
- Pattern for desired growth
- Employment opportunities
- Economic development
- Acceptable levels of public service
- Infrastructure to support development
- Housing
- Grants
- Recreation open spaces
- Mitigation of natural hazards
- Protection of environment and agriculture

Chair Stephenson went on to say that once all this has been considered, a plan is in place, advertising has been done and public hearings have taken place, the board must reasonably maintain the comprehensive plan in place. She described the seven steps to consider:

- 1.) Summarize the existing conditions
- 2.) Engage the community
- 3.) Set goals and policies
- 4.) Put on the map what the plan is at that time
- 5.) Select implementation strategies
- 6.) Draft & adopt final plan
- 7.) Plan is adopted by the Town Board and put into action

There was then discussion about how to obtain the community's thoughts and opinions. Town events were mentioned such as Farmer's Day, Crank Up Coats, and the Farmer's Market on Saturdays. Ally Fouts said she could create a survey for citizens and potentially create a digital one as well.

Next, the date of the next Planning Board meeting was mentioned. Chair Stephenson pointed out the fact that the next meeting is supposed to fall on July 4th and inquired about any plans that members may have for the holiday. She also brought up the fact that the town meeting is the second Thursday of the month so that date wouldn't be reasonable. The dates July 10th and 18th were mentioned and it was decided that a group email would be sent to notify members of the new meeting date for the month of July.

Hazel Stephenson said she would report back to Nick regarding the new potential dates and the survey.

IV. MANAGER UPDATE

Chair Stephenson described the minor subdivision on Delma Grimes Rd. for six lots. She explained there is a 6" line on Williams Rd. that goes into a 2" once you get to the curve. She asked the board to think about whether or not they'd like to allow a hook-up or not before their next meeting.

V. ADJOURN

RESOLVED, to adjourn.

MOTION BY: Misty Gil, SECOND BY: Don Plessinger
APPROVED: 7-0, unanimously approved

Meeting adjourned at 6:45 p.m.

Mikayla Johnson, Deputy Clerk

Hazel Stephenson, Chair

DRAFT

<u>Item Abstract:</u> Delma Grimes Minor Subdivision	<u>Item No.</u> III-A
<u>Meeting Date:</u> July 18, 2024	<input type="checkbox"/> Information <input checked="" type="checkbox"/> Action Item <input type="checkbox"/> Consent Agenda

REQUEST: Recommendation on Minor Subdivision – Public Water Connection

Address	Owner	Acres	Current Zoning	Minor Subdivision
541 Delma Grimes Rd.	UNITED EQUITABLE PROPERTIES	+/-10.79	Agriculture (AG)	6 lots; 4 lots accessed off driveway easement.

SUMMARY:

- Recombination of existing lot and building new home at 541 Delma Grimes Rd. is underway.
- Surveyor has presented a preliminary plat for a 6 lot minor subdivision on 10 acres surrounding this address; including 4 homes which would be accessed off of driveway easement.
- The 1.5 acre lots comply with AG zoning. This is a Minor that could be approved. Suitable soils study shows that all lots can accommodate private septic. And it could be served by private well/septic.
- The existing address 541 Delma Grimes has an existing water tap. In addition, 417 Delma Grimes also has water. This creates a situation where the development could possibly be tapped onto town water.

The UDO is designed so large 1.5 acre lots in AG maintain the ‘rural character’ and would more naturally be served by private well/septic. This may be the best option, but it leaves the Town missing water revenue; as this site has an existing waterline on Williams Rd. and Delma Grimes Rd. Public Works hopes to avoid a situation where individual service lines connect from public R-O-W to the individual homes. In order to avoid this, it requires an extension of the 2” line approximately 275’ from Delma Grimes down the private drive access.

PLANNING BOARD RECOMMENDATION:

Seeking a recommendation from the Planning Board, to provide Town Council for a vote to determine the best course of action. Generally the options are as follows:

- 1) Allow connection of water for outside taps (double rate) for lots 1, 5, 6, & existing home with connection on public Right-of-Way. Driveway standards for access to lots 2, 3, 4.
- 2) Allow connection of water for outside taps (double rate) for all 6 new lots.
 - a. This would require a developer installed 2” waterline extension. Dedicated easement would allow for town maintenance of the waterline.
- 3) Require annexation for water connection. This runs risk of no water revenue if wells are installed. Also, if developer petitions for annexation, then the drive should be paved to meet town standards and accepted as a publicly maintained town street.



Mary Ellen Johnson Louder
Estate File: 98E-158
D.B. 510, Pg. 418
NC Ref 1829-05-1140-000

Terry W. Hinson
& Leo E. Hinson
D.B. 3817, Pg. 394
Lot 8 - Map # 2010-260
NC Ref 1829-05-1140-000

Mary Ellen Johnson Louder
Estate File: 98E-158
Lot 9 - Map # 2020-280
NC Ref 1829-05-1140-000

NCSR 1701 - 60' Public R/W
"Delma Grimes Road"

NCSR 1702 "Williams Rd."

6
1.52 Acres
(0.50333 A.P.)

5
1.50 Acres
(0.50000 A.P.)

4
1.52 Acres
(0.50333 A.P.)

United Equitable Properties LLC
D.B. 3415, Pg. 935
UB 17, Pg. 51
NC Ref 1829-05-1140-000

~PRELIMINARY PLAT~
For Review Only

1
1.51 Acres
(0.50000 A.P.)

2
1.50 Acres
(0.50000 A.P.)

3
1.58 Acres
(0.51000 A.P.)

Gordon Jacob Canley, Sr.
Barbara S. Canley
D.B. 3280, Pg. 616
UB 17, Pg. 51
NC Ref 1829-05-1140-000

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