

**TOWN OF COATS
Planning Board
Thursday, March 7, 2024
Official Minutes**

The Town of Coats Planning Board met in regular session on Thursday, March 7, 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, Alan Pope, Lawrence Denning, Don Plessinger, Ally Fouts

Members Absent: Clint Latham

Staff Present: 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: Don Plessinger, SECOND BY: Alan Pope
APPROVED: 6-0, unanimously approved**

RESOLVED, to approve minutes from the February 1, 2024 meeting.

**MOTION BY: Alan Pope, SECOND BY: Lawrence Denning
APPROVED: 6-0, unanimously approved**

II. PUBLIC FORUM

Chair Stephenson closed the Public Forum after hearing no one.

III. NEW BUSINESS

A. Develop Written Consistency Statement on Rezoning Recommendation

Chair Stephenson informed the board that they needed to come up with a written consistency statement to support last month's action denying the rezoning and annexation request. She explained that although the board was presented with lots of facts and figures at the previous meeting, some explanation is required to support the Board's action. She then asked Town Manager Nick Holcomb to explain some of the Land Use Plan points that could be used for the written statement.

Mr. Holcomb explained that the goal of this meeting was to come up with a written statement and he quoted the state law saying "Any proposed zoning amendments include written comments on the consistency of the proposed amendment with the comprehensive plan and any other relevant plans that have been previously adopted." He went on to say that the statement must carefully consider the plan and set out for public inspections its reasons for following or not following the plan, and needs to address why the board considers the action to be reasonable and in the public interest. He stated reasoning should focus on impacts of rezoning, such as:

-Landowner, neighbors, and Public

- Suitability of the site

-Traffic

-Environment

-Neighborhood Character

-Utilities

He mentioned that based on what he heard during the public comments at the previous meeting and looking at the Land Use Plan, **Objective 4.7: Protect traffic carrying capacities and promote public safety, by adopting an access management plan to limit access along major and minor thoroughfares** - could help serve as the written statement.

Chair Stephenson pointed out that while it may not be in line with comments from the public, the residential portion does state that a mixture of dwelling types is desired, and the request does not have that. She also went on to say that she believed additional studies need to be done for traffic and accidents on that road.

Ally Fouts voiced her agreement with believing that transportation issues need to be looked further into. She referred to **Objective 1.1: to increase collaboration with the NCDOT to develop a comprehensive transportation plan that coincides with the Land Use Plan**; and asked if that had been discussed since 2015. Mr. Holcomb said that it has not, and Fouts asked if that could be something that they potentially learn from this situation. Mr. Holcomb said he could do all he could do regarding that, but explained that DOT has engineers, data, and formulas, and they provide the expert, final answers.

Alan Pope asked if there could be a clause that states if the development was put there, there could be no complaining about the chicken houses being so close, along with the shooting range. He mentioned the potential for lawsuits and said that along with traffic, that would be his main concern. Stephenson responded by saying she could see Mr. Pope's point, but the Land Use Plan does not mention those concerns. Plessinger addressed Mr. Pope saying that there will always be complaints, and Chair Stephenson expressed agreement.

Ally Fouts suggested they could base their claim on impacting the local economy, mentioning one of the concerns that were brought before the Planning Board by the public was that the town doesn't have the businesses to support these additional people. He responded by saying the preservation of all agricultural areas would limit most development within the ETJ.

Chair Stephenson stated that for her, the biggest inconsistency with the plan is traffic. She also mentioned that she felt that a lot of input from the public was regarding concerns with traffic and adding that many additional homes would add plenty more cars to the roadways.

Lawrence Denning inquired how much of the land is within town limits. Mr. Holcomb informed him that it is not in town limits, but 100% in the ETJ, and there would be a request to annex into the Town of Coats. With there being a request for rezoning to SRF-3, Ally Fouts asked if SRF-3 falls under the Multi-Family Mixed Use Residential. Mr. Holcomb responded saying no, that it would be residential. Fouts went on to say she believed in addition to traffic concerns, housing does not include the mixture of dwelling types. Town manager Holcomb said that while that could be a valid statement, he doesn't believe that would satisfy concerns of those public comments.

Fouts then asked about utilities. Mr. Holcomb stated there is potential for that argument because the developer would have to extend the sewer line from the existing pump station on Irbin Drive, and there could be a better location where the sewer line wouldn't have to be extended as far.

RESOLVED, to adopt written statement to support denial of rezoning based on Objective 4.7 due to concerns about the impacts on traffic on Abattoir Rd. and Highway 27.

MOTION BY: Misty Gil, SECOND BY: Ally Fouts
APPROVED: 6-0, unanimously approved

IV. MANAGER UPDATE

Town Manager Nick Holcomb gave an update on the Lauder property Major Subdivision project, informing the board that he has just gotten a resubmittal based off of second round of engineering comments.

He also provided an update on the Townhome project off of Highway 27; stating that the developer is trying to coordinate with neighbors and that their engineers are close to their first submittal of construction documents.

Hazel Stephenson inquired about the Brick Mill project and Mr. Holcomb informed her there were no updates at that time.

V. ADJOURN

RESOLVED, to adjourn.

MOTION BY: Misty Gil, SECOND BY: Alan Pope
APPROVED: 6-0, unanimously approved

Meeting adjourned at 7:00 p.m.

Mikayla Johnson
Mikayla Johnson, Deputy Clerk

Hazel Stephenson
Hazel Stephenson, Chair