

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

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

Members Absent: Clint Latham

Staff Present: Town Manager Nick Holcomb

Staff Absent:

I. CALL TO ORDER

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

She then 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 October 3rd, 2024 meeting.

**MOTION BY: Lawrence Denning, SECOND BY: Misty Gil
APPROVED: 6-0, unanimously approved**

II. NEW BUSINESS

A. Country Village Preliminary Plat

Chair Stephenson asked Town Manager Nick Holcomb to provide some information on the preliminary plat. He gave some brief background, stating that this would be about half of the Junior Order property and reminding the board that they saw the plat about a year ago, however it wasn't an action item then. At that time, the topic of discussion was whether or not a private drive should be allowed or if there should be a public drive. Mr. Holcomb explained that the Ordinance technically states that attached housing should front the street and parking should be to the side or rear; however in this case there is now no way to front Erwin Street. He then mentioned the cost would be on the developer and the HOA. He elaborated that the street would be designed to the same standards as a public street; so that if something did happen in the future, the Town could accept it as a public street since it would be built to those standards. He went on to inform members that full construction documents have already been

submitted, and the engineer was reviewing them. The construction documents themselves have been approved for conformance with UDO and engineering standards. Mr. Holcomb also reminded the planning board members that the Town Council had to review this for a high density option, since being in the watershed and having anything over 2 units per acre or 30% impervious has to qualify under high density. The Town Board approved, and the engineer had to approve storm water pond designs in conformance with additional watershed standards, as well as a storm pond operation & maintenance plan.

Misty Gil noted that it appears the dumpsters had been moved and that the updated plat looked very good.

RESOLVED, the Preliminary Plat for Country Village conforms to the UDO.

MOTION BY: Misty Gil, SECOND BY: Ally Fouts

APPROVED: 6-0, unanimously approved

III. MANAGER UPDATE

- A. Land Use Plan Update – Open Meeting; December 5th 6:00-7:30 pm.
- B. 568 N Orange St Rezoning – Public Hearing; November 14th
- C. Board terms ending December 2024; Plessinger; Gil; Pope.

Mr. Holcomb began his update by reminding the board that the next meeting would be open house style, with 5 different stations for people to stop at: visual preferences, transportation, “keep, toss, and create”, recreation & open space, and extra thoughts and opinions. He recognized that several members, especially Vice Chair Misty Gil and Chair Hazel Stephenson, worked hard to get the survey out to citizens at Farmer’s Day, but the word needed to continue to be spread and to get people to visit the website.

Moving on to the rezoning request, Mr. Holcomb let the board know that he did receive a written request from Michelle Pleasant to join the rezoning, which would give her conforming lots. He reminded them that there would be a Public Hearing on November 14th.

Lastly, Mr. Holcomb inquired about member’s whose terms end in December 2024. Misty Gil stated she intended to reapply, and Don Plessinger expressed the same intent. Alan Pope stated that he’d be willing to reapply if there are no other applicants for the ETJ.

IV. PUBLIC FORUM

Jennifer Marriner from 1161 Live Oak Rd approached the planning board. She asked about the 17 stakeholders that surveys were originally sent out to and how those individuals were determined. Mr. Holcomb responded by saying that there were categories targeted, such as economic development, education, agriculture, public utilities, recreation; plus 7 planning board members. He explained that the input from that was used to tailor the new survey for the general public.

She also asked how many people have completed the survey, to which Mr. Holcomb replied 42.

Mrs. Marriner mentioned using Facebook to get the word out to citizens about the survey and things going on in Coats.

Lastly, she suggested some sort of door prize or incentive to encourage citizens to participate in the survey, such as a gift card to a business in Coats.

Chair Stephenson replied that it may be difficult to do that considering so many businesses have been struggling. Mr. Holcomb said that although it may be difficult to do that for the survey since it is anonymous, at the December meeting there is potential to do something along those lines.

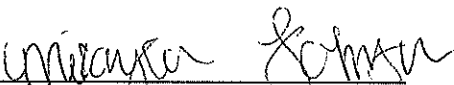
V. ADJOURN

RESOLVED, to adjourn.

MOTION BY: Misty Gil SECOND BY: Don Plessinger

APPROVED: 6-0, unanimously approved

Meeting adjourned at 6:41 p.m.


Mikayla Johnson, Deputy Clerk


Hazel Stephenson, Chair