TOWN OF COATS
Planning Board
Thursday, April 2, 2026
Official Minutes

The Town of Coats Planning Board met in regular session on Thursday, April 2, 2026 at 6:00 p.m. in the Board of Commissioners' Meeting Room at Coats Town Hall.

Members Present: Chair Hazel Stephenson, Angela Postma, Mitchell Pope, Clint Latham, Ally Gaines

Members Absent: Vice Chair Misty Gil, Don Plessinger

Staff Present: Mayor Chris Coats, Town Manager Barbara Hollerand

I. CALL TO ORDER

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

A. Invocation & Pledge

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

B. Approval of Agenda

RESOLVED, to approve agenda.
MOTION BY: Clint Latham, SECOND BY: Angela Postma
APPROVED: 5-0, unanimously approved

C. Approval of Minutes – March 5, 2026

RESOLVED, to approve minutes.
MOTION BY: Ally Gaines, SECOND BY: Mitchell Pope
APPROVED: 5-0, unanimously approved

II. RZ 26-02 Rezoning – 13.2-acre Delma Grimes Road Parcel (Sauer/Raynor) - Agriculture (AG) to Single Family Residential 3 (SFR-3)

Town Manager Barbara Hollerand gave background on the property, saying it was in the ETJ and was currently zoned as agriculture, and the request was to rezone to SFR3 which would allow 3 lots per acre rather than .34 lots per acre. She explained water and sewer was available in the area, and there was about 291 feet of frontage on Delma Grimes Road. She said the Future Land Use for the property was single family residential, and the character area was defined in the Town's Comprehensive Plan as intended to remain suburban in character and provide for single family residential neighborhoods, with density of up to three dwelling units per acre depending on zoning, utilities, soils and characters of adjacent development. She mentioned the closest parcels to the property were zoned as SFR1 to the west, and SFR2 to the east.

Scott Brown, with 4D Site Solutions at 409 Chicago Drive Suite 15, Fayetteville NC, said the reason for requesting rezoning was that it wasn't economically feasible to develop as zoned currently due to extending utilities. He explained 39 lots would be the maximum that could be developed, however with stormwater and roads, it would be closer to 35 lots.

Clint Latham asked about stormwater. Mr. Brown said the plan would be to have a storm pond by the entrance, with overflow going into the right of way of Delma Grimes Road based on the existing drainage patterns. Mr. Latham expressed concern that on Delma Grimes run off flows downhill and leaves inches of standing water. Mr. Brown responded that they would be in accordance with State guidelines. Mr. Latham asked if the plan was to have curb and gutter and Mr. Brown said yes. Chair Stephenson also expressed concern with regard to the standing water and rain. Mr. Brown said although the existing problems wouldn't be fixed, they also wouldn't be made worse. Mr. Latham asked if there was any consideration for rezoning to SFR-2. Mr. Brown said with the cost of grading property, running utilities, and creating roads, more lots would help cover the costs.

Mitchell Pope mentioned potentially losing at least 3 acres due to retention ponds and roads. Ally Gaines said that while she wasn't sold on SFR3 for the property, she believed SFR2 would be reasonable considering there's undeveloped land and single-family homes on multiple acres surrounding the area.

Chair Stephenson said she would like to hear any public comment.

RESOLVED, to allow public comment on this matter.
MOTION BY: Clint Latham, SECOND BY: Mitchell Pope
APPROVED: 5-0, unanimously approved

Annamarie Riethmiller, 1009 Delma Grimes Road, discussed how she specifically chose her property for it's rural nature, and she believed the rezoning would change the feel of Delma Grimes Road. She also mentioned sharing a stream for her livestock and traffic being affected.

RESOLVED, to recommend denying rezoning to SFR-3 as presented due to lack of harmony with the surrounding zoning, with a footnote to consider SFR2.
MOTION BY: Ally Gaines, SECOND BY: Angela Postma
APPROVED: 5-0, unanimously approved

III. Public Forum

Chair Stephenson opened the public forum. Hearing no one else, the Public Forum was closed.

IV. Adjourn

RESOLVED, to adjourn.
MOTION BY: Clint Latham SECOND BY: Ally Gaines
APPROVED: 5-0, unanimously approved

Meeting adjourned at 6:49 p.m.

Mikayla Johnson

Mikayla Johnson, Deputy Clerk

Hazel Stephenson

Hazel Stephenson, Chair