



Coats
a peaceful place... a friendly face

Meeting of the Coats Planning Board

Mar. 5, 2026 – 6:00 p.m.

- I. **Call to Order**
 - A. Invocation & Pledge
 - B. Approval of Agenda
 - C. Approval of Minutes – Feb. 5, 2026

- II. Traditional Neighborhood Development Overlay (TNDO) Discussion

- III. **Public Forum**
(Please limit comments to 3 minutes to allow others to speak)

- IV. **Adjourn**

**TOWN OF COATS
Planning Board
Thursday, February 5, 2026
Official Minutes**

The Town of Coats Planning Board met in regular session on Thursday, February 5, 2026 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, Angela Postma, Mitchell Pope, Clint Latham

Members Absent: Don Plessinger, Ally Fouts

Staff Present: Mayor Chris Coats, Town Manager Barbara Hollerand

I. CALL TO ORDER

Chair Hazel 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 amended Agenda by adding nominations for Chair and Vice Chair for Planning Board and Board of Adjustments.

MOTION BY: Clint Latham, SECOND BY: Angela Postma

APPROVED: 5-0, unanimously approved

C. Approval of Minutes – January 8, 2026

RESOLVED, to approve minutes.

MOTION BY: Misty Gil, SECOND BY: Clint Latham

APPROVED: 5-0, unanimously approved

II. Economic Development Strategic Plan

Bruce Naegelen with the NC Department of Commerce presented the proposed economic development strategic plan. He discussed strengths, weaknesses, opportunities and strategies to implement over the next five years.

One of the goals he discussed was partnering with the museum, and Misty Gil clarified that he wasn't suggesting the Town of Coats take over running the museum. He clarified that the Town would not but rather offer guidance and input.

RESOLVED, to recommend adoption of plan to Town Board with the change in wording of "partner" in goal six.

MOTION BY: Misty Gil, SECOND BY: Angela Postma
APPROVED: 5-0, unanimously approved

III. Triton High School FFA Chapter

Andy Cole gave brief background, saying as a requirement of the National Chapter Award students needed to present to local government. Carli Sills, Chapter Reporter, Katie Cole, Chapter treasurer, and Cameron Wise, Chapter President gave a presentation about FFA and what it has taught them, and how students can carry that knowledge and experience into the real world.

IV. Public Forum

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

V. Chair and Vice Chair of Planning Board and Board of Adjustments

Misty Gil nominated Hazel Stephenson as the Chair of the Planning Board. Clint Latham nominated Misty Gil as Vice Chair of the Planning Board. The Board agreed unanimously.

RESOLVED, Hazel Stephenson was elected Chair of the Planning Board and Misty Gil was elected Vice Chair of the Planning Board.

MOTION BY: Misty Gil, SECOND BY: Clint Latham
APPROVED: 5-0, unanimously approved

Clint Latham nominated Don Plessinger as Chair of Board of Adjustments. Misty Gil nominated Clint Latham for Vice Chair of Board of Adjustments. The Board agreed unanimously.

RESOLVED, Don Plessinger was elected as Chair of Board of Adjustments and Clint Latham was elected Vice Chair of Board of Adjustments.

MOTION BY: Clint Latham, SECOND BY: Misty Gil
APPROVED: 5-0, unanimously approved

VI. Adjourn

RESOLVED, to adjourn.

MOTION BY: Clint Latham, SECOND BY: Misty Gil
APPROVED: 5-0, unanimously approved

Meeting adjourned at 7:00 p.m.

Mikayla Johnson, Deputy Clerk

Hazel Stephenson, Chair