



Town of Coats – Land Use Plan Update

Steering Committee Meeting #1

September 5, 2024

RISE TO THE CHALLENGE

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Agenda

- Introductions
- Land Use Plan & Schedule
- Role of Steering Committee
- Community Profile
- Vision Statement Exercise
- Opportunities & Challenges Exercise (Land Use/Development)
- Next Steps

Introductions



KCI

KCI is a 70-year-old multi-disciplined consulting firm serving clients throughout the United States with multiple offices in the Carolinas. Our team of professionals offers technical expertise in transportation, resource management, environmental, telecommunications, utilities, civil engineering, facilities, and construction services.

Our Values

- Bring value to our employee-owners.
- Act with honesty, integrity and respect
- Treat our team well and bring our best.
- Embrace continuous innovation and creativity.
- Commit to delivering what we promise.

Introductions



KCI is a 100% employee-owned, award-winning company that employs more than 2,200 people nationwide. Over the past 70 years, KCI has expanded to 60 offices nationwide, including 13 locations in the Carolinas.



KCI employs over 1,300 professionals, including engineers, surveyors, planners and other team members with various professional registrations and certifications.



Introductions



Chad Sary, AICP



Harrison Wenchell, AICP



Doug Taylor, PE



Will Hager, AICP

Land Use Plan Process & Schedule

What is a Land Use Plan?

- A document designed to **guide the future actions of a community.**
- A **vision for the future**, with long-range goals and objectives for activities that affect the local government.
- **Guidance** tool on public and private land development proposals.
- Direction for future activities over a **10 to 20-year period.**
- **Required by NC General Statutes (160-D)** –Local governments must have a “reasonably up-to-date Plan.”

Land Use Plan Process & Schedule

Why is this process important?

- Embodies a **collective vision** of the town through public dialogue.
- Serves as a **guiding & justification tool** when making land use decisions and/or public improvements.
- **Organizes** the Town's goals and objectives for the next 10-20 years.
- Can be a great reference tool for **future grant applications/funding opportunities**.
- Provides guidance for **shaping the Town's appearance** – Ordinance Changes.

A Land Use Plan is...

- ▶ A vision for the future
- ▶ A decision-making guide
- ▶ A basis for policy
- ▶ A basis for zoning
- ▶ Flexible & adaptive

A Land Use Plan is not...

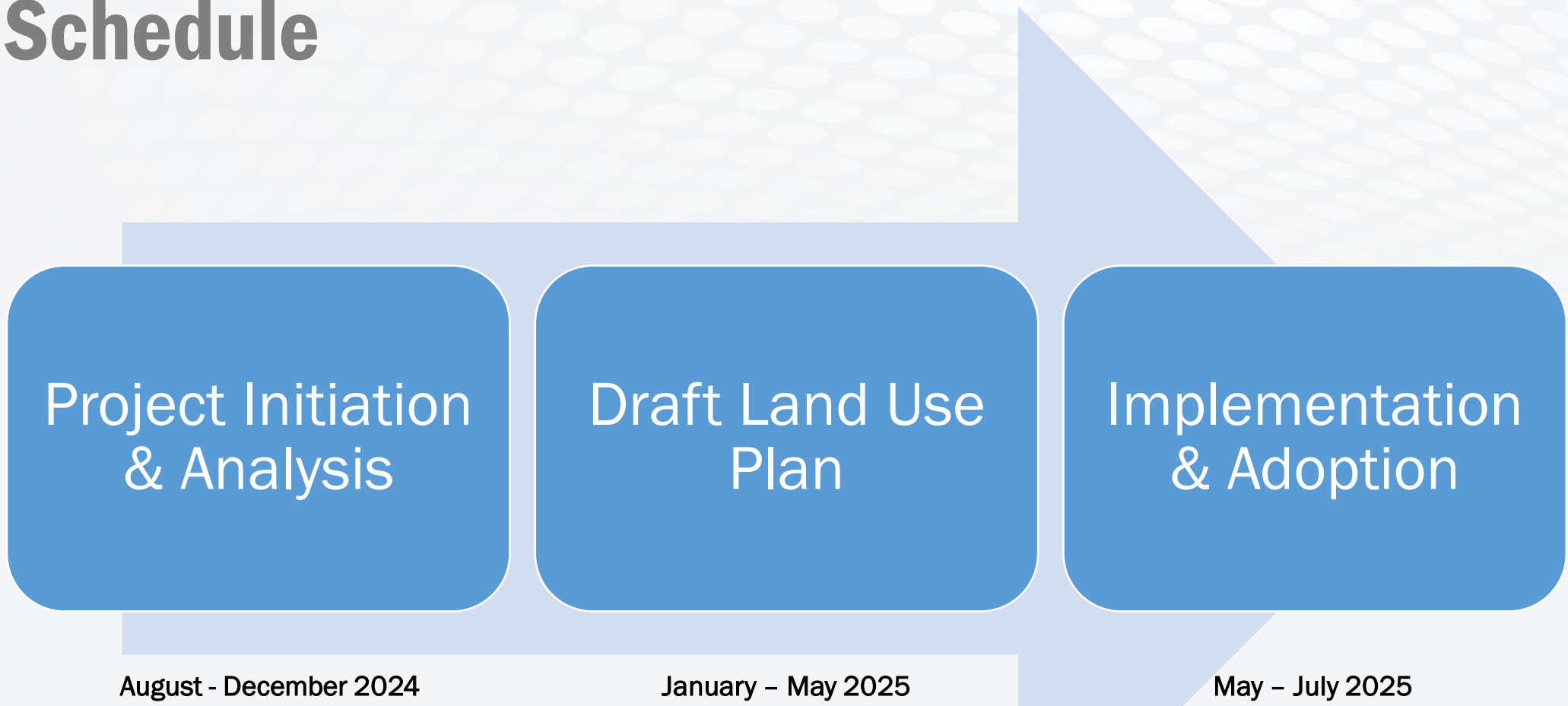
- ▶ A UDO, zoning or subdivision regulatory ordinance
- ▶ Rigid, unchanging policy
- ▶ Specific on scope
- ▶ A tool only used by the town

Role of Steering Committee

- “Steer” the process – make sure the plan is headed in the right direction.
- Provide advice and local “Town” insight and expertise.
- Be a sounding board for draft policies and recommendations.
- Be an advocate for the Plan.
- Assist with public input and engagement of Town residents.

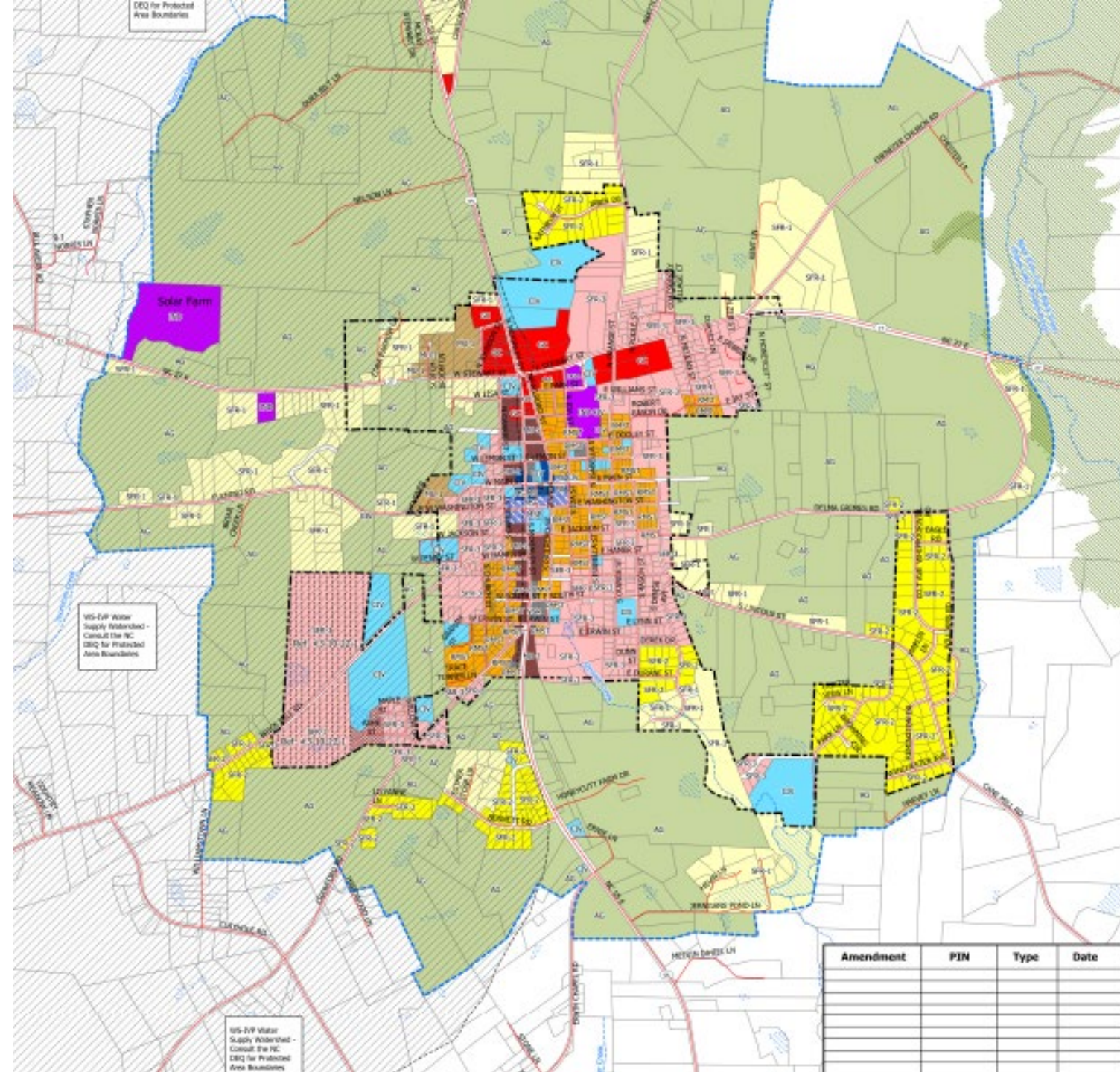


Schedule



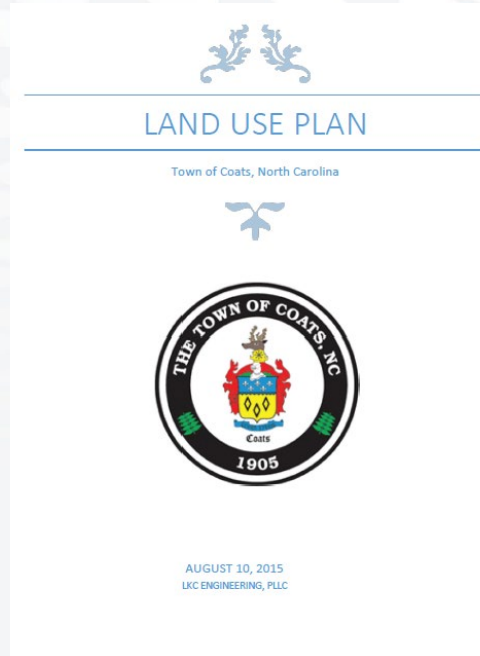
Community Profile

- Planning Efforts
- Population
- Housing
- Income & Education
- Employment
- Natural & Cultural Resources
- Infrastructure



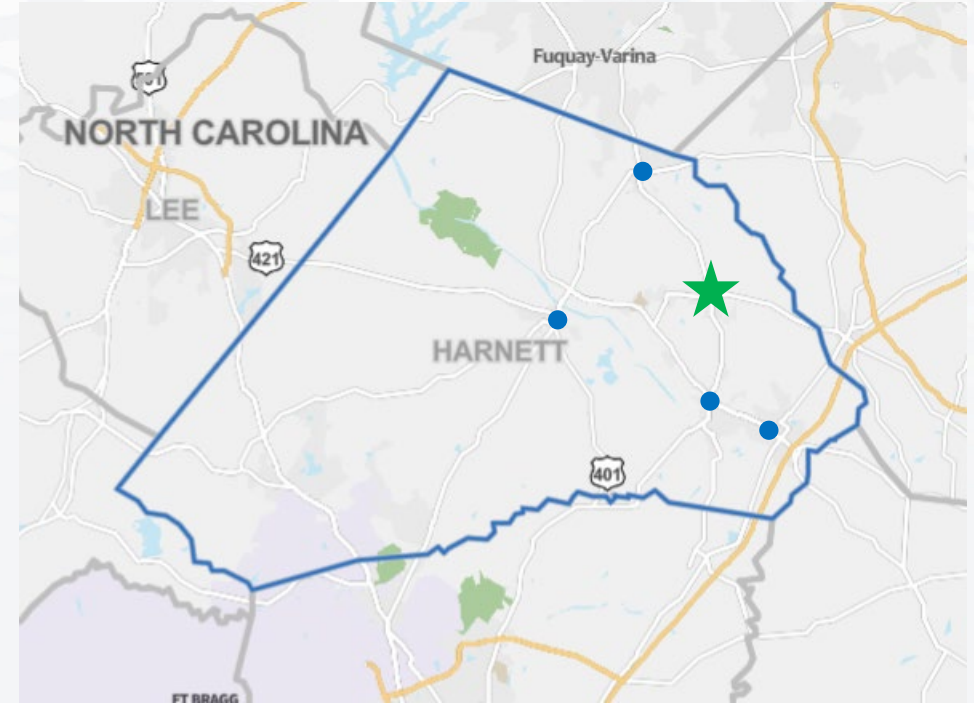
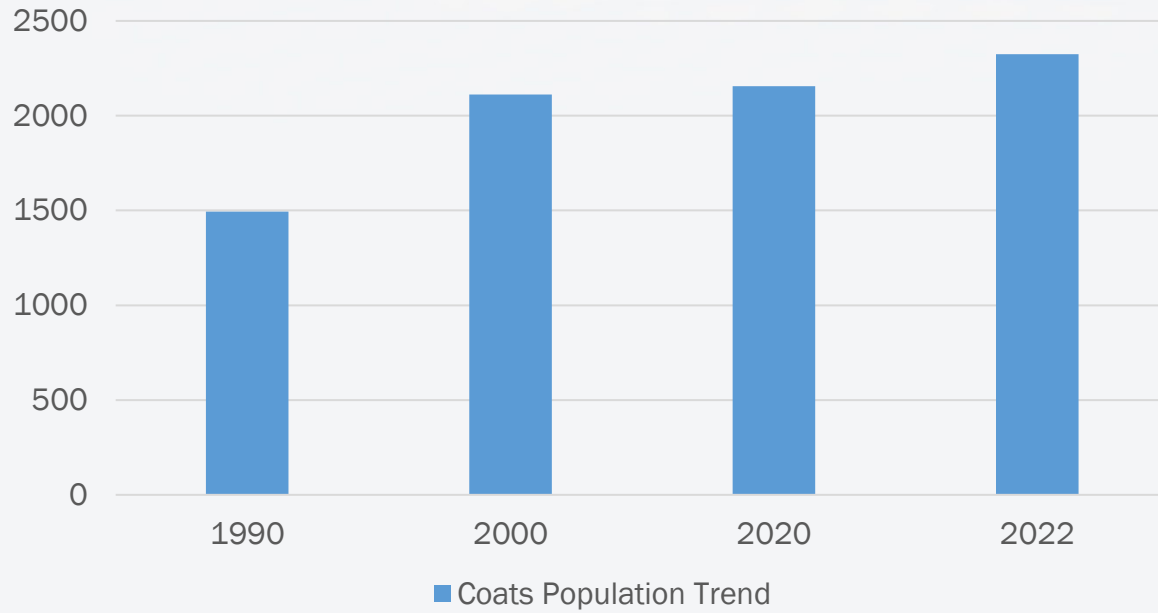
Planning Efforts

- Current Land Use Plan
- Downtown Streetscape Master Plan
- Market Analysis
- Economic Development Assessment
- Healthy Living Assessment
- Harnett County
 - ▶ Comprehensive Plan
 - ▶ Transportation Plan
 - ▶ Bicycle, Pedestrian & Greenway Master Plan
 - ▶ Transit Study



Population

Coats Population Trend 1990 - 2022



	Coats	Angier	Erwin	Dunn	Lillington	Harnett County
2022 Population	2,324	5,348	4,606	8,549	4,566	138,832

Source: US Census American Community Survey Data

Population

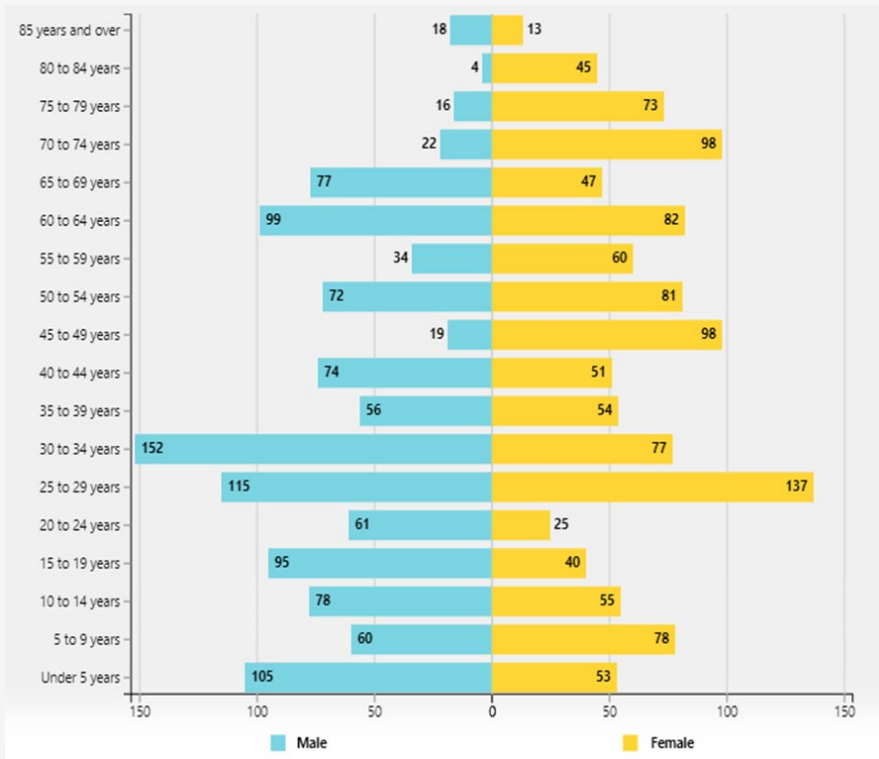
Age and Sex

36.4 ± 7.2

Median Age in Coats town, North Carolina

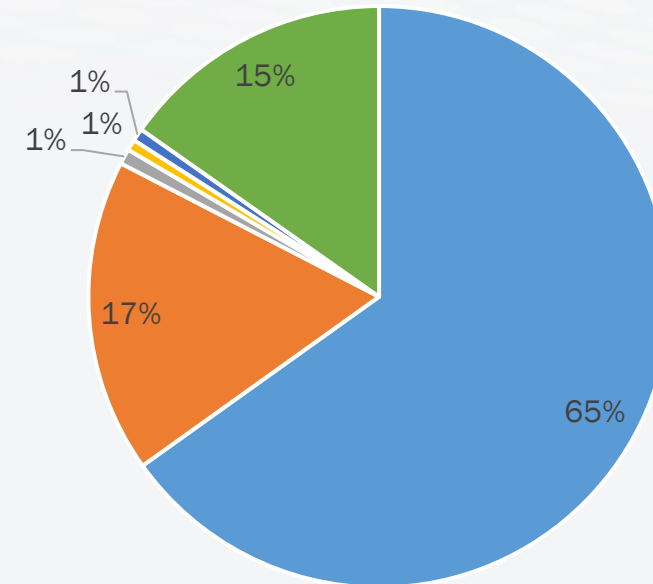
39.2 ± 0.2

Median Age in North Carolina



Source: US Census American Community Survey Data

Racial Population



- White Alone
- Black or African American Alone
- American Indian or Alaska Native Alone
- Asian Alone
- Some Other Race Alone
- Hispanic or Latino Alone

Housing



Housing

Total Housing Units

998

H1 | 2020 Decennial Census



Families and Living Arrangements

Total Households

1,039

DP02 | 2022 American Community Survey 5-Year Estimates

Housing Value

in Coats town, North Carolina

Less than \$50,000 - 3.5%

\$50,000 to \$99,999 - 20.8%

\$100,000 to \$149,999 - 52.4%

\$150,000 to \$199,999 - 13.3%

\$200,000 to \$299,999 - 9.5%

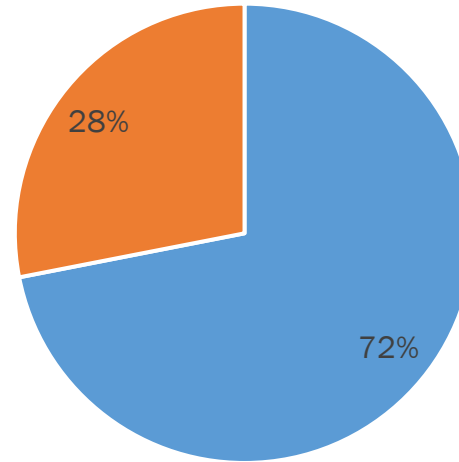
\$300,000 to \$499,999 - 0.5%

\$500,000 to \$999,999 - 0.0%

\$1,000,000 or more - 0.0%

0% 5% 10% 15% 20% 25% 30% 35% 40% 45% 50% 55%

Housing Ownership



■ Own ■ Rent



Housing Occupancy

in Coats town, North Carolina

H1

Measure	Value
Occupied housing units	889
Vacant housing units	109

Source: US Census American Community Survey Data

Income & Education

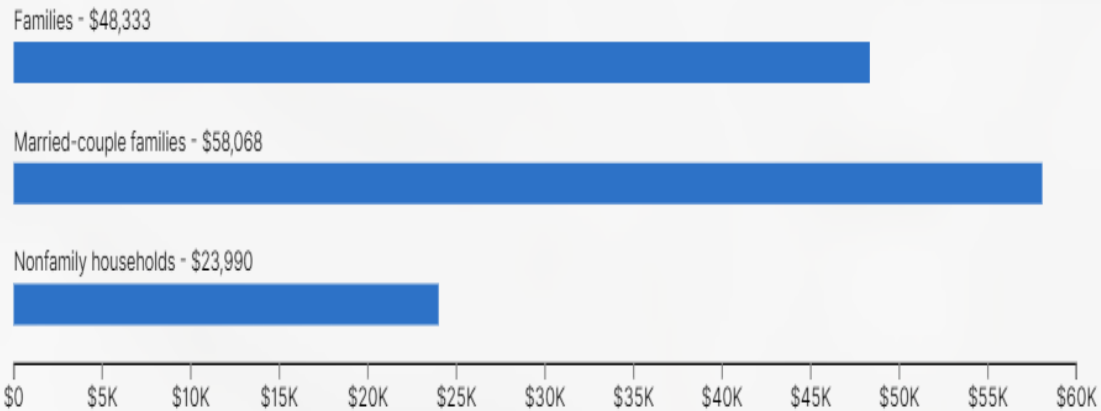


Income and Poverty

Median Household Income

\$42,566

S1901 | 2022 American Community Survey 5-Year Estimates

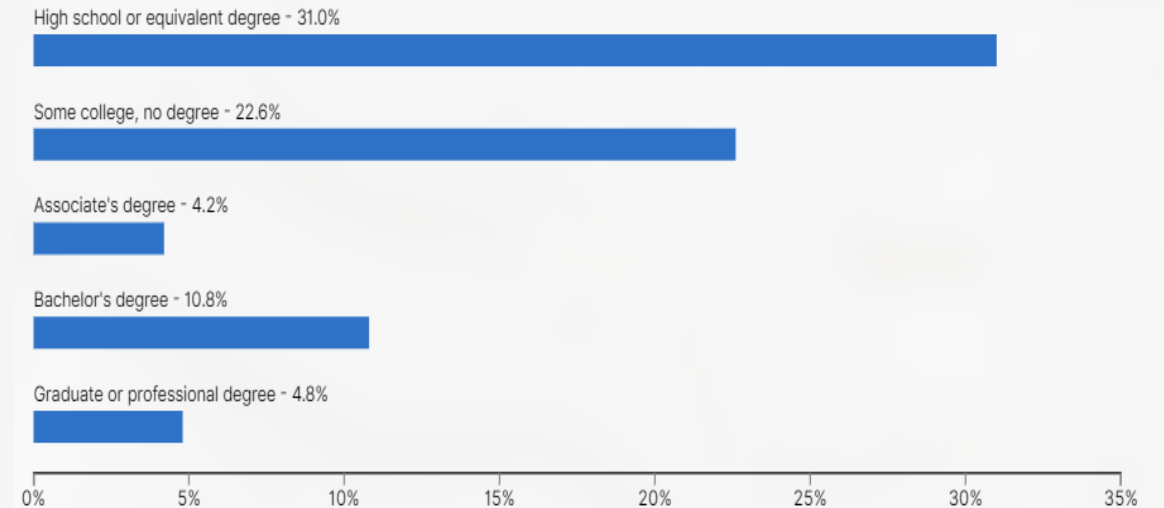


Education

Bachelor's Degree or Higher

15.6%

S1501 | 2022 American Community Survey 5-Year Estimates

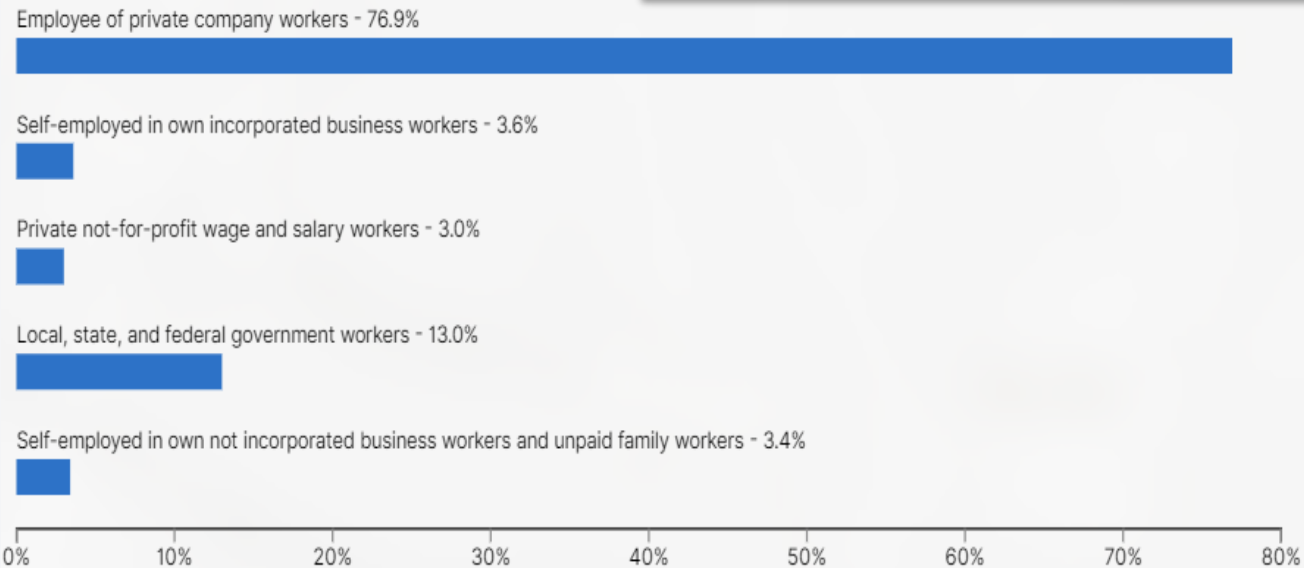


Source: US Census American Community Survey Data

Employment

Class of Worker

in Coats town, North Carolina



Commuting

29.7 ± 4.4

Average travel time to work (in minutes) in Coats town, North Carolina

25.1 ± 0.2

Average travel time to work (in minutes) in North Carolina

S0801 | 2022 American Community Survey 5-Year Estimates

Industry for the Civilian Employed Population 16 Years and Over

in Coats town, North Carolina

DP03

Measure	Value
Agriculture, forestry, fishing and hunting, and mining	2.3%
Construction	17.5%
Manufacturing	5.7%
Wholesale trade	1.4%
Retail trade	13.6%
Transportation and warehousing, and utilities	2.7%
Information	1.4%
Finance and insurance, and real estate and rental and leasing	0.7%
Professional, scientific, and management, and administrative and waste management services	12.2%
Educational services, and health care and social assistance	19.9%
Arts, entertainment, and recreation, and accommodation and food services	11.7%
Other services, except public administration	7.4%
Public administration	3.5%

Source: US Census American Community Survey Data

Harnett County Major Employers

Institutional Employers



1,000+ employees



1,000+ employees



1,000+ employees



500-999 employees



250-499 employees



100-249 employees



100-249 employees

Private Sector Employers



1,000+ employees



500-999 employees



250-499 employees



250-499 employees



100-249 employees



100-249 employees



100-249 employees

Source: US Census American Community Survey Data

Cultural, Natural & Environmental



Infrastructure, Services & Transportation



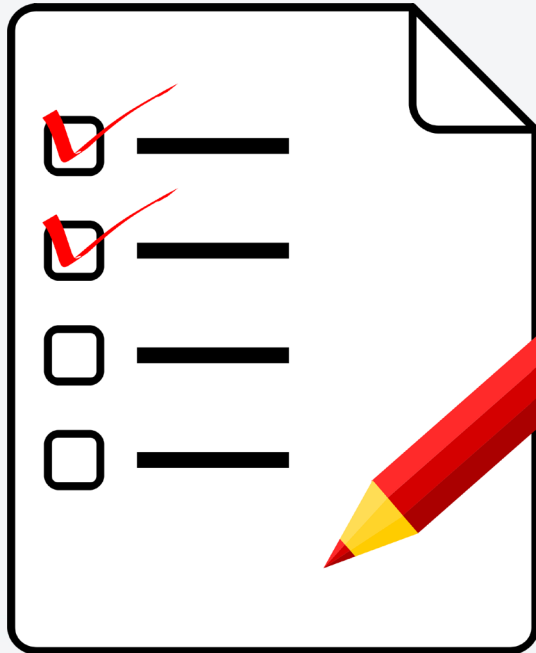
Vision Statement Exercise

- Coats is _____ today.
- Coats will be _____ in the future.

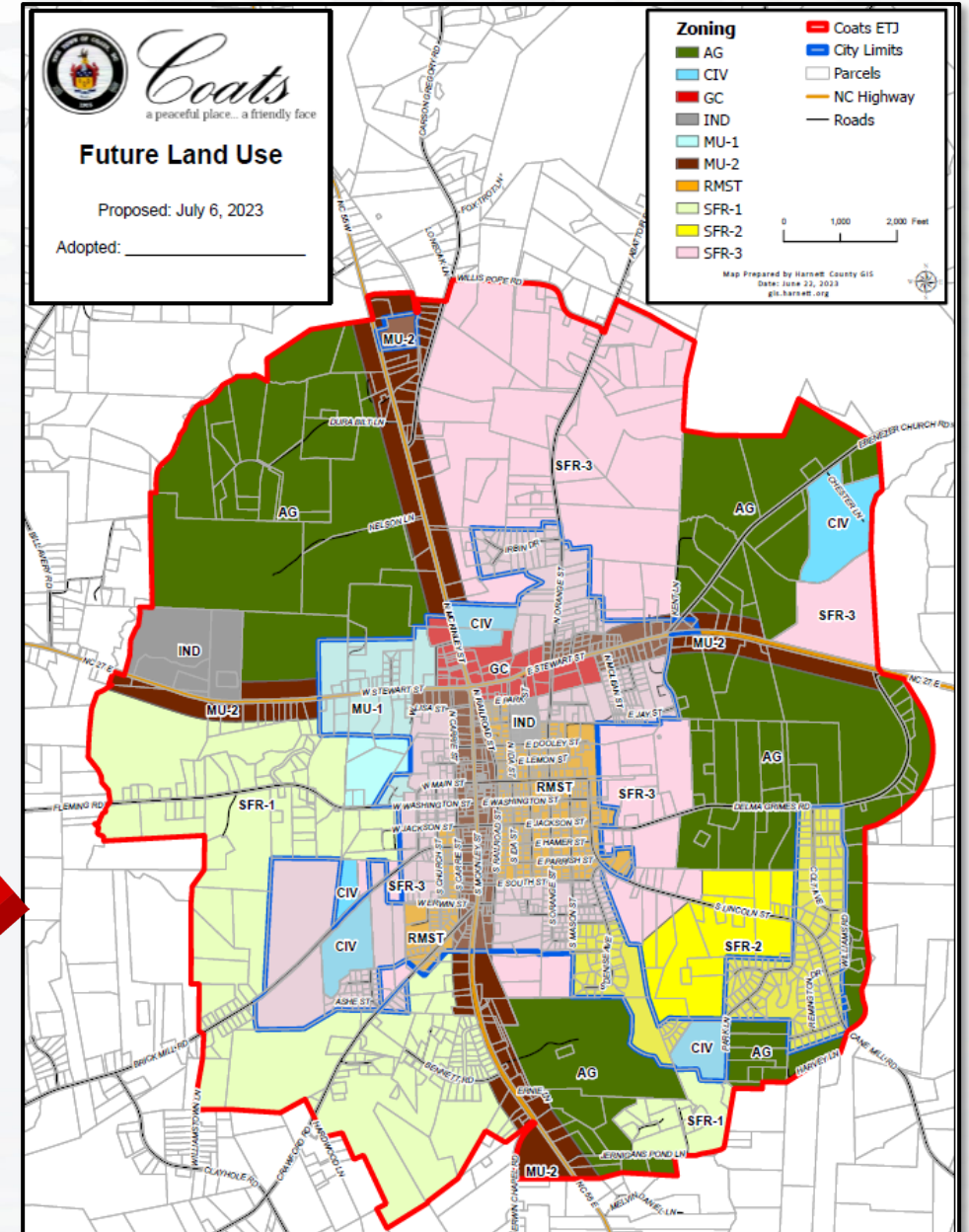
Opportunities & Challenges

Land Development & Growth

Opportunities



Challenges



Next Steps

- Complete Stakeholders/Steering Committee Survey
- Public Survey released – October 7, 2024
- Farmers Day – October 12, 2024
- Public Drop-In Meeting – December 5, 2024
- Next Steering Committee – January 2025

Thank you!