

Coats Planning Board Abstract

Meeting of the Coats Planning Board October 3, 2024 6:00 p.m.

I. Call to Order

- A. Invocation & Pledge
- B. Approval of Agenda
- C. Approval of Minutes – Sept 5, 2024

II. New Business

- A. Rezoning Request – 568 N. Orange St.

III. Manager Update

- A. Land Use Plan

IV. Public Forum

(Please limit comments to 3 minutes in order to allow others to speak)

V. Adjourn

**TOWN OF COATS
Planning Board
Thursday, September 5th, 2024
Official Minutes**

The Town of Coats Planning Board met in regular session on Thursday, September 5, 2024 at 6:05 p.m. in the Board of Commissioners' Meeting Room at Coats Town Hall.

Members Present: Vice Chair Misty Gil, Ally Fouts, Lawrence Denning, Alan Pope

Members Absent: Chair Hazel Stephenson, Clint Latham, Don Plessinger

Staff Present: Town Manager Nick Holcomb

Staff Absent:

I. CALL TO ORDER

Vice Chair Misty Gil called the meeting to order at 6:05 p.m. with a quorum being present.

Lawrence Denning delivered the invocation and Misty Gil led those in attendance in the Pledge of Allegiance.

RESOLVED, to approve Agenda.

MOTION BY: Ally Fouts, SECOND BY: Alan Pope

APPROVED: 4-0, unanimously approved

RESOLVED, to approve minutes from the July 18, 2024 meeting.

MOTION BY: Alan Pope, SECOND BY: Lawrence Denning

APPROVED: 4-0, unanimously approved

II. NEW BUSINESS

A. Land Use Plan Update Kickoff Presentation – Chad Sary of KCI

Chad Sary introduced himself and KCI, and explained that they help with planning, surveying, transportation, engineering, etc. for local governments. He went on to inform the board that he has done a lot of work locally so he is very familiar with the area. Mr. Sary then gave a presentation presenting statistics on Coats' demographics, and explained what a Land Use Plan is and the process that the Board, along with KCI, will go through for the next 10-12 months.

B. Interactive Exercise

Harrison Wenchell, then introduced some interactive exercises to get the Board's thoughts on a vision for Coats, along with strengths, weaknesses, opportunities, and threats related to land use and growth. The first exercise was a vision statement exercise. The Board's responses are summarized below:

"Coats is ___?"	"Coats will be..."
Quite	Good place to live
Historic	Good quality jobs for citizens
Agricultural	More businesses
Underappreciated	Best small town in Harnett County
Diverse	Maintained green spaces

The next exercise explored opportunities and challenges pertaining to land development and growth. Members mentioned:

Opportunities	Challenges
- Highway 55 and 27 running through town	-Infrastructure
-Having more dining opportunities and businesses to shop	-Main St.
-Single-family homes	-Funding/staffing
-Diversified housing	-Economic development
-Agriculture	-Transportation
-Having the college nearby	-Traffic
-Public Service resources	-Planning for growth
- Jetport located in Lillington	-Public perception of goals
-Emergency shelter	-Younger citizen's involvement
-Community involvement	-Communication between citizens and the Town

Mr. Sary finished the presentation by informing the board of what's to come, mentioning that there is a stakeholders and steering committee survey going out that will be looked at further in the future. He informed members that the official public survey will be available October 7th, and a drop-in meeting is scheduled for December 5th where citizens can provide feedback. He also let them know that the next true Steering committee will be in January where they will be diving into common themes seen among the surveys.

III. MANAGER UPDATE

A. Development Updates

Mr. Holcomb gave a brief update on current developments. He began with an update on Brick Mill Estates and Cardinal Landing, saying that pre-construction meetings haven't been scheduled yet but it should not be much longer before that happens. Next he touched on the E Stewart St. Town Home project, saying there has been a second submittal of construction documents. He then briefed the Board on the Country Village Town Home project, saying they would be requesting the high density option from the Town Board at their next meeting. He checked with the Board to see if there were questions before closing the Manager Update portion of the meeting.

IV. PUBLIC FORUM

Misty Gil opened the Public Forum. After hearing no one, the Public Forum was closed.

V. ADJOURN

RESOLVED, to adjourn.

**MOTION BY: Alan Pope, SECOND BY: Lawrence Denning
APPROVED: 4-0, unanimously approved**

Meeting adjourned at 7:00 p.m.

Mikayla Johnson, Deputy Clerk

Misty Gil, Vice Chair

DRAFT



<u>Item Abstract:</u> Rezoning Request	<u>Item No.</u> II - A
<u>Meeting Date:</u> October 3, 2024	<input type="checkbox"/> Information <input checked="" type="checkbox"/> Action Item <input type="checkbox"/> Consent Agenda

REQUEST: Consider Rezoning Request from SFR-1 to SFR-3

SUMMARY: Rezoning application submitted by Robert Trogdon for following parcel:

Address	Description	Owner	Area	Current Zoning	Requested Zoning
568 N. Orange St.	LT#5 CHARITY POOLE LAND M#98-560 1.4A	Robert Trogdon	1.4 acres	SFR-1	SFR-3

The 1.4 acre property has an abandoned home with existing water and sewer service. The property was zoned SFR-1 due to its size of +/- 64,400 sq. ft. Generally, in relation to adjacent zoning, lots to the north are larger lots with the same SFR-1 zoning; while lots to the west (between Irbin Dr. and Hwy 27) and east (Coatsberry Village Ct.) are SFR-3.

ATTACHMENTS: Rezoning Permit Application. Submitted by Richard Plough, consultant. Signed electronically by Robert Trogdon.

CONSISTENCY STATEMENT:

Rezoning request is consistent with updated future land use map.

Property is in transition zone between SFR-3 and SFR-1.

2.7 Support and promote infill development that will optimize the use of existing infrastructure.



568 N. Orange St.
Site Vicinity Map
Adjacent Zoning





TOWN OF COATS

RE-ZONING PERMIT APPLICATION

Application No.: 9-26-24-1
 Parcel No. 0690-96-3697.000

Date: 9/26/24

TO THE PLANNING BOARD AND TOWN BOARD:

I/We, the undersigned, do hereby make application to change the Zoning Map of the Town of Coats as hereinafter requested. In support of this application, the following facts are shown.

1. The property is located on the East side of N. Orange Street (~~Avenue~~).
 Between Robin Dr Street (~~Avenue~~) and E. Stewart Street (~~Avenue~~). The address is
568 N. Orange Street (Avenue) and it is known as lot number (s) 5,
 Block numbers (s) N/A of Harnett County Tax Map BK 5 Pg 103
 Township. It has a frontage of 125' feet and a depth of 538 feet, containing
1.40 acres. PIN: 0690-96-3697-000

2. It is desired and requested that the foregoing property be rezoned from SFR-1 to
SFR-3 for the following or purpose:
To create 3 lots from one with a private
access easement to serve the two lots
at the rear of the property.

3. The following are all individuals, firms or corporations owning property adjacent to both sides and rear, and the property across the street from the property described above:

Name	Address	Pin No.
a. <u>Robert L. Trogdon</u>	<u>532 N. Orange Street, Coats, NC 27521</u>	

Name

Address

Pin No.

- b. Chicora Investments, LLC
- * 5870 U.S. Hwy 401 S, Bunnlevel, NC 28323
- c. Haley Ann Pleasant & Harrell Michael Dylan
- * 552 N. Orange Street, Coats NC 27521
- d. Pleasant Builders of NC, LLC
- * 2201 Sheriff Johnson Rd, Pillington, NC 27546
- i. Ethel J Poole
- j. 545 N. Orange Street, Coats, NC 27521

I certify that all information furnished in this application is accurate to the best of my knowledge.

Applicant: Robert L. Trogdon

Address: 532 N Orange Street, Coats, NC 27521

Phone #: 9103034687

Signature:

Robert Trogdon

09/26/24 06:59 PM EDT

Note: If the request is made by a corporation, the names and addresses of all officers in the corporation must be provided.

The applicant or his representative is expected to attend all meetings to answer questions concerning the request. The absence of the applicant is sufficient grounds to warrant a deferral of action by the Planning Board and/or Town Board.

ZONING ADMINISTRATOR USE ONLY

ADVERTISEMENT DATE(S): _____

PUBLIC HEARING DATE: _____

ACTION BY PLANNING BOARD: [] Approved [] Denied

ACTION BY TOWN BOARD: [] Approved [] Denied

CONDITIONS ATTACHED TO THE APPROVAL:

Lot # 6
D. Lenlis Pool
Deed Book 304, Page 516

Lot # 5
"Charity Pool Subdivision"
Map Book 5, Page 103
140 Acres

Lot # 4
Rupert Winstead
Deed Book 764, Page 68

