

# Coats Planning Board Abstract

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## Meeting of the Coats Planning Board November 7, 2024 6:00 p.m.

### **I. Call to Order**

- A. Invocation & Pledge
- B. Approval of Agenda
- C. Approval of Minutes – October 3, 2024

### **II. New Business**

- A. Country Village Preliminary Plat

### **III. Manager Update**

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

### **IV. Public Forum**

### **V. Adjourn**

**TOWN OF COATS  
Planning Board  
Thursday, October 3rd, 2024  
Official Minutes**

The Town of Coats Planning Board met in regular session on Thursday, October 3rd, 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, Clint Latham, Lawrence Denning, Alan Pope, Don Plessinger

**Members Absent:** Ally Fouts

**Staff Present:** Town Manager Nick Holcomb, Mayor Chris Coats

**Staff Absent:**

**I. CALL TO ORDER**

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

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

**RESOLVED**, to approve Agenda.

**MOTION BY:** Clint Latham, **SECOND BY:** Alan Pope  
**APPROVED:** 6-0, unanimously approved

**RESOLVED**, to approve minutes from the September 5, 2024 meeting.

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

**II. NEW BUSINESS**

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

Chair Stephenson asked for remarks from Mr. Holcomb to introduce the rezoning request to the Planning Board. He informed the board that the objective is to recommend to the Town Board approval or denial for the rezoning request at 568 N Orange St. as well as justify their decision. He gave facts about the lot; stating it is 1.4 acres, long and narrow, and that there is currently an inhabitable house there that is connected to water and sewer. He also mentioned that the water tap may not be in operation any longer, but that water would be easily accessible. He described that this lot is in a transition area where lots start to get a bit larger. Expanding on that and giving the board a clearer picture of surroundings, he stated that the zoning is SFR-1 to the north, SFR-3 to the west, and SFR-3 to the east. Lastly, before he turned things over to the applicant Richard Plough, he let the board know that if approved it would yield 546 and 552 and leave them zoned as SFR-1 by themselves. He had

spoken with Michelle Pleasant, the property owner of those 2 lots, who would be amenable to join this rezoning. This would make her lots conforming, and allow her to slightly adjust the property line between the 2 lots, allowing the existing house to have a bit of a larger lot and more of a buffer. He concluded by saying he believed it could be in the best interest of the property owner and the Town to bring the lots into conformance and to avoid having something that looks like it could be spot zoning or different than everything around it.

Richard Plough approached the Board and gave additional background on the lot, such as when the utilities were installed. Clint Latham asked Mr. Plough if they were planning on putting the water meters out at Orange St, to which Mr. Plough replied yes. He then asked how many square feet the homes would be, and Mr. Plough stated they'd be roughly 3,600 square feet custom homes.

**RESOLVED**, to recommend to the Town Board to approve the rezoning request at 568 N Orange St.

**MOTION BY: Don Plessinger, SECOND BY: Alan Pope**  
**APPROVED: 6-0, unanimously approved**

**RESOLVED**, to accept the consistency statement as written.

**MOTION BY: Clint Latham, SECOND BY: Misty Gil**  
**APPROVED: 6-0, unanimously approved**

**RESOLVED**, to recommend to the Town Board to change 546 and 552 from SFR-1 to SFR-3.

**MOTION BY: Misty Gil, SECOND BY: Clint Latham**  
**APPROVED: 6-0, unanimously approved**

### **III. MANAGER UPDATE**

#### **A. Land Use Plan**

Mr. Holcomb let the board know that stakeholder surveys had went out to 17 people; and the results indicated Main St/downtown improvements, parks and recreation, open space, and gathering places were desired. He presented the board with the vision statement: "Coats is a quiet, historic town with strong agricultural roots and a diverse community. In the future it will offer more recreation, green spaces, jobs, and safe neighborhoods; becoming a great place to live, work, and play, a destination for all." He let them know that the survey would be available before Farmers Day, and that it would run through December 5<sup>th</sup>. Lastly he prepared the board that the December 5<sup>th</sup> meeting would be an open-house style meeting, allowing the public to see four different stations and weigh in on what they think are Coat's best options for the future.

### **IV. PUBLIC FORUM**

Hazel Stephenson opened the Public Forum. Joan Harmon, residing at 1390 Abattoir Rd, approached the Planning Board and asked who would have access to the Land Use Survey. Nick Holcomb replied by

saying that anyone who can find the survey online can fill it out, however it has a way of geocoding the location of the IP address.

**V. ADJOURN**

**RESOLVED**, to adjourn.

**MOTION BY: Misty Gil, SECOND BY: Alan Pope**

**APPROVED: 6-0, unanimously approved**

Meeting adjourned at 6:37 p.m.

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Mikayla Johnson, Deputy Clerk

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Hazel Stephenson, Chair

DRAFT



<b><u>Item Abstract:</u></b> Country Village Townhomes	<b><u>Item No.</u></b> II - A
<b><u>Meeting Date:</u></b> Nov 7, 2024	<input type="checkbox"/> <b>Information</b> <input checked="" type="checkbox"/> <b>Action Item</b> <input type="checkbox"/> <b>Consent Agenda</b>

**REQUEST:** Preliminary Site Plan on Country Village Townhome Project

**SUMMARY:**

- Preliminary Plat and Construction Documents have been submitted for a 56 unit Townhome project on the Junior Order property. Planning Board reviewed this for comments in October 2023 and discussed allowing a private street to serve the development.
- Construction Documents have been approved by engineer for conformance with UDO and engineering standards.
- Town Council has approved the High Density Option (up to 70% impervious) and stormwater operation and maintenance plan.

**ATTACHMENTS:** Site Plan. Large copy Preliminary Plat available at meeting.

**RECOMMENDATION:**

During the October 2023 meeting this was reviewed to provide guidance to the engineers on how to address “building shall front the public street” requirement. The Planning Board offered they would allow a private street as long as safety and maintenance requirements are met. There was also discussion about resident’s trash pickup and the road being able to handle a garbage truck.

The preliminary plat is in compliance with UDO with regard to such requirements as landscape buffer, parking spaces, and open space requirements and uses.

PB is tasked to check for conformity with UDO.



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### **ENGINEERING REVIEW ON HIGH DENSITY OPTION:**

The engineer has reviewed the High-Density Application for Development. The project is located within the Town's watershed area classified as WS-IVP. North Carolina State Administrative Code 15A NCAC 02B .0624, "Water Supply Watershed Protection Program: Nonpoint Source and Stormwater Pollution Control" applies to all new development within a watershed and directs local governments to implement the requirements of the Rule. The Town of Coats' UDO Article 19 Section 19.1-8 addresses the High-Density Option for Development.

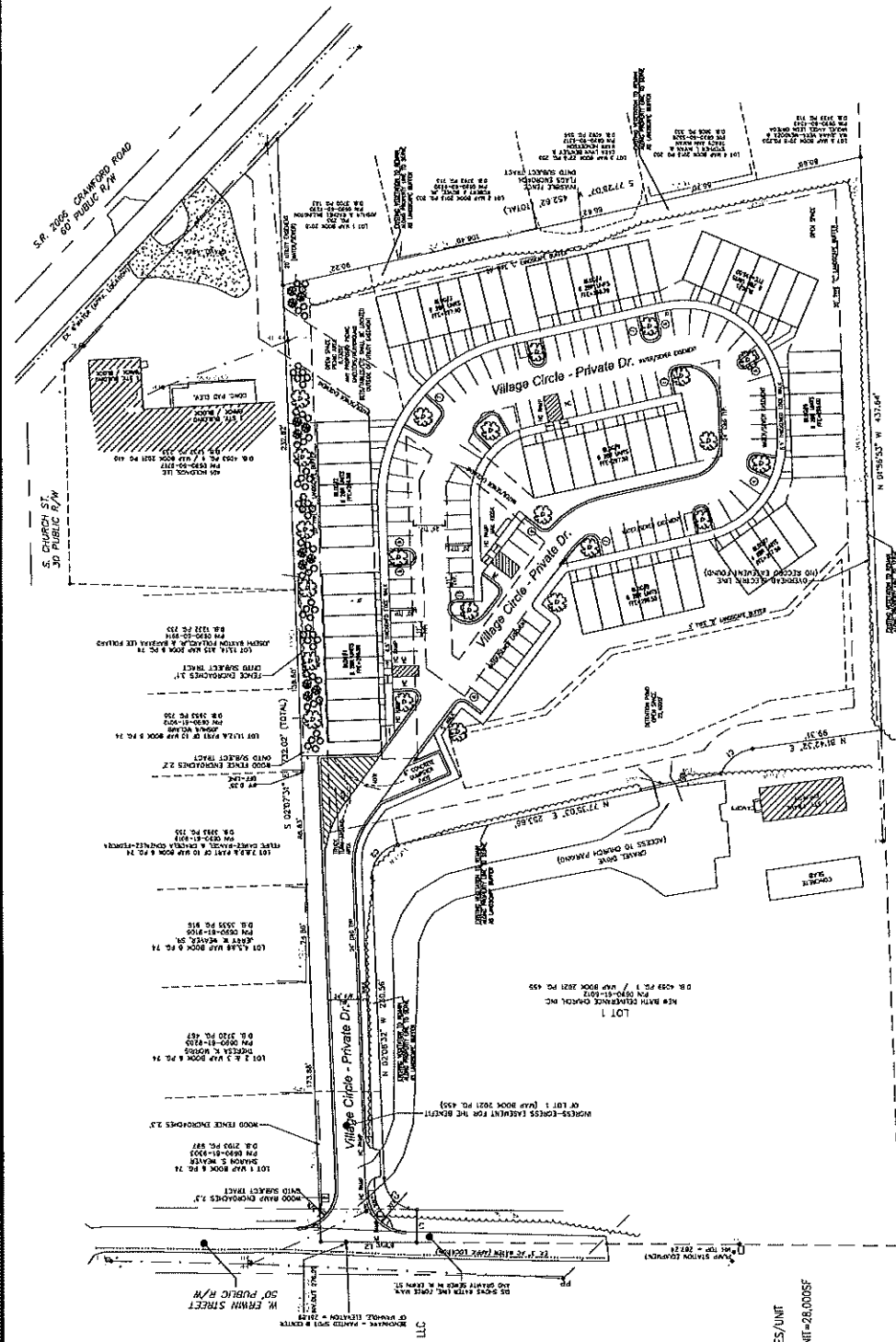
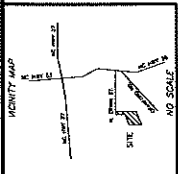
Country Village Town Homes submitted an application for its project located on West Erwin Street. The project consists of 56- 2-bedroom townhomes on 4.81 acres, resulting in 11.6 units per acre.

The calculated built upon area is 99,805 square feet, or 47.6% of the site, which is less than 70% allowable.

The project includes a stormwater wet detention pond designed to meet the State's Stormwater Design Manual's minimum design criteria and meeting Coats UDO 19-1-8(K)2 . The wet detention pond is designed to control the first -inch of stormwater runoff, capturing the volume and releasing over 2.6 days, which is greater than the minimum retention time of 2 days. The stormwater is designed to remove 85% total suspended solids, and the other design requirements.

In addition, the wet detention pond is designed such that the post development runoff rates equal or are less than the pre-development rates for the 1-year, 10-year, and 100-year storms. Based on engineer review of the construction plans and the stormwater calculations, the proposed design meets the requirements of the High-Density Option for Development within the WS-IVP watershed.

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STATE COUNCIL, JUNIOR SENIOR UNITED AMERICAN MECHANICS, INC.  
 D.B. 4089 P.L. 3 / PLAT BOOK 2021 PG. 455  
 4.882 ACRES (INCLUDING 0.042 AC. AREA IN R/W OF ENNS ST.)  
 4.810 ACRES NET

NOTE:  
 EXISTING UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION AND DEPTH OF UTILITIES ARE TO BE DETERMINED BY THE CONTRACTOR. ALL LAYOUTS ARE TO BE APPROVED BY THE TOWN OF COATS. ALL LAYOUTS ARE TO MEET TOWN OF COATS STANDARDS.

Item	Quantity	Unit	Notes
Asphalt Paved	10,000	Sq Yds	10,000
Gravel	20,000	Sq Yds	20,000
Concrete	1,000	Sq Yds	1,000
Rebar	10,000	Lbs	10,000
Formwork	10,000	Sq Yds	10,000
Excavation	10,000	Sq Yds	10,000
Backfill	10,000	Sq Yds	10,000
Grass Seed	10,000	Sq Yds	10,000
Landscaping	10,000	Sq Yds	10,000
Lighting	10,000	Sq Yds	10,000
Signage	10,000	Sq Yds	10,000
Survey	10,000	Sq Yds	10,000
Permitting	10,000	Sq Yds	10,000
Construction	10,000	Sq Yds	10,000
Final	10,000	Sq Yds	10,000
<b>Total</b>	<b>100,000</b>	<b>Sq Yds</b>	<b>100,000</b>

OWNER: UNIVERSITY VILLAGE AT CAMPBELL LLC  
 119 GRAHAM ST  
 RALEIGH, NC 27603-4757  
 P/N: 0590-60-6816.000  
 PROPERTY AREA: 4.81 ACRES  
 DEED BOOK: 4098, PAGE: 41  
 MAP: 2021-455  
 ZONING: RM2

TOTAL 56-2BR UNITS  
 PARKING REQUIRED  
 SPACE/UNIT MIX  
 2 SPACES/UNIT MAX  
 PARKING PROVIDED = 87 SPACES  
 83 STANDARD SPACES  
 4 HC ACCESSIBLE SPACES  
 87 SPACES/56 UNITS=1.55 SPACES/UNIT  
 REQUIRED OPEN SPACE=500SF/UNIT=28.000SF  
 5,600SF FOCAL POINT(S)  
 22,400 GENERAL OPEN SPACE  
 PROVIDED OPEN SPACE  
 19,000SF (OPEN POND)  
 2,300SF (TYPE D BUFFER)  
 31,500SF (TYPE B BUFFER)  
 87/356' FOCAL POINT (BETWEEN BLOSS2 & #3)

PROPOSED ATTACHED TOWNHOME DEVELOPMENT. EACH TOWNHOME WILL HAVE ITS OWN DEED AND COMMON AREAS WILL BE OWNED/MAINTAINED BY HOA.

TOWN OF COATS(TOC) WATER  
 HARNETT REGIONAL WATER(HRW) SEWER

OWNER'S NOTE:  
 The owner of the property hereby certifies that the information provided herein is true and correct to the best of their knowledge and belief. The owner warrants that the information provided herein is true and correct to the best of their knowledge and belief. The owner warrants that the information provided herein is true and correct to the best of their knowledge and belief. The owner warrants that the information provided herein is true and correct to the best of their knowledge and belief.

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**FLEET TEMPLE ENGINEERING PLLC**  
 95043216 - 24481846@fleettemple.com - P-2027

**SITE PLAN**  
 ON  
**COUNTRY VILLAGE TOWNHOMES**

APPROVALS:  
 TOWN OF COATS: [ ]  
 HARNETT COUNTY: [ ]  
 HARNETT REGIONAL WATER: [ ]  
 DATE: 10/17/2023  
 SCALE: VERTICAL SCALE

UNIVERSITY VILLAGE AT CAMPBELL LLC  
 119 GRAHAM ST  
 RALEIGH, NC 27603-4757

NO SCALE