

**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 7<sup>th</sup>, and a drop-in meeting is scheduled for December 5<sup>th</sup> 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.

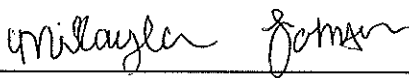
**V. ADJOURN**

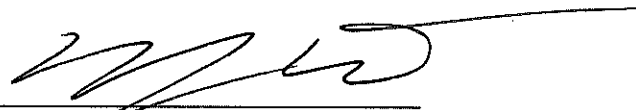
**RESOLVED**, to adjourn.

**MOTION BY: Alan Pope, SECOND BY: Lawrence Denning**

**APPROVED: 4-0, unanimously approved**

Meeting adjourned at 7:00 p.m.

  
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Mikayla Johnson, Deputy Clerk

  
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Misty Gil, Vice Chair

