

LAND USE PLAN

Town of Coats, North Carolina



AUGUST 10, 2015
LKC ENGINEERING, PLLC

TABLE OF CONTENTS

TABLE OF CONTENTS.....	1
LIST OF FIGURES	2
LIST OF TABLES	3
ACKNOWLEDGEMENTS	4
SECTION 1: PEOPLE AND CULTURAL RESOURCES.....	5
Demography	5
The United States.....	5
Harnett County and Town of Coats.....	5
Population & Growth Rates.....	5
Population by Race	6
Population by Age	7
Veterans	7
Housing.....	8
Income and Poverty	9
Education and Educational Attainment	11
Employment.....	12
Cultural Resources	13
History	13
Cultural Activities.....	15
Recreation.....	15
SECTION 2: ECONOMY AND INFRASTRUTURE.....	16
Economy.....	16
Infrastructure	17
Roads	17
Water	17
Sewer	17
Power	18
SECTION 3: NATURAL RESOURCES AND ENVIRONMENT	19
Natural Resources	19
Geology	19
Public Water Supply Watersheds	21

Wildlife Systems.....	21
Floodplains and Wetlands	23
SECTION 4: DRAFT PLANNING GOALS & OBJECTIVES	24
Goal 1: Infrastructure	24
Goal 2: Land Use Factors.....	24
Goal 3: Tax Base Factors	25
Goal 4: Development Objectives	25
Goal 5: Cultural & Natural Resource Influences	25
SECTION 5: FUTURE LAND USE MAP (FLUM).....	26
Central Business	26
Neighborhood Commercial	26
Highway Commercial	26
Industrial.....	27
Mixed-Use.....	27
Multi-Family	27
Residential.....	27
Residential Agricultural	28
Open Space.....	28

LIST OF FIGURES

Figure 1: Harnett County Decennial Population Estimates and Projected Population Growth Estimate 1970-2030	5
Figure 2: Town of Coats Decennial Population 1970-2010	6
Figure 3: Harnett County Decennial Growth Rate 1980-2010	6
Figure 4: Town of Coats Population By Race 2010	6
Figure 5: Harnett County Population By Race 2010	6
Figure 6: Town of Coats Population by Age and Gender 2010.....	7
Figure 7: Town of Coats Comparison of Owner-Occupied and Renter Occupied Housing Units (2010).....	8
Figure 8: Percentages of Owner-Occupied Housing Units By Number of Persons/Household, 2010.....	8
Figure 9: Town of Coats Household Income.....	10
Figure 10: Harnett County & Sanford Municipal Households w/ Retirement Income Comparison Chart, 2009-2013 5-Year Estimates for American Community Survey.....	10
Figure 11: Municipal and State Population Percentage Below Poverty Line Comparison Chart, 2009-2013 5-Year Estimates for American Community Survey.....	11
Figure 12: Town of Coats Median Incomes in Last 12 Months, By Educations Attainment, 2009-2013 5-Year Estimates for American Community Survey	11

Figure 13: Number of People Employed by Occupation in the Past 12 Months	13
Figure 14: Town of Coats Municipal Park Map	16
Figure 15: Map of the Sandhills Geologic Region in North Carolina	19
Figure 16: Map of Wet Areas and Streams.....	20
Figure 17: Town of Coats Area Public Water Supply Watershed (WS-IV-PA, Dunn)	21
Figure 18: Map of areas within the Town’s planning jurisdiction that are significant to listed plant and animal species	22
Figure 19: Town of Coats Area 100-Year Floodplains	23

LIST OF TABLES

Table 1: Harnett County Municipal and City of Sanford Housing Comparison Chart	9
Table 2: Harnett County's Top Ten Employers, 2014	12

APPENDIX

Healthy Community Plan, Holland Consulting Planners, 2014

Harnett County Business Summary, Dun and Bradstreet, Inc., 2014

Coats Crime Data

Future Land Use Map

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- Kenny Cole, Town Manager
- Commissioner John Raynor
- Donna Pope
- Carolyn Spears
- Ed Lauder

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- Jeremy Rust, PLA

SECTION 1: PEOPLE AND CULTURAL RESOURCES

Demography

The United States

The United States, as a whole, saw its population increase by 2.3 million from 2011 to 2012, to 313.9 million, for a growth rate of 0.75 percent. Texas gained more people than any other state in the year ending July 1 (427,400), followed by California (357,500), Florida (235,300), Georgia (107,500) and North Carolina (101,000). These five states combined, accounted for more than half of the nation's total population growth. In 2012, Raleigh, our capital city and largest metropolitan area within our planning region was the fastest growing city in the United States.

Harnett County and Town of Coats

Harnett County encompasses over 601 square miles in North Carolina, with a population density of 189.21 people per square mile as of the 2010 census. Concentrations of people are spread out in Harnett County in the County's five municipalities of Angier, Dunn, Erwin, Lillington (county seat), and Coats. Just over 20% of the residents live within one of these five municipalities, excluding their extra-territorial jurisdictions (ETJ). Harnett County also has twenty-two (22) unincorporated communities, one of which is Buies Creek that encompasses Campbell University. Campbell University employs 218 full-time professors and has a total enrollment of 6,101 students with a housing capacity of 2,028. The Town of Coats encompasses 1.4 square miles, of the county's 601 square miles, and had a population density of 1,508 people per square mile according to the 2010 U.S. Census Bureau.

Population & Growth Rates

Harnett County, which includes the Town of Coats, has had a steadily growing population over the past twenty years. The County had a population of 114,678 which is an increase of growth 25.9% since the 2000 Census according to the U.S. Census Bureau. This rate has kept pace with the growth of North Carolina, which grew by 18.5% over the same years. However, from 1990 to 2000 the population change for Harnett County was at 34.3%, which equated to a 2.63% annual growth rate from 1990 to 2010. The County's growth rate has been fairly comparable to other neighboring counties including Hoke, Moore, and Chatham Counties.

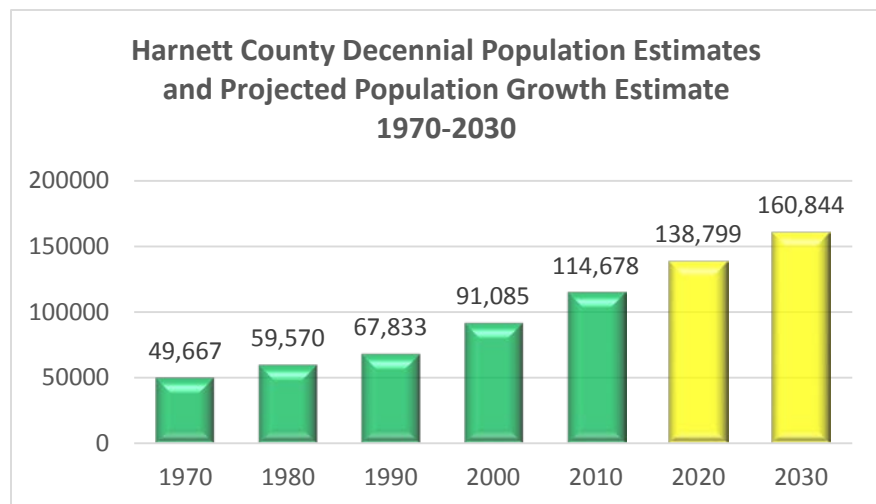


Figure 1: Harnett County Decennial Population Estimates and Projected Population Growth Estimate 1970-2030

This population density has increased by 36.2 people per square mile since 2000, and is expected to grow to between 271 and 313 people per square mile by 2030. The County's population has more than doubled over the past forty years (1970-2010) growing from a population of 49,667 to

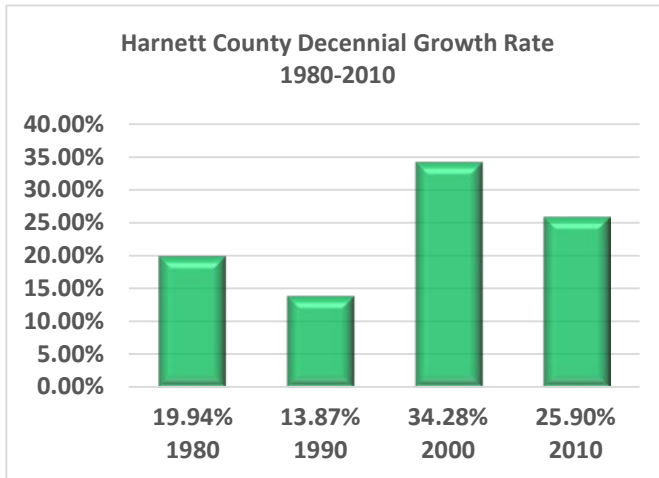


Figure 3: Harnett County Decennial Growth Rate 1980-2010

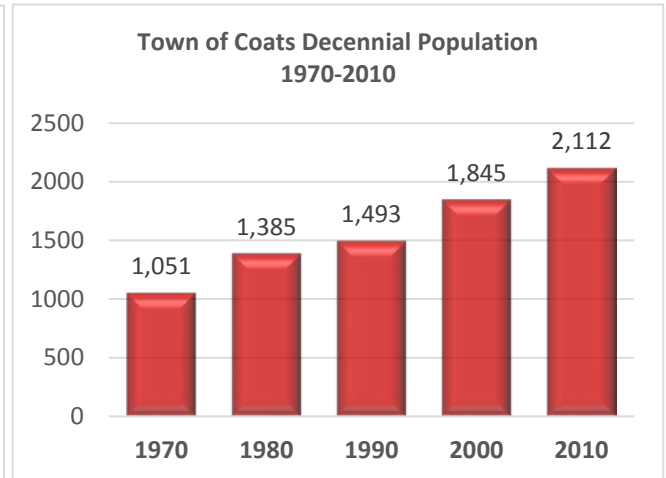


Figure 2: Town of Coats Decennial Population 1970-2010

114,678. As of July 2013, the U.S. Census Bureau's population estimate for Harnett County is 124,987, an increase of 10,300 people in approximately three years. As of July 2011, Harnett County was the 24th largest county in the State by County population. Harnett County is projected to grow to a population of 151,914 by the year 2020, and to 188,251 by the year 2030 according to the State Agency Data: Office of the Governor. The Town of Coats has also see steady population growth over the past four decades approximately doubling in size since 1970. As of 2010, the Town's population was 2,112, and the estimates calculated by the American Communities Survey as of July 1, 2014 indicated the Town's population was 2,376.

Population by Race

The largest majority of Harnett County's population is non-Hispanic whites, making up 68.3% of the total. However, 20.9% of the total population is African American, with a 10.0% Hispanic/Latino population. The Town of Coats' population is similar in its population breakdown as the overall County. The largest majority of the Town of Coats population is also non-Hispanic whites, making up 72.3% of the total population. However, only 12.2% of the total population is

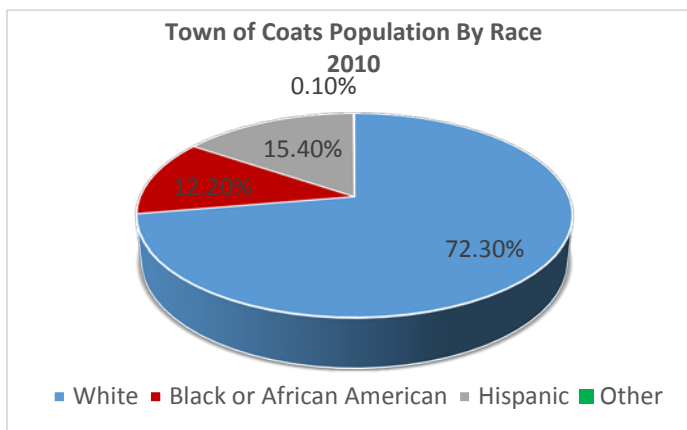


Figure 4: Town of Coats Population By Race 2010

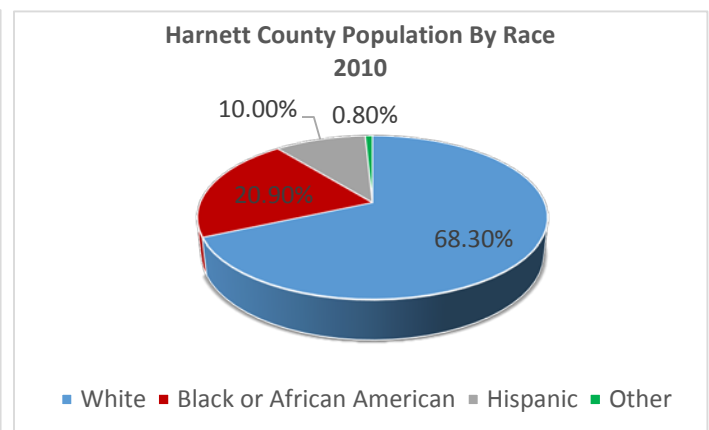


Figure 5: Harnett County Population By Race 2010

African American, with the difference being made up of a Hispanic population of 15.4%; only .1% of the population falls into the ‘Other’ category.

Population by Age

The 2010 census estimated the median age for the Town of Coats at 35.3 years of age. The State of North Carolina’s median age for the same census period was 37.4. Since the 2000 census it was noted that the Town is growing mainly in the 0-19 years of age classes which has helped maintain a fairly low median age. The baby boomer population, those born between 1946-1964, has maintained its size from 2000 to 2010, also a contributing factor to the Town’s lower than the State’s median age of 37.4 according to the 2010 decennial census.

Veterans

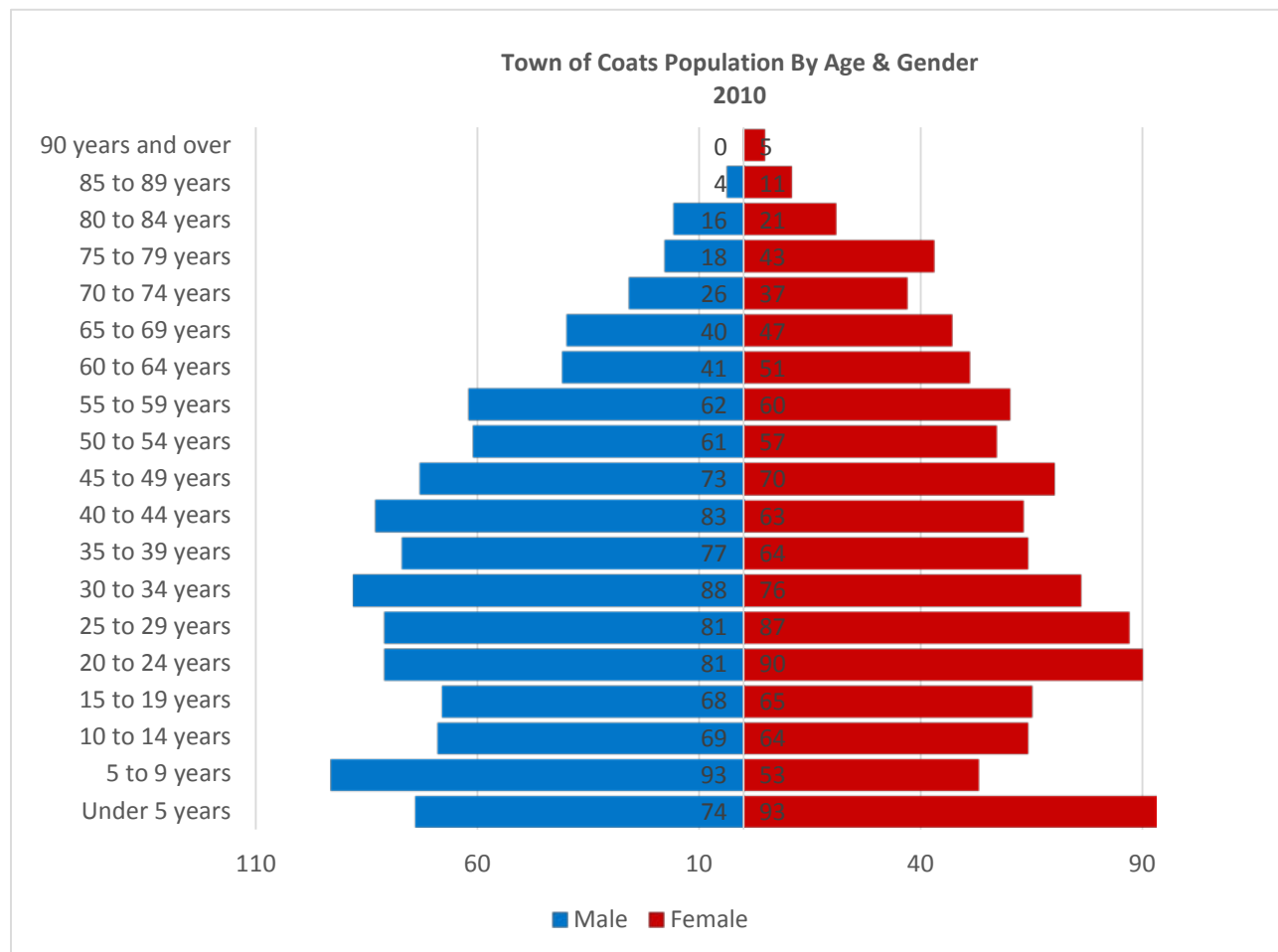


Figure 6: Town of Coats Population by Age and Gender 2010

According to the 2009-2013 5-year American Community Survey the veteran population in the Town of Coats makes up approximately 7% of the Town’s civilian population over the age of 17. Ninety-eight and a half (98.5%) percent of this population is white and male. The two largest age classes of veterans are the 18-54 years of age at 34.9% and those 65-74 which make up 40.9%. The median income for the Town’s veterans in the past twelve months was \$32,667 and 86.4% of veterans ages 18-64 are participating in the civilian workforce. Of the 132 veterans in the Town,

approximately 40% are classified as having some disability, while approximately 17 veterans living in the Town live below the poverty level. Educational attainment data for veterans in the Town depicts that approximately 90% of all veterans have at least graduated from high school, or have an equivalency of education.

Housing

According to the 2010 decennial census the Town has a total of 935 housing units, of which 89.4% are occupied, and just 10.6% are vacant. As of the 2009-2013 5-year American Community Survey estimates the number of housing units increased to 1,014. Reported during the 2010 decennial

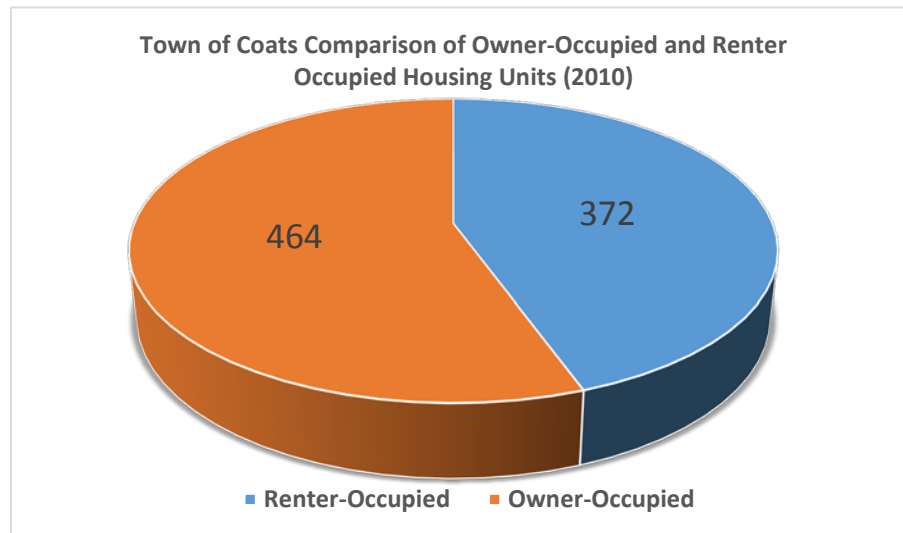


Figure 7: Town of Coats Comparison of Owner-Occupied and Renter Occupied Housing Units (2010)

census there was almost an even split of owner-occupied (55.5%, or 464) and renter-occupied (45.5%, or 372) units.

The majority of the owner-occupied housing units are owned by one and two-person households and is also the case with renter-occupied housing units. The owner-occupied housing units (464) are predominantly owned by

White, and Black or African American, 390 and 49 respectively. The majority of the remaining owner-occupied housing units are occupied by those that are Hispanic, or those categorized as of another race.

In 2010, the majority of occupied housing units are occupied by those that are between the ages of

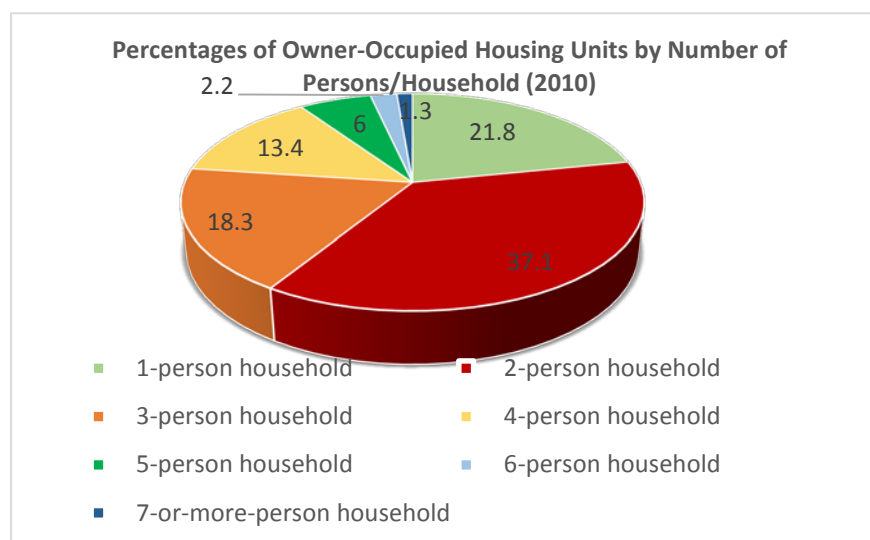


Figure 8: Percentages of Owner-Occupied Housing Units By Number of Persons/Household, 2010

25-44 (314), and those that are 65 and older (192). There are 535 families in the Town; husband and wife families with their own children under the age of 18 comprise 153, or 42.3% of the families. Nonfamily households comprise 301 of the households in Town, or 36.0%. Female householders with no husband and with related children under the age of 18 make up 71 households or 13.3%, in the Town. The

average household size is 2.52, while the average family size is a bit larger at 3.13 people per family.

Reported for the 2009-2013 5-year American Community Survey there were 1,014 housing units of which 766 were single detached units, and 105 were mobile homes. Vehicles were available for 95.4% of the occupied housing units, meaning persons living in these housing units most likely had access to a vehicle to obtain groceries, run errands, and for commuting to work. No occupied housing units reported a lacking of plumbing or electrical facilities in the Town. During this

Harnett County Municipal and City of Sanford Housing Comparison Chart								
Municipality	Total Housing Units	Occupied Housing Units	Owner-Occupied	Renter-Occupied	Vacant	Mobile Homes/Other	Median Home Value	Median Gross Rent
Angier	1,829	1,672	931	741	157	88	\$138,200	\$718
Coats	935	836	464	372	99	109	\$97,400	\$697
Dunn	4,417	3,956	2,040	1,916	461	133	\$104,700	\$574
Erwin	2,015	1,811	1,216	595	204	150	\$87,700	\$665
Lillington	1,122	981	418	563	141	56	\$108,800	\$560
Sanford	11,411	10,458	5,505	4,953	953	489	\$131,800	\$627

Table 1: Harnett County Municipal and City of Sanford Housing Comparison Chart

reporting period 442 of the 475 owner-occupied housing units were valued at less than \$200,000.00, the median of which was \$101,300.00. A fiscal impact analysis of housing may be a project the Town considers in the future to evaluate what impact the value of the owner-occupied housing units has on the Town's budget and fiscal health. The median rent for renter-occupied housing units was reported as \$697.00 per month.

Income and Poverty

The median household income reported during the 2009-2013 5-year American Community Survey estimates was \$35,305, an increase from the 2000 decennial census which was reported as \$26,023. The State's median income reported during the same time period was significantly higher than that of the Town, at \$46,334. Thirty-six percent (36%) of the occupied housing units reported an income of \$50,000 or greater in the past 12 months during the 2009-2013 5-year American

Community Survey. In this same timeframe the Town's population of those 20-64 years of age as 1,524 of which approximately 225 were unemployed.

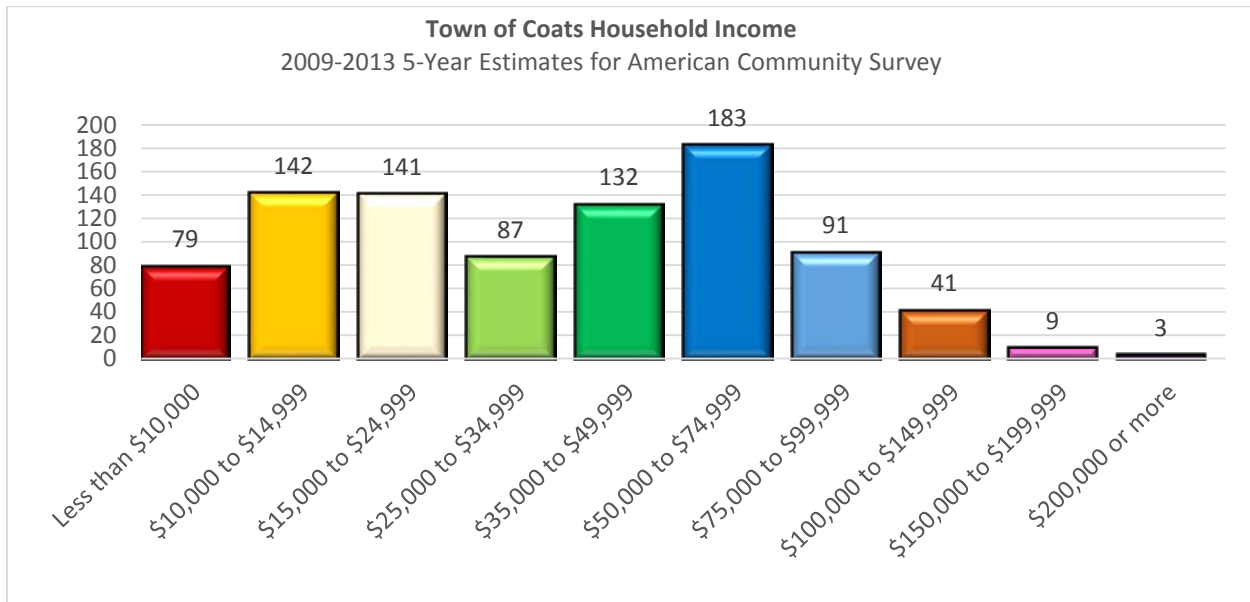


Figure 9: Town of Coats Household Income

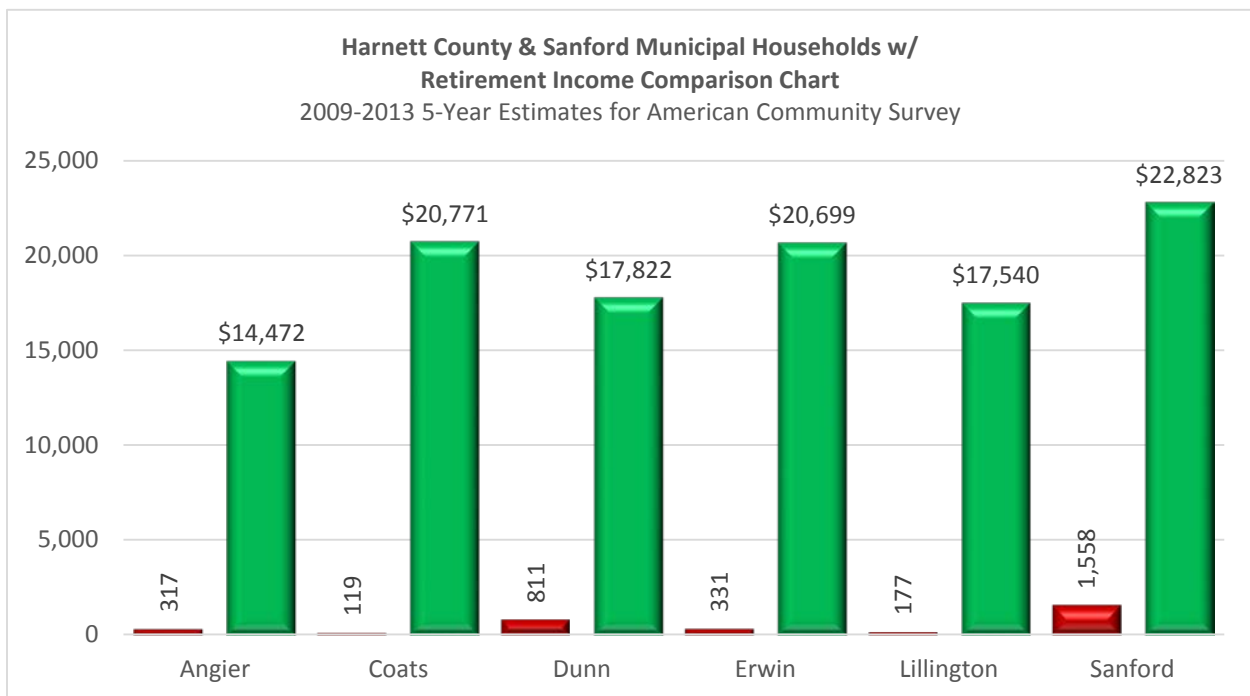


Figure 10: Harnett County & Sanford Municipal Households w/ Retirement Income Comparison Chart, 2009-2013 5-Year Estimates for American Community Survey

During the 2009-2013 5-year American Community Survey 2,355 individuals were categorized for their poverty status. Of the 2,355 individuals analyzed 561 or 23.8% were below the poverty level while 268 persons reported some sort of a disability. Of the 561 individuals listed as below the poverty level 140, or 25% were children under the age of 18. Twenty-seven (27) households received cash public assistance. The mean cash public assistance amounted to \$2,270.00.

Households that received food stamp/SNAP benefits in the past twelve months equated to 187 households.

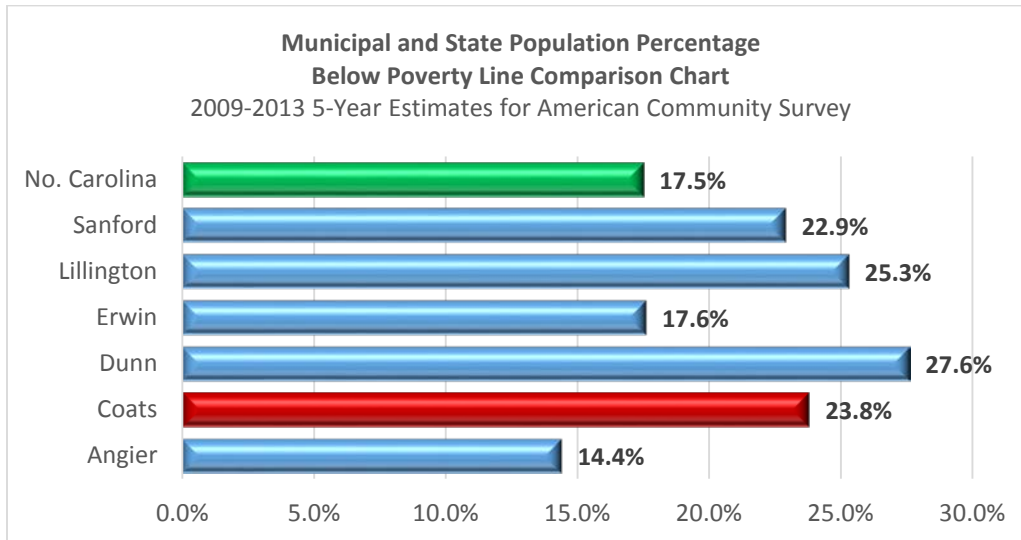


Figure 11: Municipal and State Population Percentage Below Poverty Line Comparison Chart, 2009-2013 5-Year Estimates for American Community Survey

Education and Educational Attainment

The Town of Coats is served by the Harnett County School system; a district that includes Coats Elementary, Coats-Erwin Middle, and Triton High Schools.

During the 2009-2013 5-year American Community Survey there were 514 individuals enrolled in school, of which 77.2% were enrolled in public schools, and 22.8% were enrolled in private schools. Of the 514 individuals enrolled in school 298 were in K-12, 116 were enrolled in an undergraduate degree program, and 73 reported being enrolled in a graduate or professional school.

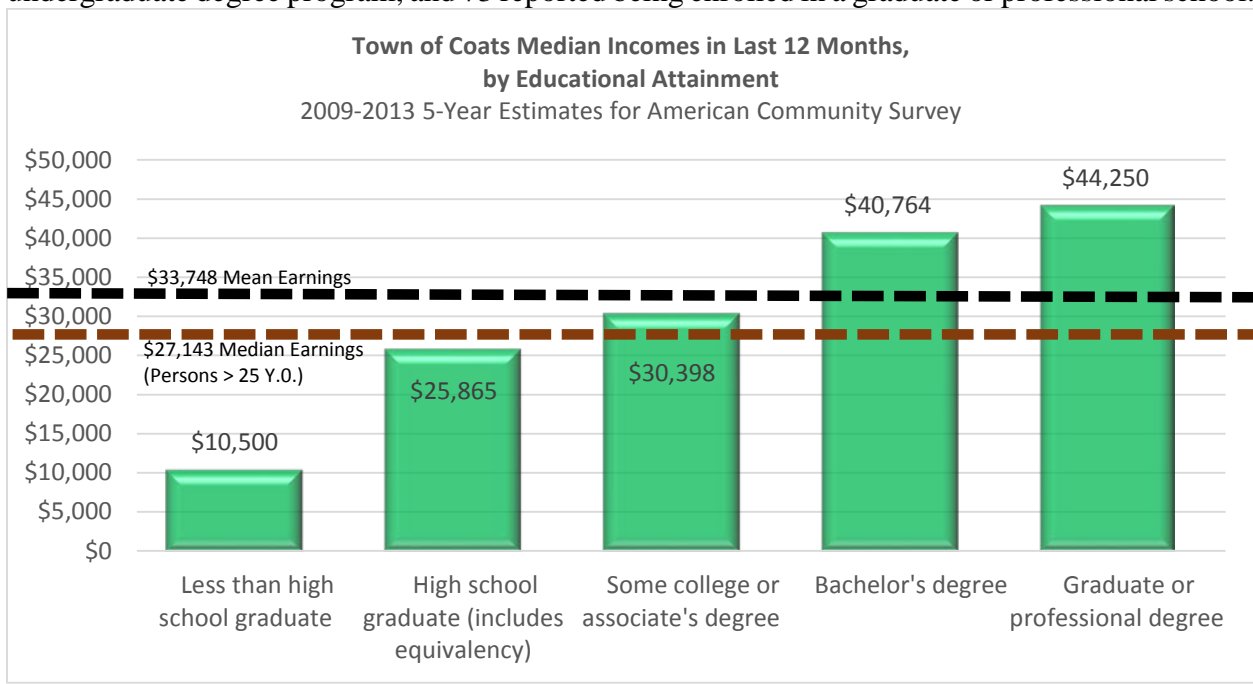


Figure 12: Town of Coats Median Incomes in Last 12 Months, By Educational Attainment, 2009-2013 5-Year Estimates for American Community Survey

The population over the age of 25 (1,634) reported during the 2009-2013 5-year American Community Survey that almost 80% attained at least a high school education, of this 80% 738 people had attained some college, or a bachelor's degree of higher level of education. Of those categorized below the poverty level, 50% had not graduated from high school, while another 19.4% reported only attaining a high school diploma or the equivalent. Increasing the graduation rates from high school and at least some college or an associate's degree or higher level of education should be a goal of the Town/County.

Employment

During the 2009-2013 5-year American Community Survey the Town of Coats had a civilian employed population at or above the age of 16 of 1,073 people. Employment is almost evenly divided between the five major classifications of occupations of:

- Management, business, science, and arts occupations (210)
- Service occupations (202)
- Sales and office occupations (262)
- Natural resources, construction, and maintenance occupations (174)
- Production, transportation, and material moving occupations (225)

Those employed in the management, business, science, and arts occupations earn a significantly higher wage than the other professions, a median amount of \$39,297.00. Increasing the access to both educational opportunities as well as economic development strategies that create jobs in classifications that provide higher earnings should be a goal of the Town.

Organization	Specialization	# Employees
Harnett County Public Schools	Education	2,132
Harnett Health System	Healthcare	1,050
Harnett County Government	Local Government	887
Food Lion Distribution Center	Warehouse and Shipping	758
Campbell University	University/Education	750
Harnett Correctional Institution	Correctional Facility	381
Edwards Brothers, Inc.	Hard and Soft-Bound Books	280
Wal-Mart	Mass Retail	270
Carlie C's IGA	Grocery Chain	185
SAAB Barracuda, LLC North Carolina Operations	Defense Mechanisms	167
Gray Metal South, Inc.	Sheet Metal Duct for Heating and Cooling	160
Gray Flex Systems, Inc.	Flexible Air Ducts	140
Champion Homes	Manufacturing Mobile Homes	108
Esterline Defense Technologies	Defense Countermeasures	93
Godwin Manufacturing Company	Truck Bodies and Hydraulics	70

Table 2: Harnett County's Top Ten Employers, 2014

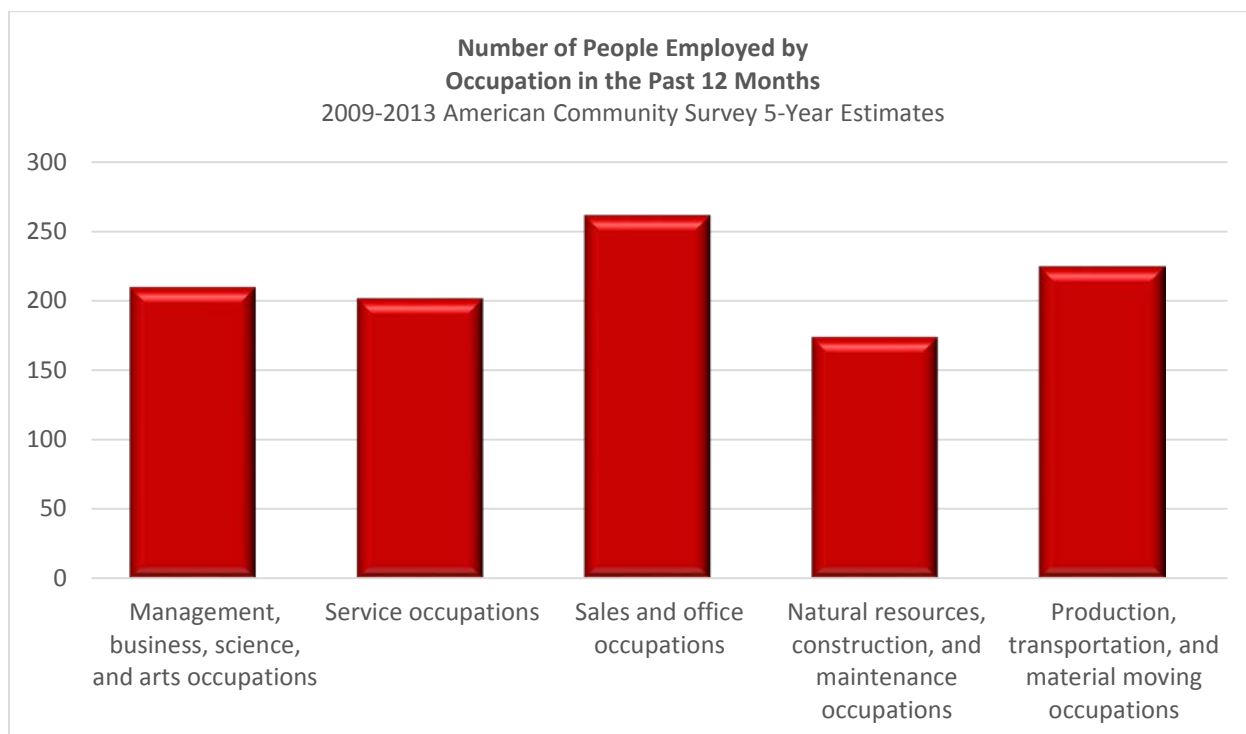


Figure 13: Number of People Employed by Occupation in the Past 12 Months

Below is a current list of the top ten employers in Harnett County from the Harnett County Economic Development Commission. The Harnett County Schools and the Harnett Health System were the two largest employers in the County according to the Commissions' study.

Approximately 7% of the County employed civilian workforce over the age of 16 (45,118) is employed by these top two employers. Of the County's employed civilian workforce over the age of 16, 1,073 (184 were classified as unemployed, or 14.6%) reside in the Town of Coats.

The Town's workforce's commuting pattern is almost evenly divided with 52.2% of its workforce working outside the county, while 47.4% lived and worked in Harnett County. Just over 85% of those who commuted to work drove alone, while approximately 12% carpooled and the mean travel time for commuters was just over 30 minutes.

Cultural Resources

History

Adopted from the Town of Coats Land Use Plan, Prepared: August 1976, Revised: 1979 - The Town of Coats derives its name, location, and much of its character from James T. Coats. It was his vision, planning, and hard work which, to a large degree, has made Coats what it is today.

Mr. Coats' interest in the area began with the purchase of 780 acres of eastern Harnett County land in 1875. It was here he planned to create a new life and work toward his goal of establishing a lasting town. His first accomplishment was the opening of a general store to serve the local farming community. Then in 1901 he successfully attracted the Durham and Southern Railroad line by donating land and rights-of-way. With the completion of the tracks and depot in 1903, the post office was located in the infant community. This successful nucleus led Mr. Coats to plan for the

town's orderly growth and development. Ron Lambert was employed to survey the site and establish "broad, pleasantly located streets" designed for both business and residential sections. Very little was left to chance in planning for the new town with even a cemetery being provided on the southwestern side of town.

Such a well-planned beginning provided an ideal framework to guide the location of early growth in the town – growth which included new stores, businesses, manufacturers, and residences. Ed Williams, John Talton, and Lonnie Stewart were among the first merchants to establish stores. J. T. Rollard set up a blacksmith shop, while Wyatt Wiggins opened a saw-mill and lumbering plant. Finally, manufacturing operations were begun in Coats with organization of the J. M. Byrd Company. This firm established a flour mill, a hosiery plant, a planning mill, and a cotton gin.

The Town of Coats is home to North Carolina's first licensed aviator. Alton Stewart developed his interest in flying at Camp Bragg's Pope Field, during World War I. About two years after the war he began flying regularly and, from 1924 to 1929, worked with Curtiss-Wright Flying Service in Raleigh. He often gave public exhibitions and became one of the best-known pilots in the state. Press accounts of the period give Stewart considerable credit for popularizing aviation in the state. The 1950-51 *North Carolina Almanac* called Stewart the "god-father of Tar Heel aviation."

Stewart died in a plane crash in Dunn on Christmas Day of 1929. The newspaper paid tribute to Stewart with an editorial page drawing captioned "He died in man's conquest of the air." Stewart was "the first North Carolina pilot to be licensed by the Department of Commerce."

Family members have upheld the memory of Stewart. In 1968 they erected a tombstone in Coats bearing information about his 1926 license, certified by the "Federal Aeronautique International" and signed by Orville Wright.

As the fledging community gradually evolved into a mature town; banks, churches, and schools were provided to improve the quality of life in Coats.

Over the years Coats' proud history has been shaped by well-planned growth and development based on the dream of one man – J. T. Coats. His vision has not only provided guidance, but has helped to establish a tradition of planning in the town. The Planning Board and Town Board of Coats are currently working to keep this tradition alive. Their vision today will help provide the needed framework to guide future growth and development in the Town of Coats.

Since 1979 the landscape of small rural towns all across North Carolina have changed. Much of the agriculture and manufacturing type jobs have disappeared. In turn, many of these towns are just a fraction of their size and vibrancy a century, or even just fifty years ago. However, all is not bleak. Many of those jobs have been replaced within the region by the growth of three major entities: Campbell University, Fort Bragg, and the Research Triangle Park. For instance, since 1979 Campbell University has added six schools, the latest is the School of Osteopathic Medicine – the first to open in thirty-five years in the State of North Carolina. Fort Bragg has grown to be the second largest U.S. military installation in the country, and home to the U.S. Army Reserve Command, U.S. Army Forces Command, and the highly-skilled warfighters that make up the U.S. Joint Special Operations Command. Lastly, Research Triangle Park has grown to be the largest research park in the country made up of 200 companies employing over 50,000 people. All three

of these entities are within an easy commute of the center of Coats and employ people with jobs that pay in excess of the County's median wage.

Cultural Activities

An identifiable trend in the land planning profession being observed is that small rural towns are seeing a resurgence. One only needs to look at places like Clayton, Pittsboro, Southern Pines, Edenton, and many others in North Carolina to see this trend unfolding. Commonalities of this trend is a vibrant downtown that has a variety of cultural activities that draw residents and visitors alike.

These draws which include private businesses, non-profits (museums, theatres, parks, civic organizations, etc.) often require a critical mass of residents to support them. This critical mass then establishes a sense of place and ownership that can be invigorated with programming of the downtown spaces which becomes of utmost importance. Many of the above mentioned towns are taking a strategic look at different programming they can encourage or support to attract residents and visitors. Examples of programming include: place oriented festivals that celebrate the Town, its people and history. Many towns have been successful in attracting farmers' markets, racing events (triathlons, bicycle races, fun runs), food and music festivals, etc.).

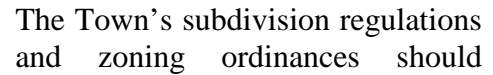
Many towns in the State are implementing downtown improvement opportunities, such as new business incentives, façade grant programs, historic district designations to obtain historic rehabilitation grant funds, community development block grant programs for housing rehabilitation, energy efficiency incentives, in-fill housing as well as commercial development incentives, streetscape improvements to make roads more useable for both bicycles and pedestrians alike.

Successful programs often start with a top down approach that comes from residents via their elected leaders that have, and are willing to follow-through with a vision for the future of their Town. Often times small Towns find they need to hire consultants or internal staff to manage these programming and/or grant funds. The thought is that new vibrancy and diversity in land uses for a Town will encourage or rejuvenate development interest.

Recreation

The Town has one municipal park named, Coats Municipal Park, located near the southern boundary of the Town. The facility has two lighted baseball/softball fields, concession stand w/ comfort facilities, playground, and two tennis courts. Programming for this facility is coordinated through the Town's Parks and Recreation Department which provides soccer, basketball, and baseball/softball programs throughout the year.

located amongst the highest density of the Town's residential population and that a more centralized location would be better for physical activity more be a more valuable asset to the Town's residents. Also included in the HCP Plan was a map depicting a proposed greenway network that is a guide for the Town to promote/create active transportation opportunities (greenways, sidewalks, and pedestrian friendly intersections). The plan suggests these paths should form a network that traverses the Town, connect the municipal park, and provide an alternative (active) transportation option for residents.



The Town's subdivision regulations and zoning ordinances should

SECTION 2:

Economy

Construction businesses and employment are approximately 15% of the Town's economy. Leading to the notion that a significant number of Coats residences work out of town.

Land uses in Coats indicate that the majority of the Town's economy is based on providing housing and daily need services. The mix of goods and services currently provided do not indicate that Coats is a destination service center for surrounding populations. With little economic activities contributed by non-service sector the Coats economy is limited in its offerings.

Land uses related to agribusiness, agricultural support and Campbell University's support may be economic segments that diversify the Town's economy.

Another Land Use and economy related effort may be to identify and seek businesses that reduce the leakage factor in the current economy.

Improving the Town's economy will require a combination of attracting a more diverse array of businesses, increasing overall population and continuing to provide public services and good schools.

Infrastructure

Roads

CTP not adopted. Both NCDOT streets and Town streets, curbed streets in heart of the commercial areas of town center, and ribbon pavement with a stormwater ditch-type section in the residential neighborhoods. Due to this type of roadways they are prone to flooding during major rain events.

Water

The Town of Coats operates their water system under Public Water Supply Identification Number (PWSID#) 03-43-020. The water system consists of approximately 29 miles of 2-inch through 12-inch water main, two elevated storage tanks, and five (5) interconnections to the Harnett County Water system (PWSID #03-43-045). Currently, the Town receives all of its water from Harnett County through two (2) of the five available interconnections. The Town purchases treated water from the Harnett County Regional Water system through two metered interconnections on the County's 12-inch water main located along NC Hwy 27 and NC Hwy 55 W.

The Town's water distribution system is depicted in the map below. The water system is established in a well gridded pattern and available to customers on most all Town streets serving a vast majority of Town property owners. The existing water system provides service to approximately 970 residential, commercial, industrial, and institutional customers. The average daily usage from all customers is 119,298 gallons per day (GPD) based on usage data provided by Harnett County from January 2011 through March 2013. (*Water System Hydraulic Model Report by LKC Engineering, 2013*)

Sewer

Like the water system available to property owners in Town, the sewer system is also controlled by Harnett County. Also, like the water system, the sewer system has been constructed in a well gridded pattern serving most all property owners in Town. The sewer system is a traditional gravity type collection system as opposed to a pressurized system which relies on pump stations and force mains to collect the waste.

Infrastructure systems, such as is the case with water and sewer systems in the Town, not being under the control of the Town itself makes it difficult for the Town to coordinate land use

decisions with infrastructure improvements. It is this consultant's recommendation that the Town work closely with Harnett County' Board of Commissioners and Public Works to collaborate on the maintenance, expansion, and current as well as future allocations of capacities for these two infrastructure systems; these decisions can strongly influence land use investments and economic development potential in the Town.

Power

The Town is located within close proximity of two major power transmission lines that connect to a major power generating facility in the region. The major transmission lines provide Town property owners access to adequate power, including 3-phase power often necessary for manufacturing entities.

SECTION 3: NATURAL RESOURCES AND ENVIRONMENT

Natural Resources

Geology

The Town of Coats falls within the northern most portion of a distinct biogeographical region called the Sandhills. The Sandhills region is characterized by porous sandy soils, gently rolling hills, and the critically imperiled longleaf pine ecosystem. This region extends from Georgia through South Carolina and into southern North Carolina. In North Carolina, the Sandhills occupies a transition zone between the Piedmont region in the central part of the State and the Coastal Plain region in the east. The Town of Coats uniquely lies almost at the exact location where these three geologies, or eco-regions come together.

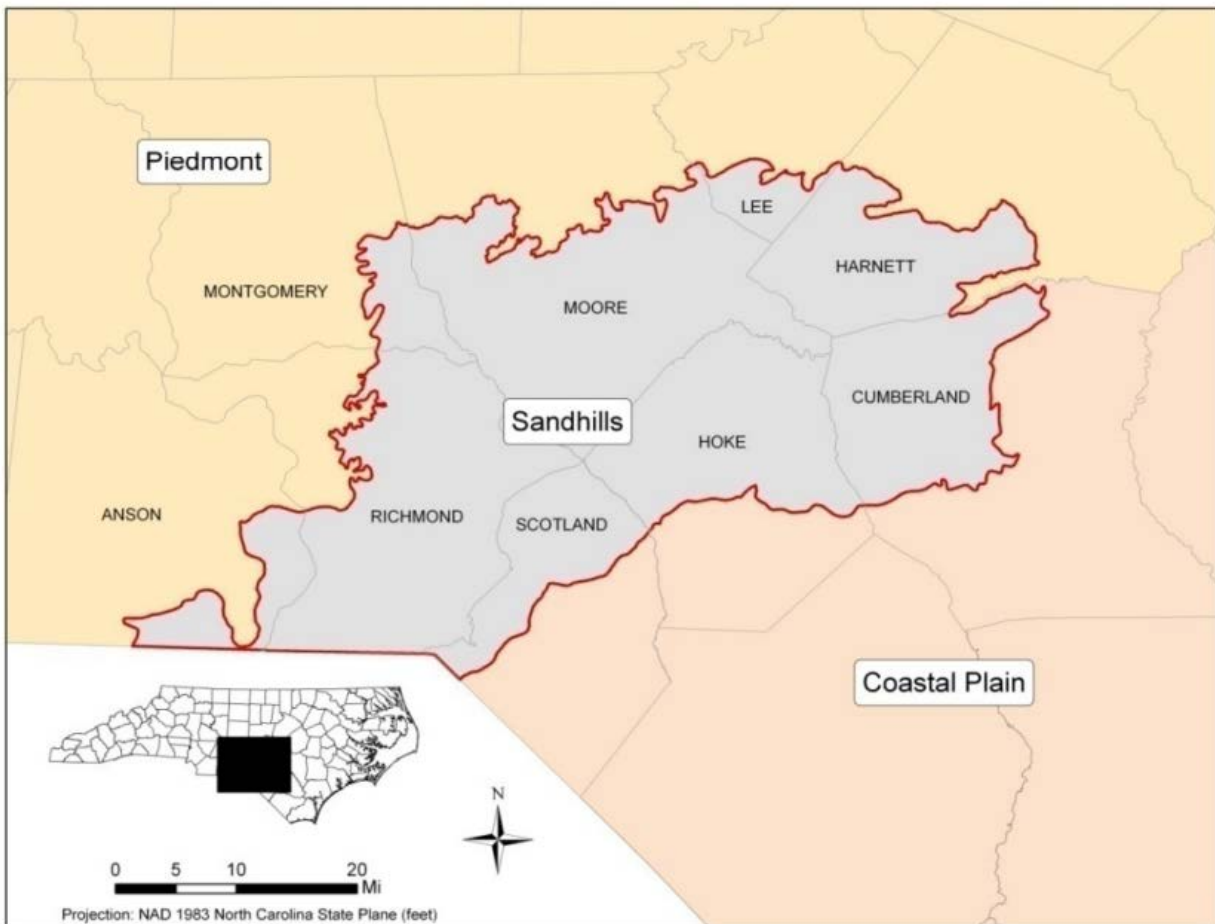


Figure 15: Map of the Sandhills Geologic Region in North Carolina

Natural Water Systems

The Town of Coats falls completely within the Cape Fear River basin and is just one of 115 municipalities in the basin. The Cape Fear River Basin is 9,164 square miles and is home to just over 2 million people and is only one of four river basins in the State that falls completely within the State's boundaries. The Cape Fear River eventually empties into a 35-mile-long coastal estuary that is an important nursery area for juvenile fish, crabs, and shrimp all of which are important to marine life and the associated commercial and recreational fishery industries of North Carolina.

The Black River is one of two “blackwater” streams that drain the acidic soils of hardwood swamps into the Cape Fear River at Wilmington. The Black River is located to the east of downtown Coats, and is considered a major tributary within the basin which eventually flows through the Town of Dunn to the south. The Black River does not flow into the Cape Fear River until it reaches a point just north of the City of Wilmington. To the west of downtown Coats is Thorton’s Creek which flows directly into the Cape Fear River just north of the Town of Erwin which utilizes a portion of the water in the Cape Fear River as a public water supply source. To the south of downtown Stewart Creek and Juniper Creek flow through the Town’s planning jurisdiction. These two creeks flow into the Cape Fear River as well, but just south of the public water supply withdrawal point located in the Town of Erwin.

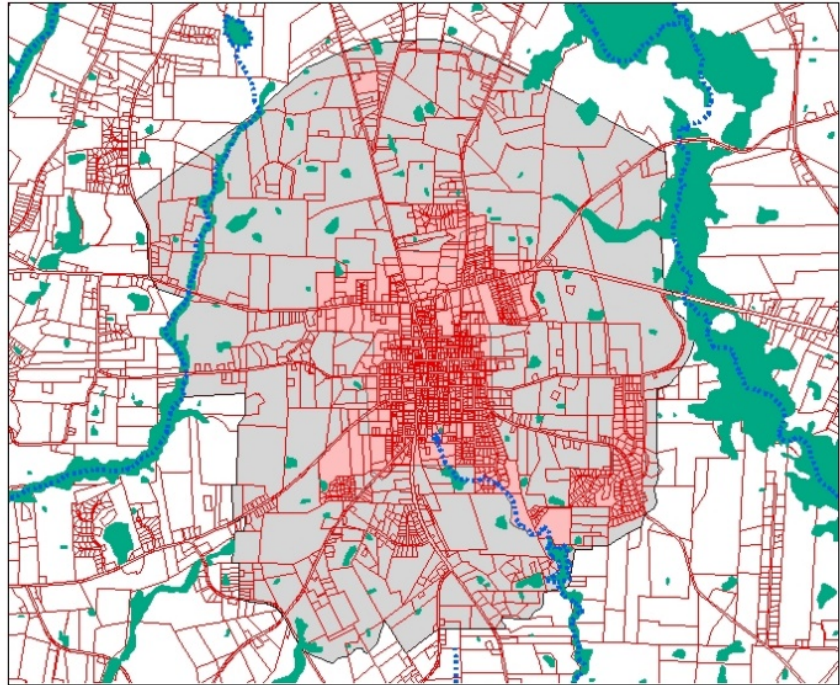


Figure 16: Map of Wet Areas and Streams

Large-scale livestock operations also compete for the region’s natural resources—the Cape Fear River Basin contains the most swine of any North Carolina river basin (58 percent of the state’s total hog population). Growth in human population and livestock numbers can stress aquatic systems because so much polluted runoff washes into streams and rivers.

Fertilizers and animal waste in runoff—from lawns, urban developed areas, farm fields and live- stock operations—increases the flow of nutrients (such as nitrogen and phosphorus) into nearby waters. These nutrients can stimulate algae growth and decrease the amount of oxygen that is available in the water for aquatic animals. Such conditions can cause fish kills and the loss of other vital aquatic species. Both Jordan Lake and the Haw River are designated by the state as “nutrient sensitive waters.” The state placed stricter limits on the amounts of nitrogen and phosphorus that wastewater treatment plants can discharge into these waters.

The Cape Fear estuary has experienced fewer instances of nutrient-related algae blooms and fish kills than waters of the adjacent Neuse River Basin. Both regions, however, face similar pressures caused by nonpoint source pollution (polluted run- off from land). For example, stormwater runoff makes the water unsuitable for various aquatic species. Cities and towns throughout the river basin are developing strategies to reduce and treat runoff.

As population and industry in the watershed continue to increase, conservation groups, municipalities and other stakeholders are cooperating to manage growth, monitor water quality, restore wetlands and protect the other valuable resources of the Cape Fear River Basin. There are many opportunities for people to get involved with grassroots efforts to protect community creeks, streams and rivers. (See the list of contacts on the back of this brochure.) Individuals can also help by managing the quality and quantity of runoff by reducing the use of fertilizers, pesticides and other chemicals and controlling erosion on their properties.

Public Water Supply Watersheds

A watershed, short for a longer name – public water supply watershed, is an area where water that falls to the ground will flow downstream to a place where surface water (lakes, creeks, rivers, etc.) is withdrawn for public water supply purposes. Special development regulations apply to these areas in the form of an overlay district with additional development regulations approved both locally by the Town as well as the State's Department of Environment and Natural Resources Division of Water Resources. The primary focus of these regulations is to establish limitations for built-upon surface areas (driveways, roads, roofs, etc.) associated with land development thus limiting the amount of pollutants and other elements that must be removed from the water for public use.

The area primarily to the west of NC Highway 55 is located in a Public Water Supply Watershed (WS-IV-PA, Dunn). The Town has a document entitled Watershed Protection Regulations that governs all forms of development within this overlay district. As a part of these regulations, and consistent with the States' regulations governing these areas, higher density for industrial parks and retail shopping plazas is permitted with the implementation of additional storm water management measures.

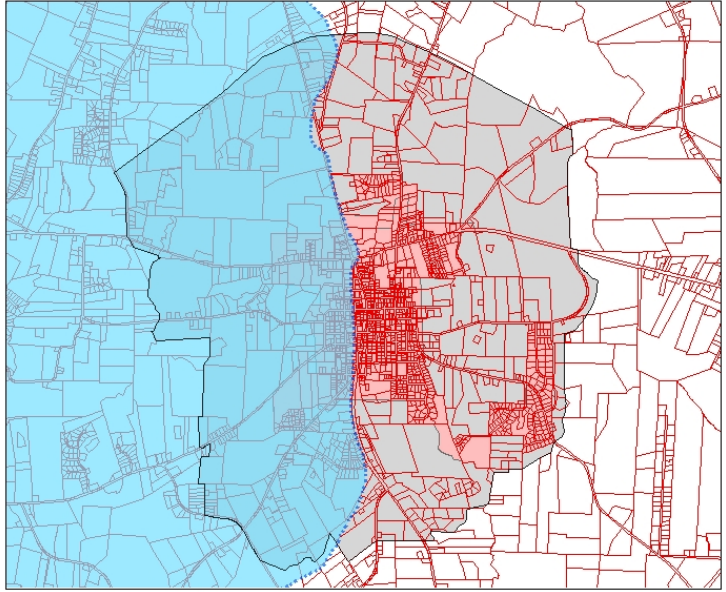


Figure 17: Town of Coats Area Public Water Supply Watershed (WS-IV-PA, Dunn)

Wildlife Systems

Wildlife systems are often defined by the existing habitats within the area. The Town of Coats is located within the Sandhills region of the State. The following habitats are some of the highest priorities for conservation in the Sandhills: Longleaf Pine, Wet Pine Savanna, Pocosins, and Small Wetlands. The Town of Coats should consider these habitats as environmental assets, and thus will benefit by targeting these priority areas with conservation strategies as part of the future land use decisions the Town faces. Additional information regarding the specifics of these habitats and methods of conserving them can be found in the North Carolina Green Growth Toolbox (<http://www.ncwildlife.org/Conserving/Programs/GreenGrowthToolbox.aspx>) and specifically in the Sandhills Region Appendix.

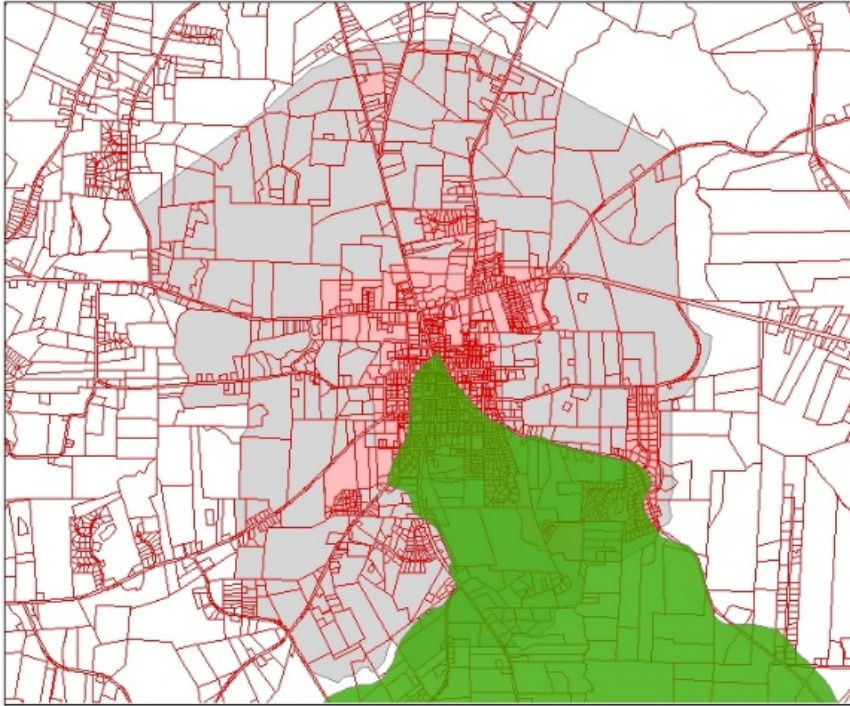


Figure 18: Map of areas within the Town's planning jurisdiction that are significant to listed plant and animal species

The Cape Fear River was once utilized as a major water-based transportation system within the State. Three lock-and-dam structures on the lower portion of the Cape Fear River once were utilized to allow barges and large boats to navigate the waters which would have been too shallow without them. The structures eliminated 160 miles of river from the migration routes of shad, striped bass, sturgeon and other anadromous fish (ocean dwelling species that swim into freshwater streams to reproduce). The locks are no longer operated but are still an impediment to the

movement of aquatic species, including the shortnose sturgeon which is listed on the Endangered Species List along with the Sandhills Chub, Cape Fear Shiner, Saint Francis' atyr, Red-Cockaded Woodpecker, and the West Indian manatee. Additionally, the American alligator, and the loggerhead turtle are listed nationally as threatened species, meaning they are at risk of becoming endangered. State and Federal fisheries agencies are pursuing the removal of the dams so that migratory fish can return to their historic spawning grounds.

Water quality and connectivity to upland areas are crucial features of wildlife habitat. Wildlife use habitat (environmental systems) to satisfy four basic life requirements: food, water, shelter, and reproduction. Large connected tracts or patches of habitat are best for wildlife for two reasons:

- First, they allow wildlife to meet their life cycle needs while moving safely and easily through the landscape. When habitats are disconnected or fragmented, wildlife risk exposure to predators and other dangers such as cars increases.
- Second, large connected patches of habitat help wildlife populations remain resilient to natural disturbances such as fires and hurricanes. If habitat patches are small and isolated, the ability of a species to rebound after a disturbance is greatly diminished.

Wildlife corridors are areas that animals can use to travel safely between suitable habitat patches. A variety of habitat types, which may or may not provide breeding or foraging habitat, can serve as wildlife corridors. Barriers such as roads with heavy traffic and large areas without habitat can prevent animals from accessing the habitat they need to satisfy their basic life needs. Over time, populations of wildlife tend to decline in health and number if their habitats are not large and well connected; wildlife corridors help to mitigate these impacts.

Floodplains and Wetlands

According to the North Carolina Flood Maps web-based mapping tool the Town of Coats does not have any mapped floodplains within its corporate limits. However, the Town has a very small area of floodplains within its Extraterritorial Jurisdiction (ETJ) on the east side of the Town near the Black River that falls within a mapped floodplain. If the Town is faced with a decision in the future to expand its corporate limits and/or its Extraterritorial Jurisdiction (ETJ) closer to the Black River the Town will have to apply its flood damage prevention ordinance to

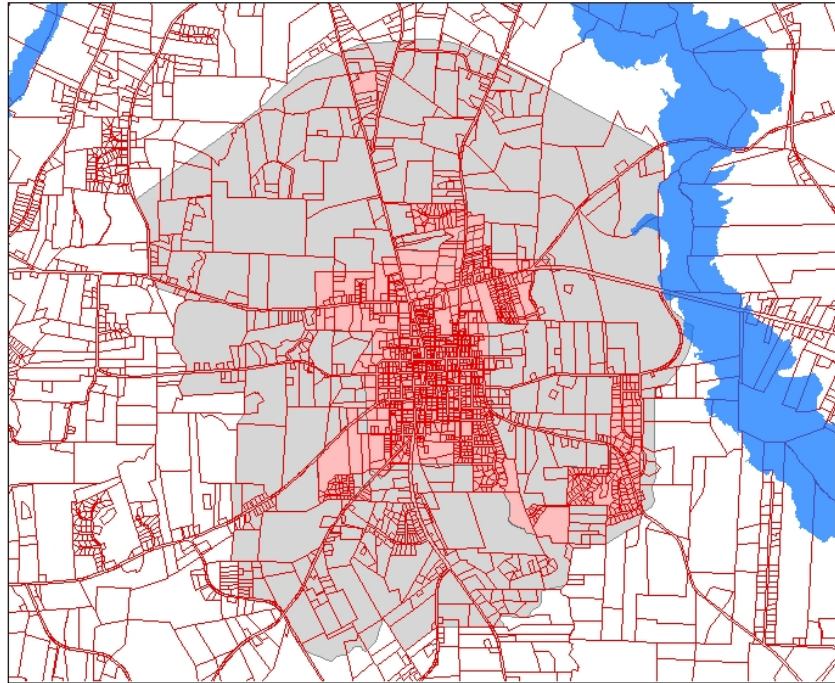


Figure 19: Town of Coats Area 100-Year Floodplains

regulate development in these flood prone areas. Typically, counties and municipalities attempt to discourage development outside of these flood prone and typically environmentally sensitive areas by not constructing new road, water, or sewer infrastructure in these areas. If these types of utilities do get built in floodplains and wetlands regulations are often put in place to limit, or even prohibit connecting to infrastructure in these areas.

SECTION 4: DRAFT PLANNING GOALS & OBJECTIVES

Goal 1: Infrastructure

- Objective 1.1: Increase collaboration with the North Carolina Department of Transportation to develop a Comprehensive Transportation Plan that coincides with the Town's Land Use Plan.
- Objective 1.2: Consider conveying the Town's water supply and delivery system to Harnett County; thereby developing a working relationship for land development decisions.
- Objective 1.3: Strive to ensure the Town's transportation network will be safe, efficient, and accommodate all forms of transportation, including provisions for pedestrians and bicyclists.
- Objective 1.4: Prepare comprehensive pedestrian and bicycle plan to identify and prioritize routes for improvement, and pursue funding to implement the recommended improvements.
- Objective 1.5: Work with NCDOT on roadway design plans for improvement projects to ensure that state funded projects meet the design and appearance expectations of the Town.
- Objective 1.6: Work with the County to identify opportunities for the expansion of the wastewater collection system.

Goal 2: Land Use Factors

- Objective 2.1: Increase communication with both permanent residents as well as renters living in the Town.
- Objective 2.2: Make appropriate updates to the Town of Coats current Zoning and Administrative Codes of Ordinances to support the implementation of the Town's new Land Use Plan.
- Objective 2.3: Utilize economic development to attract local food processing, wholesale, and distribution firms.
- Objective 2.4: Identify commercial nodes for development at major crossroads.
- Objective 2.5: Develop code for signage along major highway corridors.
- Objective 2.6: Select appropriate locations for industrial development and zone them as such (using factors such as soil sustainability, proximity to water and sewer, rail and highways).
- Objective 2.7: Support and promote infill development that will optimize the use of existing infrastructure.
- Objective 2.8: Encourage the location of recreational facilities close to residential areas and transportation nodes to increase public awareness and accessibility to these facilities.
- Objective 2.9: Adopt policies that encourage development of mixed land use, as appropriate, to provide easy access, reduce travel time, and improve convenience.
- Objective 2.10: Encourage non-residential development to locate near major transportation routes and areas served by adequate water, sewer, natural gas, broadband, and electric power.
- Objective 2.11: Develop code for commercial strip development characterized by numerous driveway access points and disconnected uses.

Goal 3: Tax Base Factors

- Objective 2.1: Incentivize existing property owners to seek adaptive re-use of existing commercial properties and optimization of residential areas.
- Objective 2.2 Work closely with new land development that supports the realization of the Town's Land Use Plan.
- Objective 3.3: Ensure land use policies address a wide variety of home occupations.
- Objective 3.4: Prioritize infrastructure where possible that increase the utilization of existing systems and connections which result in more uniform distribution.
- Objective 3.5: Direct intensive land uses to areas that have existing or planned infrastructure.
- Objective 3.6: Develop a Comprehensive Affordable Housing Plan that addresses existing and future options, needs and opportunities.

Goal 4: Development Objectives

- Objective 4.1: Conduct a market analysis of supply and demand needs to better make land use decisions.
- Objective 4.2: Update the Town's Official Zoning Map to coincide with the Future Land Use Map (FLUM).
- Objective 4.3: Integrate the findings of the Harnett County Business Summary by Dun and Bradstreet to identify commercial needs and land development.
- Objective 4.4: Encourage new development to provide open space and neighborhood parks that are interconnected via an off-road pedestrian and bicycle network, where possible.
- Objective 4.5: Continue to coordinate and monitor driveway issues, especially along strategic highway corridors.
- Objective 4.6: Continue involvement with the Regional Planning Organization (RPO) to ensure transportation coordination efforts continue throughout the Town.
- Objective 4.7: Protect traffic carrying capacities and promote public safety, by adopting an access management plan to limit access along major and minor thoroughfares.
- Objective 4.8: Require sidewalks or pedestrian paths where residential development is within walking distance (up to ½ mile) of schools, parks, and other public facilities.
- Objective 4.9: Monitor planning activities of Harnett and adjacent counties to ensure that planning and growth is coordinated between jurisdictions.
- Objective 4.10: Developing growth scenarios for specific areas of the Town.
- Objective 4.11: Utilize various forms of media to help communicate and encourage participation in planning efforts.

Goal 5: Cultural & Natural Resource Influences

- Objective 5.1: Adopt the Healthy Living Assessment (Coats, North Carolina); by: Holland Consulting Planners (2014) in conjunction with the Town's Land Use Plan.
- Objective 5.2: Preserve natural conditions that contribute to the overall health of the Town/Region's natural systems (streams, wetlands, forested areas, etc.). Utilize the North Carolina Wildlife Resources Commission's Green Growth Toolbox principles to guide the preservation and conservation of these natural systems.

- Objective 5.3: Develop and Maintain Open Space Conservation Plan and Policy that exceeds State mandated requirements for review by the appropriate boards.
- Objective 5.4: Identify, map and preserve the Town's historical, natural, and cultural assets utilizing all available conservation data.
- Objective 5.5: Promote the use of existing and proposed utility rights-of-way for public open space and greenway access.
- Objective 5.6: Utilize policies that encourages the conservation of high value natural resources within new developments.

SECTION 5: FUTURE LAND USE MAP (FLUM)

The basis for the Town's Future Land Use Map (FLUM) below was to begin with the Town's current zoning map and consider where compatible and complementing land uses would be suitable in the future. Its purpose is to graphically depict to the reader a general land development pattern that seeks to accomplish the goals of the Plan. This map should be revisited and revised periodically as the Town grows. Furthermore, statutorily the Land Use Plan and Future Land Use Map must be consulted and interpreted to determine if zoning changes are either consistent or inconsistent with its findings and recommendations. The following future land use map categories have been developed to provide a narrative explanation to the map document herein.

Central Business

Characteristics to encourage:

- Predominant uses to be small scale and appropriate for a downtown such as commercial, office and retail.
- Land uses share parking and make use of on-street and/or municipal parking.
- Vertical mix of uses should be encouraged as long as ground floor is non-residential.
- Public utilities should be provided such as water, sanitary sewer, storm sewer, phone, and power.

Neighborhood Commercial

Characteristics to encourage:

- Uses that support neighborhoods such as general merchandise, pharmacy, super market, small scale commercial, office.
- Architecture should be at a neighborhood scale and encourage smaller retail, commercial, as well as office uses.
- Connectivity between residential land uses that encourages multiple modes of transportation.

Highway Commercial

Characteristics to encourage:

- Locate near existing and proposed major two-lane and four-lane highways.

- Control number of driveway cuts and maintain clear sight distances at ingress/egress points.
- Accommodate uses that benefit through and commuting traffic such as restaurants, fuel stations, and general merchandise retail establishments.
- Manage signage to accommodate high speed traffic, but not to allow signage to dominate the landscape.

Industrial

Characteristics to encourage:

- Accommodate both light industrial and office uses.
- Located in areas where adequate public utility and transportation services (highway and rail) exist to support it.
- Encourage the use of best management practices for the management of storm water run-off.

Mixed-Use

Characteristics to encourage:

- Accommodate development that combines commercial, and civic/institutional land uses with a mixture of housing types where supported by infrastructure.
- Uses to include retail, office, single-family detached and attached residential, multi-family residential at medium density, as well as civic and institutional uses.
- Mix of uses vertically as well as horizontally.

Multi-Family

Characteristics to encourage:

- Density eight (8) to sixteen (16) dwelling units per acre.
- Organized around a public open space that connects the open space to dwelling units and commercial areas by sidewalks or trail network.
- Housing can include a mixture of dwelling types such as: apartments, townhomes, villas, duplexes, condos, etc.
- Factors in determining appropriate locations of this land use category include proximity to natural resources and urban services (public water and/or sewer), availability of public facilities such as arterial or collector streets, public transportation routes and/or and the characteristics of nearby existing and future neighborhoods.

Residential

Characteristics to encourage:

- Density three (3) to six (6) dwelling units per acre, single family detached or attached.
- Categorized by a range of lot size districts.
- Organized around a public open space that connects the open space to homes and commercial areas by sidewalks or trail network.
- Housing can include a mixture of dwelling types, including single family detached, duplex, patio home, semi-detached/attached dwelling.

- Factors in determining this land use category included proximity to natural resources and urban services (public water and/or sewer), availability of public facilities, and the characteristics of nearby existing and future neighborhoods.
- Churches and schools may be allowed via a Conditional Use Permit.

Residential Agricultural

Characteristics to encourage:

- Density one (1) to two (2) dwelling units per acre, single family detached or attached.
- Housing can include a mixture of dwelling types, including single family detached, duplex, patio home, semi-detached/attached dwelling.
- Factors in determining this land use category included proximity to natural resources and urban services (public water and/or sewer), availability of public facilities, and the characteristics of nearby existing and future neighborhoods.
- Developments should retain significant natural features, scenic views, and highway buffers/screening.
- Development should result in preservation of surrounding agricultural uses.
- Churches and schools may be allowed via a Conditional Use Permit.

Open Space

Characteristics to encourage:

- Organized around a centralized park, greenway trail, sports complex, or other outdoor public space such as a school, library or government administration.
- Interconnected and allow for multi-modal (biking/walking) means of transportation.
- Used as a means to provide environmental benefits by naturally filtering storm water prior to integrating with existing water bodies such as streams, lakes and ponds, specifically within public water supply watersheds.
- Vary in size and range of activities supported, depending on the type of park/open space.
- Open spaces are a type of land use that can be accommodated in all land use categories.