



Meeting of the Coats Planning Board

May 1, 2025 – 6:00 p.m.

I. Call to Order

- A. Invocation & Pledge
- B. Approval of Agenda
- C. Approval of Minutes – Apr. 3, 2025

II. Public Forum

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

III. Presentation by KCI & Associates (Harrison Wenchell, KCI & Associates)
Overview of the draft Future Land Use Map and Character Areas

IV. Adjourn

(Allow 5-10 minutes to transition to Open House for public to review maps)

Open House Forum for Public Review of Draft Future Land Use Map

**TOWN OF COATS
Planning Board
Thursday, April 3, 2025
Official Minutes**

The Town of Coats Planning Board met in regular session on Thursday, April 3, 2025 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, Lawrence Denning, Mitchell Pope, Ally Fouts, Don Plessinger

Members Absent: Clint Latham

Staff Present: Mayor Chris Coats

Staff Absent: Town Manager Barbara Hollerand

I. CALL TO ORDER

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

A. Invocation & Pledge

She then asked Lawrence Denning to deliver the invocation and led those in attendance in the Pledge of Allegiance.

B. Approval of Agenda

RESOLVED, to approve Agenda.

**MOTION BY: Don Plessinger, SECOND BY: Lawrence Denning
APPROVED: 6-0, unanimously approved**

C. Approval of Minutes – March 6, 2025

RESOLVED, to approve minutes.

**MOTION BY: Misty Gil, SECOND BY: Ally Fouts
APPROVED: 6-0, unanimously approved**

II. Triton High School FFA Chapter

Triton FFA members Katie Cole, Taylor McNair, Kamryn Wise, and Carissa Roberts presented alongside club advisor Andy Cole and they explained that every year the Triton FFA Chapter applies for an award known as the National Chapter Award, and one requirement is giving the presentation. They briefed the Board on their FFA Chapter, the agricultural courses that are offered at Triton High School, and the positive benefits of being involved in FFA.

III. Future Land Use Map

Chair Hazel Stephenson informed the Board that they needed to review the map and offer comments in writing by April 10th.

Chair Stephenson said she's interested in making sure that conservation and open space are available for the town, and that they are in every quadrant of the map. She pointed out that the Jetport will be a good opportunity to bring more commercial business into Coats, and the Board needed to continue to plan and ensure the town grows the way it needs to.

She also pointed out to the Board that single family residential and rural residential is mainly surrounding the town, and that commercial and mixed use goes out in the direction of Buies Creek and Campbell University.

Don Plessinger commented that he believed the map was set up very well, with open space in every quarter.

Chair Stephenson agreed with Mr. Plessinger and mentioned the need for housing, and that we need people to have businesses. Lawrence Denning expressed agreement.

Mitchell Pope brought up the need for parking, and Chair Stephenson stated that on Railroad Street there is a section that had been slated for parking.

Misty Gil commented that she would have liked to see agriculture in the character areas and specifically designating the agriculture district on the map, but that everything else looked good. Ally Fouts expressed agreement.

Chair Stephenson stated they could get those comments in writing to be submitted for review.

IV. Public Forum

Chair Stephenson opened the public forum.

Joan Harmon, 1390 Abattoir Road, approached the Board. She stated that she was very impressed with KCI & Associates and Mr. Wenchell and she was happy with the map being presented. She expressed agreement with moderate growth, and that she liked the open spaces on said map.

Kurt Honeycutt, 180 Honeycutt Farm Drive, gave background on his family farm that's still in operation. He stated the Future Land Use Plan draft prepared by the Town of Coats on July 22, 2023 had his farm and others zoned as agriculture, but that the current proposed map had his family farm zoned as rural residential. He stated when someone looks at a zoning map of Coats, they'd want them to see the green designation just outside of town zoned as agriculture.

Lance Honeycutt, 180 Honeycutt Farm Drive, stated that he agreed with some things that were said, but that other things needed to be addressed. He expressed that bringing more houses won't bring more

businesses- better quality businesses would bring business. He also expressed that he and his brother would like their properties to be considered as agriculture on the map.

Andy Cole, 1420 Abattoir Road, approached the Board. He stated that as an agriculture teacher, he would like to see a lot more agriculture on the map, particularly on active farms. He explained that developers use the total acreage of land when meeting requirements, such as three houses per acre for SFR3, rather than using the actual acreage of land that has been cleared for building. He asked the Board to take things like that into consideration when they are making choices in the future.

Chair Stephenson thanked the students from Triton High School FFA for their presentation and the public for showing up and giving input. She also clarified that the map being shown was NOT a zoning map, and reiterated that it's a Future Land Use Map.

V. Adjourn

RESOLVED, to adjourn.

MOTION BY: Misty Gil BY: Don Plessinger

APPROVED: 6-0, unanimously approved

Meeting adjourned at 6:35 p.m.

Mikayla Johnson, Deputy Clerk

Hazel Stephenson, Chair