

**TOWN OF COATS
Planning Board
Thursday, February 1, 2024
Official Minutes**

The Town of Coats Planning Board met in regular session on Thursday, February 1, 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, Alan Pope, Lawrence Denning, Clint Latham, Ally Fouts

Members Absent: Don Plessinger

Staff Present: Town Manager Nick Holcomb

I. CALL TO ORDER

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

Chair Hazel Stephenson delivered the invocation and led those in attendance in the Pledge of Allegiance.

RESOLVED, to approve Agenda.

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

RESOLVED, to approve minutes from the January 4, 2024 meeting.

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

II. PUBLIC FORUM

Chair Hazel Stephenson opened the Public Forum to anyone that wanted to speak on a topic other than the rezoning and annexation of 1380 Abattoir Rd. Chair Stephenson announced that the public would be allowed to speak on that topic later during the meeting before the planning board made a decision.

Chair Stephenson closed the Public Forum after hearing no one.

III. NEW BUSINESS

A. Rezoning and Annexation Request – 1380 Abattoir Rd

Town Manager Nick Holcomb introduced the request and stated that the property was about eighty acres with three separate parcels. He explained that the current zoning was agriculture, and there was a rezoning and annexation application for a Single Family Residential 3 with a

TNDO overlay. He expanded on the details of the property and stated that it was about 2,400 feet from the existing town limits. He also let the board know that there was an existing waterline in place beginning off of Hwy 27 as an eight inch line and before Irbin Drive that it transitioned to a six inch line. He also mentioned that the developers had done the required official survey of the Annexation Boundary with the Metes and Bounds description. Next, he touched on the Master Site Plan and said it was beneficial both to the public and the board to see the type of development that developers had in mind. Lastly, he briefed everyone on the process of the proceedings with the planning board meeting being the first step. The planning board would make a recommendation to the town council on whether to deny, support, amend, or table the proposal. Next, letters would be sent out and advertisements would be made for the public hearing. There would also be a neighborhood meeting where the developers and engineers could listen to what the public thinks on February 13th. He then turned it over to the development team for more details on the proposal.

David Goracke approached the board and began by introducing himself and stated that he was the manager of True Life Companies, who had submitted the proposal. After giving some brief background, he referred to some of the specific objectives with the updated Future Land Use Study including:

- Support and promote development that would optimize the use of existing infrastructure
- Direct development to the areas that had existing infrastructure
- Encourage new development to provide open space and neighborhood parks that were interconnected
- Require sidewalks and pedestrian paths within residential development
- Preserve natural conditions that contribute to the overall health of the town
- Identify and preserve the town's historic natural and cultural assets
- Utilize policies that encourage the conservation of high value of natural resources on the land

He said those were the things that were taken into consideration as they looked at opportunities specifically for the parcel. He mentioned that they walked the site and looked for things such as environmental conditions, site access, existing infrastructure, and key areas on site that led to this plan. He stated the desire to work with Town Staff and planning board to bring something that would be long lasting and positive to the community. He confirmed that the project was in conformance with the updated Future Land Use Map. He gave a few more details on the site and stated that it was 80 acres with 217 lots. He highlighted that there would be 25% more open space than what the Ordinance called for, and there would be a density of 2.6 lots per acre. Lastly, he pointed out a Magnolia Tree on site that the plan was designed around along with a 1.3 acre greenspace and other park areas.

Landon Lovelace introduced himself as the President and owner of Underfoot Engineering. He informed the board that the plan was not fully engineered, because of wanting to make sure its fully constructible and that it's more than a pretty picture on a piece of paper. He elaborated on several aspects that had been looked into, including: infrastructure, hydraulic modeling and fire flow analysis, working with Harnett County Regional Water to evaluate the existing pump

station, corresponding with DOT who recommended no improvements at this time, storm water and keeping drainage similar to what it is now, and preserving the existing stream.

Next, Chair Hazel Stephenson asked the public to come up and voice their concerns to the board.

Sharon Stevens from 3701 Abattoir Rd. approached the board. She made it clear that her intent was not to stop something that was seen as progress; but questioned at what cost was progress? She stated there were 1,582 cars that go by this development every day, many times being slowed down by tractors, and that adding 200 plus homes would essentially be adding 400 cars in traffic. She went on to mention projects that have been approved within the last year or so, that in addition to this project would cause even more traffic issues. She also voiced concerns regarding pressure on schools to hold more students. Her last concern was emergency services, and potentially having to hire more police officers, firemen, and Public Works staff.

Bennie Harmon, residing at 1390 Abattoir Rd. spoke next. His main concern was the potential for car accidents because of this being a unique area that was difficult to pull out in a vehicle, due to being on top of a hill. He also questioned sewer capacity and a state grant that was received to expand capacity in the future; saying it didn't make sense to him to add new houses when the upgrades would not be taking place until 2025-2026. He went on to express concerns of children trespassing on private property.

William Pope, from 557 Johnson Rd, then came up to speak. He explained that he worked in Angier where a similar development was taking place. He said the only tree that would remain on this site was the Magnolia Tree other than sections that were marked off. He went on to say there would be no room in between the houses, no room for storage, and nowhere to park. He stated he believed there should be a requirement of developers to put up fences around the perimeters of the properties to eliminate the trespassing issue. He was also concerned with there being no upgrades to water or sewer lines.

Andy Cole, residing at 1420 Abattoir Rd. addressed the board next. He explained that he was a teacher and he had seen firsthand the overcrowding school systems were experiencing and the lack of bus drivers. He also mentioned the fact that he believed the people who move into these new homes would not be from Coats, and also would not work in Coats, and would only sleep here so Coats would not see increased business or revenue. He mentioned the potential for liabilities due to a pond that was on the property and a shooting range. He went on to make the point that the amount of homes that would be built would be more than the total amount of new homes that had been built in Coats in the past 20 years. He agreed with the request for fencing or hedges.

Dena Klein, from 1845 Abattoir Rd, approached the board next. Her main concern was safety of the road. She explained the road did not meet minimum DOT requirements of lane width currently, and mentioned the intersection of 27 and Orange. She went on to explain sight distance was poor and it was almost impossible to make a turn, which adding cars to would just make worse, and would feed the intersection of Abattoir and Hwy 27 for further traffic.

Jon Pope, residing at 528 Johnson Rd, then came up to speak. He informed the board members that he was an adjacent land owner on the north side of this proposed development, and that

he and his family were very active in this community. He went on to discuss his poultry farm that produces roughly 10 million pounds of chicken annually. He was concerned that without buffers or a fence, trespassers may come onto the property and could transfer diseases, such as bird flu. Next, he mentioned the natural sheet flow of water being looked at so erosion or flooding did not eventually take place. Another concern he had was the ETJ moving or changing, but town manager Nick Holcomb said there are no plans for that.

Hazel Stephenson asked the board if there were any comments or discussion, and there were none.

RESOLVED, to deny request.

MOTION BY: Clint Latham, **SECOND BY:** Lawrence Denning
APPROVED: 6-0, unanimously approved

Town manager Nick Holcomb stated the process would still run its course as far as the neighborhood meeting and the matter going before the town council.

IV. MANAGER UPDATE

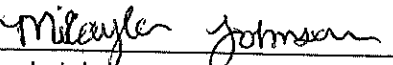
Town Manager Nick Holcomb stated that he had no updates at this time.

V. ADJOURN

RESOLVED, to adjourn.

MOTION BY: Misty Gil, **SECOND BY:** Alan Pope
APPROVED: 6-0, unanimously approved

Meeting adjourned at 7:12 p.m.


Mikayla Johnson, Deputy Clerk


Hazel Stephenson, Chair