

TOWN OF COATS
Planning Board Meeting
September 1, 2022
6:00 p.m.

I. ABSTRACT:

The Coats Planning Board met for their regular meeting on September 1, 2022 at 6:00 p.m. The meeting was held in the Board of Commissioners' Meeting room at Coats Town Hall.

II. ROLL CALL:

Chairman Walter Weeks, Vice Chairwoman Hazel Stephenson and members Jean Powell and Don Plessinger were present.

Planning Board members Marshall Jones, Misty Gil and Alan Pope were absent.

III. CALL TO ORDER:

A quorum being present, Chairman Weeks called the meeting to order.

Chairman Weeks led the Board in the invocation and the Pledge of Allegiance.

A. Approval of Agenda

RESOLVED, to approve agenda.

MOTION BY: HAZEL STEPHENSON: SECOND BY: DON PLESSINGER
APPROVED, AYES (4) POWELL, WEEKS, STEPHENSON, PLESSINGER
NOES (0)

B. Approval of Minutes

RESOLVED, to approve minutes from July 7, 2022.

MOTION BY: HAZEL STEPHENSON: SECOND BY: JEAN POWELL
APPROVED, AYES (4) POWELL, WEEKS, STEPHENSON, PLESSINGER
NOES (0)

IV. PUBLIC FORUM:

Chairman Weeks opened Public Forum.

Hearing no one, Chairman Weeks closed Public Forum.

V. NEW BUSINESS:

A. Brick Mill Estate Major Subdivision Preliminary Plat

Nick Holcomb, Town Manager, presented to the Board the preliminary plat for the Brick Mill Major Subdivision. Mr. Holcomb informed the Board that in March 2022, the parcel was rezoned to R-6 ND. Mr. Holcomb stated that Jay Meyers, engineer, has approved the construction plans. Mr. Holcomb stated this meets the requirements of the June 2021 Subdivision ordinances. Mr. Holcomb stated that the final plat will have the official street names (**Reference #1**).

RESOLVED, to accept the preliminary plat as presented.

MOTION BY: HAZEL STEPHENSON: SECOND BY: JEAN POWELL

APPROVED, AYES (4) POWELL, WEEKS, STEPHENSON, PLESSINGER

NOES (0)

B. Hawley Tract Rezoning Request-GC/SFR-3 to MU-2

Nick Holcomb, Town Manager, presented to the Board a rezoning request for 378 E Stewart Street from GC/SFR-3 to MU-2. Mr. Holcomb informed the Board this is ten (10) acres with frontage along Highway 27. Coats Town water lines and sewer are available (**Reference #2**).

Chairman Weeks clarified that a major change from current zoning would be possibility of commercial anywhere across the entire site.

Mr. Holcomb replied that the development agreement outlining quantity and location of commercial will be part of final zoning decision based on community feedback.

Mark Norton, developer, informed the Board of intentions for limited commercial along Highway 27. He stated the MU-2 would soften the transition from existing commercial to existing residential areas.

RESOLVED, to recommend to Town Board for approval of rezoning.

MOTION BY: DON PLESSINGER: SECOND BY: HAZEL STEPHENSON

APPROVED, AYES (4) POWELL, WEEKS, STEPHENSON, PLESSINGER

NOES (0)

RESOLVED, to adopt Consistency Statement: This rezoning request will allow for infill of a site where new development creates opportunities for business and various housing designs sharing community amenities and enhancements. Town seeks to accommodate development that combines commercial land uses with a mixture of housing types where supported by infrastructure. Mixed Use would provide a transition buffer between commercial and SFR-3 residential.

The future land use plan seeks to encourage mixed land use, as appropriate, to provide easy access, reduce travel time, and improve convenience. Encourage non-residential development to locate near major transportation routes.

MOTION BY: HAZEL STEPHENSON: SECOND BY: JEAN POWELL

APPROVED, AYES (4) POWELL, WEEKS, STEPHENSON, PLESSINGER

NOES (0)

C. Lauder Tract Annexation & Rezoning Request-AG to SFR-3 w/ Traditional Neighborhood Development Overlay (TNDO)

Nick Holcomb, Town Manager, presented to the Board an annexation and rezoning request for property located on Highway 27. This has fifty (50) acres with a 12' Harnett County waterline with no sewer. The closest sewer line is located on Honeycutt Road and Highway 27. Mr. Holcomb stated wetlands/flood plains will need to be considered. Mr. Holcomb stated a non-

contiguous annexation would be required. A Public Hearing for the re-zoning and Annexation would run concurrently. A neighborhood meeting was held August 1, 2022 **(Reference #3)**.

Mike Roselli, engineer with Underfoot Engineering, informed the Board that they are planning to build 151 homes and there are eight (8) acres undevelopable that will be preserved due to the wetlands.

George Young, Mattamy Homes, informed the Board that they are a private company with houses being built in Johnson, Harnett, and Lee.

RESOLVED, to recommend to Town Board approval of the rezoning in conjunction with a voluntary annexation and include the Consistency Statement: Significant portion of land dedicated to improved open spaces and reserve un-improved open spaces where environmentally sensitive areas are located. Density three to six dwellings per acre, single family detached. Organized around a public open space that connects the open space to homes.

MOTION BY: HAZEL STEPHENSON: SECOND BY: JEAN POWELL

APPROVED, AYES (4) POWELL, WEEKS, STEPHENSON, PLESSINGER

NOES (0)

VI. MANAGER UPDATE

1. Messer Property-Undergoing second revision construction documents by engineer.
2. Parking area underway on commercial property in front of storage buildings.
3. Mattie Grace-curb and gutter poured.
4. Lot 3 in Peach Orchard-house under construction.

RESOLVED, to adjourn meeting.

MOTION BY: HAZEL STEPHENSON: SECOND BY: DON PLESSINGER

APPROVED, AYES (4) POWELL, WEEKS, STEPHENSON, PLESSINGER

NOES (0)

Meeting adjourn at 7:13 p.m.

Leanna White

Leanna White, Deputy Clerk

Walter Weeks

Walter Weeks, Chairman