

GOLDSTON TOWN BOARD MINUTES  
AND VIRTUAL MEETING WITH CHATHAM COUNTY PLANNING  
AND GOLDSTON PLANNING BOARD

4 January 2021

Virtual Meeting with Chatham County Planning Board and Goldston Planning Board

Members Attending: Hunter Glenn, Angela Plummer, Jason Sullivan, Layton Long, Howard Willett, Obie Wicker, Phyllis Rankin, Chris Minor

Attorney Paul Messick and all of Town Board Members

The Mayor opened the Virtual Meeting and welcomed everyone. The purpose of the meeting was for consideration of the Town of Goldston Land Use Plan, Zoning Map, Watershed Protection Map, and Unified Development Ordinance. Hunter Glenn, Chatham County Planning presented the current document drafts recommended by the Goldston Planning Board. It was discussed that a Watershed Review Board would need to be in place with 5 members. The Town Board members agreed to serve in this capacity. A Board of Adjustments needed to be established as well and the Planning Board agreed to serve in this capacity. Discussion followed there were some minor changes to make in the UDO before the final Ordinance would be printed. Once those are made the Town will be given copies to distribute and keep on file.

Mr. Messick asked if the Planning Board had Oath of Office documents on file for everyone. He stated the Oath of Office is required for the Planning Board members and the Board of Adjustment members. He will forward the document to the members.

Tim thanked everyone for attending and Layton Long thanked everyone on both Planning Boards for their diligence in bringing this to completion.

The virtual meeting was closed, and the regular Town Board meeting was called to order by the Mayor. Minutes of the December 2020 meeting were read and approved. The clerk reported balances as follows: General Fund \$349,510.27; Powell Bill Fund \$48,125.38; Sewer Enterprise Fund \$254,599.20; CDBG-Ph 2 \$0. Copies were given to board members and a copy is attached hereto.

Old Business:

Action requested regarding the UDO follows:

Jonathan Hensley moved to change the Zoning Map for Parcel #9049 South side of Ten/Ten-Pittsboro Goldston Road from the C-I to O & I zone. Charlie Fields seconded the motion. Motion passed with all voting in favor. The Planning Board will make the change.

Charlie Fields moved to approve the Resolution Adopting the Town of Goldston Land Use Plan dated January 4, 2021; the Town of Goldston Zoning Map dated January 4, 2021(as amended by the previous motion as stated herein above), and the Watershed Protection Map of Goldston dated February 17, 2018. The motion was seconded by Jonathan Hensley. The Motion passed with all voting in favor.

Ordinance Adopting the UDO. Jonathan Hensley moved to approve the Ordinance Adopting the Unified Development Ordinance with conforming references to Chapter 160D. The motion was seconded by Wayne Woody. The Motion passed with all voting in favor.

Ordinance Adopting Fees. Jonathan Hensley moved to approve the Ordinance Adopting Fees for administration and enforcement of the UDO. The motion was seconded by Lynn Gaines. The Motion passed with all voting in favor.

Ordinance Repealing Mobile Home Park Ordinance. Charlie Fields moved to approve the Ordinance Repealing the 2016 Mobile Home Park Ordinance and terminating the 2016 Interlocal Agreement with Chatham County. The motion was seconded by Steve Cunnup. The Motion passed with all voting in favor.

Rescue Squad Building. Charlie Fields reported the sheetrock is being installed and floor insulation was supposed to go in today. The Roll-up Doors are in and to be installed. The new completion date is March 1, 2021 due to delivery delays caused by Covid 19 and workers being out sick with the virus. Charlie stated the biggest delays have been because of Chatham County Inspections office. Tim Simmons with First Health is not satisfied with the new completion date as the original completion date was to be by the end of 2020. Mayor Cunnup asked Paul Messick to draw up a lease contract. The town wants to have the signed lease executed by all parties in hand before First Health takes occupancy of the building.

CDBG Phase 2. Steve said WithersRavenel are finishing up the design and have secured the permits to move forward with obtaining bids.

Pump Station Carport. Steve stated due to the Custom Design Size there is a 10-12 week lead time so it will be February or March before it is installed. Jody Harris will get a quote for the concrete pad. The total cost should be approximately \$2,700.00.

Golf Cart Ordinance. Lynn Gaines stated this is going to be acted on, it needs to be in place by Spring. It should be adopted at the February meeting and become effective March 1, 2021. Paul will send a draft to Lynn Gaines.

#### New Business:

#### Wastewater Connection Annexation.

Direct the Town Attorney to prepare Contract. Charlie Fields moved to direct the Town Attorney, Paul Messick, to prepare a contract between the Town of Goldston and Rock Hill Farms Holding, LLC for the extension of wastewater service to their property on US 421 pursuant to the Town's existing policy as follows:

1. The developer shall provide all connections and extensions of the Utility facilities from the development, including all properties inside the development, to the existing Utility System of the Town in accordance with all applicable Town standards, specifications, and long-range master utility plans. All planned extensions of the Town Utility systems shall have engineering design plans prepared and submitted to the Town for review and approval prior to construction. No Utility facilities, extensions or connections shall be constructed without written approval and inspection by the Town.
2. All applicants requesting utility connections outside of a jurisdiction's Town limits are required to submit a petition of annexation and/or annexation agreement. A utility connection outside of a jurisdiction's town limits will not be allowed until the Town Board has adopted the ordinance of annexation or annexation agreement, except in cases of emergency. The Town

Board, at its discretion, may incorporate additional requirements as conditions for adoption of the annexation ordinance.

Wayne Woody seconded the motion. The motion passed as all voted in favor.

Annexation Petition. (Rock Hill Farms Holding, LLC)

Action Requested

Direct Town Clerk to investigate. Steve Cunnup moved to approve a Resolution to Direct the Town Clerk to investigate the sufficiency of the Petition. The motion was seconded by Charlie Fields. The motion passed as all voted in favor. A copy of the approved resolution is attached hereto.

Schedule a Public Hearing. Lynn Gaines moved to Approve a Motion to Schedule a Public Hearing upon the questions of annexation for February 1, 2021. The motion was seconded by Wayne Woody. The motion passed as all voted in favor. The advertisement for the Public Hearing will need to run not less than 10 days and not more than 25 days before February 1, 2021.

Rezoning Petition (Rock Hill Farms Holding, LLC)

Action Requested

Motion for Map Amendment. Charlie Fields moved to approve that upon annexation of the Rock Hill Farms Holding, LLC property, the Town Board shall on its own motion consider a map amendment to classify the Rock Hill Farms Holding, LLC property to the Light Industrial Zoning District. The motion was seconded by Wayne Woody. The motion passed with all voting in favor.

Motion to Schedule a Joint Public Hearing. Jonathan Hensley moved to approve scheduling a Joint Public Hearing with the Planning Board upon the question of the map amendment for February 1, 2021. The motion was seconded by Charlie Fields. The motion passed with all voting in favor. Layton Long will advise the Planning Board members to be present for the Joint Public Hearing on February 1, 2021.

Other Business:

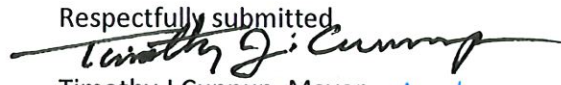
Rescue Squad Vehicles. Mayor Cunnup asked Paul if the vehicles could be advertised for sale on a government website and he said they could but there is a process to follow. Steve Cunnup moved to authorize the Mayor to sell the vehicles per the requirements. Wayne Woody seconded the motion and motion passed with all voting in favor.

Removal of Christmas Decorations. Jonathan Hensley will work on getting that done this week.

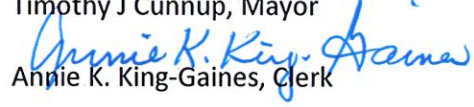
Street Mowing Contract. Wayne Woody will check with R. G. Beal and find out if he is going to continue with the street mowing.

There being no further business, all agreed to adjourn the meeting.

Respectfully submitted



Timothy J Cunnup, Mayor



Annie K. King-Gaines, Clerk