



Goldston Town Planning Board Agenda Notes

Date: March 14, 2023

Agenda Item: 1 Attachment #: 1

- Subdivision Conditional Use Permit
Rezoning Request
 Other:

Subject:	Request by Michael Blakley of Drafting and Design Services, Inc on behalf of Bobby Branch for subdivision First Plat review and approval of Goldston Fields , consisting of 41 lots on 24.91 acres, located off Pittsboro-Goldston Rd (S.R. 1010) and Vernie Phillips Rd (S.R. 2189); parcel 9533.
Action Requested:	See Recommendation
Attachments:	<ol style="list-style-type: none"> 1. Major Subdivision Application 2. Vicinity Map 3. Plat Map 4. Utility Plan 5. Road name approval from Chatham County Emergency Operations Center 6. Soils Report 7. Riparian Buffer Report dated November 8th, 2022 8. Correspondence from School Board 9. General Environmental Documentation

Introduction & Background:
Zoning: R-15 Residential
Water System: Goldston Gulf Sanitary District
Sewer System: Town of Goldston
General Information:
 The subdivision process is a four (4) step process: Concept Plan, First Plat, Construction Plan, and Final Plat. The applicant has completed the community meeting and the Concept Plan review. The Goldston Fields First Plat review is the first of its kind for the planning board and the town board. The Town Board adopted the UDO in March of 2020 and in the last three years has received annexation requests, rezoning applications, and watershed map amendments for the Goldston Fields site.

The 24.91-acre parcel was rezoned to R-15 and added to the Towns Zoning and Watershed Maps in May/June of 2022. At the time the applicant annexed only 24.91

acres because of the limitations of state law regarding satellite annexations. The state law has been amended to allow for further satellite annexations. The applicant is currently applying for annexation for the remainder of the property. Those items will receive a public hearing at the April 3rd, 2023, Town Board Meeting.

The Goldston Subdivision Regulations, Section 3.4.D(4) state that the Planning Board meeting shall include a Public Hearing to receive public comment on the proposed subdivision. Following the Public Hearing, the Planning Board shall review the proposal, staff recommendation and public comments and indicate their recommendation for approval, disapproval, or approval subject to modifications. If the Board recommends disapproval or approval subject to modifications, the necessary reason or modifications will be specified in the minutes of the meeting. The Planning Board shall have two (2) meetings in which to act on a proposal.

Discussion & Analysis:

The request is for First Plat review and recommendation of Goldston Fields First Plat, consisting of 41 lots on 24.91 acres, located off Pittsboro Goldston Rd and Vernie Phillips Rd.

Roadways: Old Barn Drive, Hayfields Street, Bale Street, and Goldston Fields Drive have been submitted to the EOC and approved. The roads will be built to NCDOT standards with a 60-foot right-of-way.

Historical: Sy Robbins informed the applicant that they would want to be informed if any old foundations or other significant structures are encountered during development. Sy suggested the applicant look at the inventory checklist on the Historical Society website. A title search might be helpful for road names or subdivision name for historical connection.

Schools: Chatham County School was informed of the development.

General Environmental Documentation: The GED is a group of documents related to the environment of the project and has been reviewed by Chatham County staff and the information provided is satisfactory. This requirement has been met.

Community Meeting: The meeting was held on July 27th, 2022, at 2111 S. Main St, in Goldston. Some of the questions and concerns mentioned at the meeting were 1. The effect of the development on the sewer. 2. The residents do not want the town to grow but feel like the Town should do more improvements to the Town. 3. There should be park or playground added to the developments. 4. Stormwater from existing field that discharges next to existing homes.

Technical Review Committee: The TRC met to review this project at the August 17th 2022 meeting and then again on February 15th 2023.

Water: The development will utilize the public water provided by Goldston Gulf Sanitary district.

Water Features: There is a wetland that is noted on the plat and is partially located on the site.

Stormwater and Erosion Control: Phase 1 of Goldston Fields will have one stormwater BMP located south of Lots 8-12. The BMP is located on 3.17 acres of open space.

Site Visits: The site visits took place on February 28th and March 2nd at 9:00am and 5:00pm respectively.

Recommendation:

Planning Staff recommend approving the road names: Old Barn Drive, Hayfields Street, Bale Street, and Goldston Fields Drive, and granting approval of subdivision first plat for **Goldston Fields Subdivision** with the following conditions:

1. Approval of the First Plat shall be valid for a period of twelve (12) months following the date of approval by the Town Board and the Construction Plan approval shall be valid for a period of twenty-four (24) months from the date of approval by the Technical Review Committee or Town Board.
2. The town attorney shall review and approve the contract and performance guarantee prior to final plat recordation.