



**Goldston Planning Board  
Minutes  
May 10<sup>th</sup> 2022**

The Goldston Town Planning Board met in regular session via a GoTo Webinar remote meeting. Members present were as follows:

Present:

Howard Willet  
Chris Minor  
Phyllis Rankin  
Layton Long (via phone)

Absent:

Obie Wicker

- I. CALL TO ORDER:
- II. VIRTUAL MEETING GUIDELINES:  
Planning Staff went over the voting procedures for the remote meeting.
- III. DETERMINATION OF QUORUM:  
Howard Willet determined there was a quorum. (4 members present)
- IV. APPROVAL OF AGENDA:  
The members present unanimously approved the agenda. Chris Minor made the motion and Phyllis seconded.
- V. PUBLIC INPUT SESSION:  
No Public input.
- VI. ZONING:  
A Legislative request by Michael Blakley, on behalf of Bobby A. Branch, for an amendment to the Town's zoning map to zone as R-15 a 24.19-acre tract located at 8182 Pittsboro Goldston Rd (Parcel 9533).  
Michael Blakley was on the call to discuss the item with the Planning Board. Mr. Blakley reiterated that they were rezoning 24.19 acres from Chatham R-1 to Goldston R-15 for the single-family subdivisions with 41 lots in the first phase. Layton Long asked Mr. Blakley to give a brief overview of the project as he was unable to attend the public hearing. Mr. Blakley responded by explaining what had occurred to this point and the overall goal of annexing the 50 acres into the town for a major subdivision. Mr. Long asked what the anticipated size of the house would be? Mr. Blakley said it would probably 15-2k sq. feet. Affordable for the area. Mr. Long asked if they would be slab houses? Mr. Blakley said he would expect so. Mr. Long asked planning staff if there were any set asides in the ordinance for greenspace. Planning staff reminded Mr. Long that the two items on the agenda at this meeting were for initial zoning and map amendments related to the annexation application and that discussions of design standards would typically be during the major subdivision process. Staff explained that preliminary site plans would be available during the major subdivision process. Mr. Blakley reiterated that he had given some of that information at the public hearing. He knew it wasn't pertinent yet, but he stated that he and the developer wanted to give as much information as possible.

Planning Staff opened the meeting to the public. Denise Dunn had her hand raised and had some questions. She asked when it was decided to create the R-15 Zoning district? She thought it was discussed to do two houses per acre. She thought three houses per acre seemed like an awful lot. Mrs. Dunn also asked what would happen if the developer gets all the way through the planning process and then decides to sell it to another builder? Mr. Blakley answered that they are not planning on selling this and still have to go through the neighborhood meeting to get resident's feedback. Regarding the R-15 zoning, he said that they picked it because that is what most of the town is zoned. He explained that those lots fit well with utilities, and they are not asking for anything more than what is allowed by the town. Beth Barber also raised her hand for some questions. Mrs. Barber stated that she wanted the planning board to be very careful and aware of decisions they make. Careful with the decisions we are making. She cited the example of the Rock Quarry and that the developer made promises and didn't honor them. She discussed the heavy traffic from rock trucks using main street when that was not supposed to happen. Mrs. Barber said she doesn't want Goldston to be a thoroughfare.

Mr. Willet asked if the 15k square foot lots matched up with the county standards or just with Goldston? Mr. Blakley responded that yes, that was a town regulation. The county doesn't have public utilities so most of the zoning is minimum of one acre. Mr. Blakley as Mr. Glenn to confirm. Mr. Glenn gave a brief explanation of how the R-15 Zoning designation was created. Mr. Willet also asked about the developer "flipping" the land to another developer. Mr. Glenn explained that the Town or the County doesn't regulate whether lots are sold to another developer, but that there would be more times during the subdivisions process when the town and residents would be made aware of the land changing hands. Mr. Long asked about the Annexation rules for satellite annexations, and if we were "putting the cart before the horse?" Mr. Glenn responded that the 24.19 acres will max out the towns satellite annexation ability. Mr. Long asked if the developer was taking a leap of faith that they would be able to annex the rest of the property? Mr. Blakley said that was correct, but that the 41 lots can stand alone, and the developer could complete the project. Also, they feel confident that the satellite annexation exemption will happen.

The planning board voted unanimously to approve the consistency statement. Layton Long made the motion and Phyllis Rankin seconded.

The planning board voted unanimously to recommend approval of this item to the Town Board. Chris Minor made the motion and Layton Long seconded.

VII.

WATERSHED ITEMS:

A Legislative request by Michael Blakley, on behalf of Bobby A. Branch, for an amendment to the Town's watershed protection map incorporating a 24.19-acre tract located at 8182 Pittsboro Goldston Rd as Local Watershed.

Mr. Blakley said he didn't have anything to add for this item. No members of the public had any questions. The planning board didn't have any comments.

The planning board decided to vote on a consistency statement just in case.

The planning board voted unanimously to approve the consistency statement. Phyllis Rankin made the motion and Chris Minor seconded. Layton lost connection, but said he intended to vote yes, when he called back in.

