



**Goldston Planning Board  
Minutes  
July 11<sup>th</sup>, 2023**

The Goldston Town Planning Board met in regular session on the above date in the Town Hall, Goldston, North Carolina. Members present were as follows:

Present:

Layton Long  
Obie Wicker  
Phyllis Rankin  
Chris Minor

Absent:

Howard Willet

- I. CALL TO ORDER:  
Layton Long called the meeting to order.
- II. DETERMINATION OF QUORUM:  
Four out of five Members present
- III. APPROVAL OF AGENDA:  
Approval of the Agenda – Layton Long asked the board members if there were any issues with the Agenda. There were no objections, and the agenda was approved.
- IV. APPROVAL OF THE MINUTES:  
No minutes to approve.
- V. PUBLIC INPUT SESSION:  
There were no members from the public at the meeting. Only the applicant.
- VI. ZONING:

Peyton Moody, on behalf of Chatham Christian Academy, has requested an amendment to the Town of Goldston Zoning Map to zone as CD-R-1 Conditional District-R-1 Residential 13.7 acres located 190 Church Street (Parcels 62536, 9076, and 60925).

Planning staff gave a brief overview of the conditional district rezoning application and the events leading up to the planning board meeting. The Chatham Christian Academy and the Goldston Baptist Church had agreed to allow the school to use the church buildings for the school use. However, the church is zoned as O&I and would not allow a school. The applicant decided to use the conditional district process so they would not have to do a SUP. The total amount of acreage for the rezoning would be 13.7 acres across three parcels.

While planning staff was presenting, Chris Minor asked if DOT had been asked to check the road since the town board meeting? The applicant said he had noticed strips on the road, and Ms. Minor agreed that she had seen the strips as well. However, the applicant didn't know if it was DOT. Obie Wicker

asked if NCDOT would require a turn lane? Mr. Glenn stated that whether or not DOT required a turn lane would be up to them, and that the town and county do not get involved in that. However, he thought based on the size of the use and the estimated increase in traffic, that a turn lane would not be needed. Mr. Glenn explained that based on the size of the parking lot they could make two drop-off lanes that would help keep traffic off of Church St.

There was some discussion about how many kids would be enrolled? Mr. Moody, the applicant, explained that right now they had 18 students registered and enrolled and they are hoping for 25 students in total. Mr. Moody said that their current plan is to only use the church site for two years. The cap with the church building is 60 kids. Mr. Long asked if the applicant would build-on or add a structure to the church site. Mr. Moody said there were no plans from the school board to do that, and again reiterated, that the school site would only be temporary for the school. They think that will outgrow the building in a few years. Mr. Glenn explained to the board that the conditional district rezoning would allow for another private school to use the parcels for that use. Mr. Moody said the school board is looking for land. Mr. Long said it sounds like it is pretty limited in scope? Mr. Glenn agreed that yes it was limited in scope, but that the rezoning would allow for more structures to be built on the land if the school and the church wanted to do that. Mr. Glenn then said that it would be open for any school to use the property. Mr. Long asked if that included daycares? Mr. Glenn said it was limited to what was in the Table of Uses. In fact, a daycare would not be allowed.

Continued discussion on pre-k regulations and daycare.

Mr. Wicker asked if they had hired teachers and a principal? Mr. Moody said they had hired a headmaster and principal and have hired three teachers and an assistant. Mr. Wicker followed up by asking what their qualifications were. Mr. Moody said the headmaster has multiple master's degrees and a PHD. The teachers will have to have all their certifications.

Discussion about the conditional district rezoning and approval.

Phyllis Rankin made a motion for the planning board to vote to recommend approval of the rezoning and attached consistency statement. The motion was seconded by Chris Minor. The motion was approved unanimously.

After the vote there was some continued discussion about the Christian curriculum the school would use.

Planning staff gave an update on what the August 7<sup>th</sup> Public Hearings would be about.

VII. NEW BUSINESS:

VIII. BOARD MEMBERS ITEMS:

XII. ADJOURNMENT:

There being no further business, the meeting adjourned.