



**Goldston Planning Board
Minutes
September 12th, 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 (Remote)
Phyllis Rankin
Howard Willet

Absent:
Obie Wicker
Chris Minor

- I. CALL TO ORDER:
Howard Willet called the meeting to order.
- II. DETERMINATION OF QUORUM:
Three out of five Members present
- III. APPROVAL OF AGENDA:
Approval of the Agenda – Howard Willet 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:
Howard Willet asked if there were any issues with the minutes. There were none, and the minutes were approved.
- V. PUBLIC INPUT SESSION:
Three members of the public attended the meeting, but they had no comments.
- VI. ZONING:

Tracy Ayotte, on behalf of Ricky Beal and High Point Precast Products, has requested an amendment to the Town's zoning map to zone as IH- Heavy Industrial a 17.826 -acre tract located at 870and 819 Walter Lambert Rd (Parcels 9617 and 10087).

Planning staff gave a brief overview of the general use rezoning application and the events leading up to the planning board meeting. Mr. Glenn explained that the location of the rezoning is off of Walter Lambert Rd, and the applicant has requested a satellite annexation, rezoning, and watershed map amendment. The property will be initially zoned as heavy industrial. Mr. Glenn explained that the current use of the property is an LCID landfill, and the applicant received about 5 loads of concrete per month that is then turned into gravel. The applicant has had a pre-application meeting, community meeting, and the public hearing. Mr. Glenn read the findings of fact into the record. The applicant is not claiming any errors in the ordinance.

Mr. Glenn discussed the changed or changing conditions, if any, which make the proposed rezoning reasonably necessary to the promotion of public health, safety, and welfare. The continued residential growth anticipated in Goldston in light of the economic and job creating opportunities related to the triangle innovation point will result in increased need of storage of concrete products such as septic tanks. It was the planning department's opinion that this finding was met.

Furthermore, Mr. Glenn discussed the manner in which the proposed amendment will carry out the intent and purpose of the adopted Land Use Plan or part thereof. The Land Use Plan for Goldston encourages businesses to develop and grow. The LUP specifically encourages industrial development in appropriate areas outside of residential areas. The site is situated in a rural setting away from many residences. It has operated as an LCID landfill for a number of years without significantly impacting the neighbors. Since there are very few residences located within the proximity of the property, this rezoning is unlikely to interfere with the rural lifestyle the Town and residents value. It was the planning department's opinion that this finding was met. Mr. Glenn Discussed the other circumstances, factors, and reasons which the applicant gave to support the application, specifically traffic, visual impact and screening, lighting, noise, chemicals, signs, emergency services, and the overall impact to surrounding land values.

Mr. Glenn discussed the other information required on the application form as offered by the applicant. He gave an overview of the water source and requirements, wastewater availability, access roads, and stormwater runoff. He explained to the planning board that if they wanted to recommend the application for approval to the Town Board they would have to also approve the attached consistency statement as follows: The request to amend the Goldston Unified Development Ordinance is consistent with the Goldston Land Use Plan; specifically, the community goal of Business and encouraging businesses to grow and develop and encouraging industrial development in appropriate areas, generally away from residential areas.

Tracy Ayotte gave a presentation on behalf of the applicant after planning staff was finished. Ms. Ayotte reiterated that the applicant intends to use the site for storage of prefabricated septic tanks and concrete products, and potentially for the manufacture of said products.

Layton Long asked if the area was already zoned heavy industrial and if staff had received any communication about the rezoning? Mr. Glenn explained that while Ricky Beal was operating an LCID landfill on the site, the area was zoned as R-1 Residential and would need to be rezoned for the storage yard, and to be annexed into town. Also, yes, some neighbors reached out to planning staff because they received the letter, and Mr. Glenn was able to inform them about the rezoning request and answer their questions. The only concern Mr. Glenn had received was about the quality of the road.

Mr. Long asked if the site is zoned industrial, is this for the specific use? Mr. Glenn explained that the application was for a general use rezoning and so any heavy industrial use allowed in the table of uses would theoretically be allowed. Ms. Ayotte clarified that the applicant was open-minded to a manufacturing facility. Mr. Willet asked if she had any idea when that would be? One of the applicants spoke and said it wouldn't be for a number of years. Mr. Glenn asked if they were building it right now, what would the facility look like? Scott Shoff (applicant) came to the table to answer the question. Mr. Shoff said that they would have some forms out there and would mostly use ready mix. It would be nothing outrageous. Mr. Willet asked what the applicant would do if two dump trucks met them on the road? Ricky Beal spoke up from the audience and explained that leaving the property heading east the road is wider and opens up to two lanes. Mr. Willet asked Mr. Shoff if that was the route that his trucks would typically take? Mr. Shoff said yes. Continued discussion about the road.

Mr. Long asked if that could potentially include an Asphalt Plant? Mr. Glenn said no because an asphalt plant requires a SUP. At this time, Nick Robinson spoke on behalf of the applicant. He explained to the board that the SUP process looks the same as a rezoning, so an asphalt plant would have to come through another process of town approval. Phyllis Rankin mentioned that just because an SUP is needed would necessarily negate an asphalt plant. Mr. Robinson said no, but it would have to get approval from the town.

Mr. Willet made a motion to recommend approval of the item including the consistency statement. It was seconded by Mr. Long, and the planning board voted unanimously to recommend approval.

Harvey Harman on behalf of Chatham County Habitat for Humanity has requested an amendment to the Town's Zoning Map to zone as R-15 Residential a 3.16 -acre tract located on Pinecrest Drive (Parcels 9426,9550,71799).

Mr. Glenn gave a brief presentation of the rezoning application. For some years now the town has been working to extend the sewer infrastructure to Pinecrest Drive in Goldston. This is a state-maintained road that is located outside of the town's jurisdiction in Chatham County. Chatham County Habitat for Humanity has submitted an annexation petition for 3.16 acres consisting of 8 lots on Pinecrest to build new homes and tie into the new sewer. In order to annex and connect to the sewer the lots must be added to the Town's Zoning and Watershed Maps.

Mr. Glenn then proceeded to go over the findings of fact. The applicant was not alleging any error in the ordinance. The changed or changing conditions, if any, which make the proposed rezoning reasonably necessary to the promotion of the public health, safety, and welfare. The applicant is stating that the proposal does not ask for a change in use. Pinecrest is already a residential neighborhood. Presently there are 18 homes and many unbuilt upon lots on both sides of the street. Mr. Glenn discussed the manner in which the proposed rezoning will carry out the intent and purpose of the adopted Town of Goldston Land Use Plan or part thereof. The Land Use Plan encourages a variety of housing types at a variety of price points. The proposed new lots and houses will be similar to what is currently on Pinecrest drive.

Furthermore, all other circumstances, factors, and reasons which the applicant offers in support of the application. Mr. Glenn discussed the traffic report that was mentioned by the applicant and explained that this is residential use and so there will not be any visual impact or screening requirements. There will also not be any lighting or noise from the houses that is different than any other residential use. Mr. Glenn explained that the water for the houses would be coming from the Goldston Gulf Sanitary District and the sewer would be provided by the town.

Harvey Harman was in attendance on behalf of Chatham County Habitat, and he wanted to make a few comments. He said that Chatham habitat builds a high-quality house which will be energy star. The houses will be built over time and will probably increase property values. They hope to start building in the spring, but they will not build all the houses at once, so there will not be undue pressure placed on the neighborhood. Also, Mr. Harman reiterated that Pinecrest Drive is already a residential neighborhood, and these houses will not be different to what is already there. The houses will make use of the infrastructure that is already there.

Mr. Willet asked since there will be 8 new houses in the Town and the rest of the houses remaining in the county what happens if the other residents see the new folks getting their garbage picked up? What if they want to be annexed into town? Mr. Glenn said yes, anyone can voluntarily annex into the town, but based on most of the neighborhood comments, most of the residents did not want to be annexed into

town. They may also be able to get some type of service agreement with the town. Mr. Glenn also explained that the new residents to Pinecrest Drive utilizing the sewer will have to pay the tap fee whereas most of the current residents do not.

Phyllis Rankin had a general question and concern regarding who or what entity is monitoring the growth in Goldston and in that general area? With all of the activity that is about to happen in the surrounding area, who takes the overhead view of what is actually happening and how one thing impacts another? Mr. Glenn stated that the Planning Board would have that authority to interpret the LUP and UDO when reviewing the different projects. Ms. Rankin said No, she doesn't recall having addressed any of those issues about how "this impacts that" and make sure we didn't skip anything? Mr. Glenn asked what her specific concerns were. Ms. Rankin said she didn't have any specific concerns but just wanted to make sure we were looking at how all the projects were affecting each other.

Mr. Willet spoke up and described how the Town Board and the Planning Board work together. Continued discussion about how the habitat houses will be built and how that project was reviewed.

Continued discussion on how the UDO and review process works.

Mr. Willet made a motion to approve the application as presented including the provided consistency statement. The motion was seconded by Mr. Long, and unanimously approved by the three members present.

A request by the Goldston Town Board to consider amendments to the Goldston Unified Development Ordinance; specifically, chapters 2.3,2.4,2.8,2.10,2.13, and 8.3.

Mr. Glenn suggested that the planning board consider tabling the item until next month when more of the planning board members are available. Mr. Long made a motion to table the item until October 10th. Ms. Rankin seconded the motion, and the motion passed unanimously.

Mr. Glenn gave a brief discussion of what he thought the members should look at in the next month. The members were given a packet with all the redline documents for their consideration.

VII. NEW BUSINESS:

Discussion of creating a Town ETJ.

Mr. Long explained that he requested that Mr. Glenn add an ETJ discussion to the agenda to just get some more information about it. Whether or not it is something the town should consider.

Mr. Glenn gave a brief presentation on how the town could go about creating an ETJ, but also why it might not prove beneficial to the town and why the county might not approve it. The county would have to grant the ETJ to the town based on the current state statute. The reason the town did not adopt an ETJ is because the county already regulates zoning and subdivisions outside of the town limits and the regulations are more strenuous than the town UDO. Furthermore, Mr. Glenn explained that he couldn't see how an ETJ would benefit the town because the development patterns of the county are not currently at odds with the Town and the Comprehensive Plan for the county regulates the area surrounding the town.

Mr. Long voiced his concern for the County Approving a use inconsistent with the Town's LUP in an area that borders the town. What would be the Town's recourse other than speaking at the meetings? Mr. Glenn said Yes, that would be a concern if the county development patterns, and approval record made that a real possibility.

Mr. Willet asked if the boundary of an ETJ was based on parcels or a drawn circle? Mr. Glenn said it would be based on a drawn circle. 1 mile or 1.5 miles from the center point of town.

Continued ETJ discussion.

Mr. Long said he wasn't calling for a vote but wondered if this is something the board should continue to look at. Mr. Willet said that instead of pursuing an ETJ, should the Planning Board start to consider the updates that are needed to the Land Use Plan?

Continued discussion about LUP and ETJ.

Mr. Glenn informed the Planning Board that the Town Board had discussed a moratorium on annexations and rezonings for the time being. The Planning board could consider this and support not entertaining rezonings while the Town is updating its Land Use Plan. Mr. Long asked if that is something the town could do? Mr. Glenn said yes. Jurisdictions can place temporary holds on rezoning, etc, and gave the example of the county doing the same thing while the small area plan for Moncure was created.

VIII. BOARD MEMBERS ITEMS:

XII. ADJOURNMENT:

There being no further business, the meeting adjourned.