



Goldston Town Planning Board Agenda Notes

Date: December 12, 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 Phase II, consisting of 53 lots on 25.07 acres, located off Pittsboro-Goldston Rd (S.R. 1010) and Vernie Phillips Rd (S.R. 2189); parcel 95591.
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 Ph. II First Plat review is only the second first plat approval for the planning board. This project was split into two phases because the developer didn't want to wait on the State Legislature to change the satellite annexation requirements. Prior to the new state legislation Goldston was limited in the amount of land it could accept into its satellite town limits.
 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. This First Plat review for Goldston Fields Phase II should be the last review the planning board has for this project.

The 25.07-acre parcel was rezoned to R-15 and added to the Towns Zoning and Watershed Maps in May/June of 2023. At the time the applicant annexed 25.07 acres because of the limitations of state law regarding satellite annexations have been lifted, and this was the remaining portion of the property to be annexed. The Town Board heard discussed the annexation of Phase II 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 Phase II First Plat, consisting of 53 lots on 25.07 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. These roads are built to state standards but will be accepted by the town after approval by the towns contracted engineer.

Sidewalks: During the approval of phase I the town board requested that the developer include sidewalks in the development. The sidewalks would be maintained by the HOA. The sidewalks will be on one side of all streets within the development in a dedicated sidewalk easement sitting outside of the street right-of-way. The development will not have curb and gutter as approved by the town board.

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. At the most recent TRC meeting Sy asked if the applicant could give a rudimentary survey of any old/significant structures on the property. The applicant has exchanged correspondence with the Historical Association.

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 September 26th, 2023, at 2111 S. Main St, in Goldston. The residents in attendance did not have any issues with the development. Most concerns were addressed during Phase I of the project.

Technical Review Committee: The TRC met to review this project at the October 18th, 2023 meeting and then again on November 15th 2023.

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

Water Features: There are no wetlands in Phase II.

Stormwater and Erosion Control: Phase II of Goldston Fields will have one stormwater BMP located between lots 72 and 73 and directly across from lot 91.

Site Visits: The site visits took place on November 13th at 9:00am and November 14th at 4:00pm.

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 Phase II 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.