



**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
Obie Wicker

Absent:

Chris Minor

- 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 – Mr. 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:
Mr. Long asked if there were any issues with the minutes. There were none, and the minutes were approved.
- V. PUBLIC INPUT SESSION:
There were no members of the public at the meeting.
- VI. ZONING:
 1. 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.

Hunter Glenn explained that he gave a brief presentation at the September meeting, but that he would go over it again. The circumstances surrounding the Text Amendments have changed a little since the September Meeting. Namely, the Tumbleweed project has withdrawn its application and will no longer be moving forward with the heavy industrial rezoning at this time. The text amendments to add the Critical Area watershed to the UDO were needed specifically for that project. Mr. Glenn explained that the Critical Area definitions and updates would still need to be added to the UDO because it is more than likely Tumbleweed, or another developer would try to annex that property in the future.

Howard Willet asked if that change was needed because the county needed that change. Mr. Glenn answered that no, the reason the change is needed, is because the town would have been annexing a critical area watershed that wasn't defined in its UDO. On that subject, Mr. Glenn mentioned to the

board that the developer would have to wait one year before applying for another rezoning for any other parcels involved in the project. Mr. Glenn said most likely, Bobby Branch, or another developer would submit for a general use rezoning to apply to be a state mega-site.

Layton Long asked with a mega site, is the state involved? Are there state rules and regulations? Mr. Glenn said yes, as far as he knew mega sites are regulated by the state, and the Goldston UDO is probably less stringent than the state standards. Mr. Long asked if Goldston would be involved in the permitting of the mega site? Mr. Glenn stated that he wasn't sure and would check on that. He wasn't employed with the county when the county mega site (TIP site) was approved.

Continued discussion of the mega site implications.

Phyllis Rankin said she heard something through the "grapevine" about another big project. Mr. Glenn stated that she may be talking about the Sunrock Quarry project. It hasn't submitted plans yet, but he mentioned to the board what he had heard about the project so far. There was some discussion about the potential quarry, the Sunrock company, incentives for the town, and truck traffic.

Mr. Glenn continued the presentation of the text amendment items and discussed the proposed CB-1 downtown central business district. He explained the main reason for this new district is because some of the requirements for C-1 districts were thought, by the town board, to be too onerous. The Town Board wanted to have a central business district similar to that of Siler City and Pittsboro. Mr. Wicker asked if the district was from the center of the road. Mr. Glenn showed them the map of the proposed new district that is delineated by parcels. It includes 22 parcels. Mr. Long mentioned that it looks like a traditional town center. Mr. Glenn agreed. Mr. Long asked where the district would begin and end. Mr. Glenn pulled up a map of the proposed district, and Mr. Willet explained the district boundaries. Continued discussion about various projects in the downtown area.

Mr. Glenn said that attached dwellings including multi-family and townhomes would be allowed in the downtown area. There was some discussion about development on 73243. Conjecture about future plans. Mr. Willet mentioned he thought that medical offices should be included in the CB-1 district. Mr. Glenn said those are usually only included in O&I districts for various reasons. After continued discussions by Mr. Willet and Ms. Rankin, Mr. Glenn said they could include Medical Office uses in the CB-1 district.

Mr. Willet read the consistency statement and made the motion that the planning board recommend approval of the text amendments as amended during the meeting. Ms. Rankin seconded the motion. The planning board approved the motion unanimously.

Mr. Long mentioned there were no other action items on the agenda. Mr. Willet asked if the town board had made any progress on a moratorium. Mr. Glenn said that as far as he knew the Town Attorney cautioned against a moratorium, but that there may be other language they can use to limit annexations.

VII. NEW BUSINESS:

VIII. BOARD MEMBERS ITEMS:

XII. ADJOURNMENT:

There being no further business, the meeting adjourned.