



Conditional Zoning Application - Justification Statement

- 1. The alleged error in this Ordinance, if any, would be remedied by the proposed amendment with a detailed explanation of such error in the Ordinance and detailed reasons how the proposed amendment will correct the same.**

There is no error in the text of the ordinance. This rezoning is to facilitate a new IH conditional district on land that is desired to be annexed into the Town of Goldston. The three parcels subject to this rezoning have Chatham County Parcel IDs: 8335, 80056, and 74836 (the "Property").

- 2. The changed or changing conditions, if any, of the area or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare. Please address the following:**

- A. Need and Desirability**

Benefits to Chatham County

Chatham County is experiencing explosive growth driven by the significant new economic development that has occurred there recently. Chatham County is within the new "Carolina Core," a region of North Carolina that is attracting large, new manufacturing operations like Vinfast and Wolfspeed. Combined, these two firms are expected to add 9,100 high-paying manufacturing jobs to Chatham County. This will bring an influx of new residents to Chatham County and increase demand for new homes and infrastructure.

In order to build these new homes and the required infrastructure, more quantities of construction materials will be needed. Shipping the materials from outside the County increases the costs of construction, reducing the affordability of housing.

This proposed rezoning will facilitate a new quarry (the "Project") that will produce construction materials close to existing asphalt and concrete plants in Chatham County and the eventual job sites. It is estimated that 90% of all aggregates are produced within 50 miles of where they are consumed and, right now, there are not enough aggregate suppliers within 50 miles of Chatham County's growth centers. This new asset will provide a crucial link in the Chatham County supply chain and support the growth occurring in the County.

Additionally, there are many other general economic benefits of this development. For every \$1.00 earned in the aggregates industry, \$4.19 is generated in other economic sectors. Also, every job in the aggregates industry creates 5 additional jobs in other industries.

Benefits to Goldston

Beyond the general benefits that this quarry will provide the County, the Project will specifically benefit Goldston by providing additional well-paying blue-collar jobs close to town, providing additional customers for Goldston businesses, and significantly increasing the town's tax base and revenue.

Goldston is facing increasing demands for its limited financial resources. Goldston must replace or fix many aging facilities including its municipal park, its fire station, its scout building, and its town hall. Additionally, Goldston citizens have a vision for improving the quality of life in the town by attracting new commercial businesses, beautifying the Main Street, installing new traffic calming measures, and improving its municipal park with baseball and recreational facilities that will be the envy of Chatham County. All of this requires revenue.

This rezoning and its accompanying annexation will increase the town's tax revenue substantially and will help ensure that Goldston can maintain its facilities and work towards its collective goals without having to raise any additional tax revenue from its residents.

Moreover, this annexation and rezoning will welcome Sunrock into the town as a community partner. Sunrock has a well-earned reputation for contributing to the communities where its facilities are located beyond just the taxes it pays. Sunrock currently contributes financially to the Town of Butner's Christmas parade, Roxboro Little League, Franklin County Animal Shelter, Vance County Fireman's Association, Habitat for Humanity – Granville/Wake/Durham Counties, Henderson-Vance Downtown Development Commission among many other local organizations where its facilities are located. Sunrock looks forward to being a part of Goldston and Chatham County and becoming a significant community partner.



Among the Additional Organizations that Sunrock Supports:



B. Survey of Similar Uses

There are several existing quarries in Chatham County including the Daurity Springs Quarry (just outside of Goldston's corporate limits) and the Luck Stone Quarry in Pittsboro (the Wake Stone Quarry in Moncure is located in Lee County). However, together, these quarries and others within 50 miles are insufficient for the expected increased demand on construction materials in Chatham County.

None of these listed, existing quarries contribute to the tax base of Chatham County municipalities despite being close to municipal limits. The Luck Stone Quarry parcel is located .59 miles from the Pittsboro town limits but does not contribute to Pittsboro's tax base. The Daurity Springs Quarry parcel is located .2 miles from the municipal limits of Goldston but does not contribute to Goldston's tax base.

This proposed quarry will be located 1.9 miles from Goldston's current town limits, and it will contribute substantially to Goldston's tax base.

C. Public Provided Improvements

No additional public improvements are required by this rezoning because the quarry will have its own onsite water supply wells and septic fields to service its facilities, it will not impact the Town of Goldston's or Chatham County's existing water and sewer infrastructure.

D. Tax Considerations

The Project is expected to increase Goldston's annual tax revenue by up to \$61,600 a year by the end of Phase II of the project (Phase I is initial site development and quarry operations for the first several years after the annexation; Phase II is when the quarry would be in full operation).



Potential Economic Impact

- Current Assessed Value of Site ≈ \$2Million (*Revaluation scheduled for 2025*)
- Current Tax Rates (per \$100)
 - Chatham \$0.665 | Goldston Fire \$0.09 | Goldston - \$0.22

PHASE I	Annual Tax Revenue		
	Chatham	Goldston Fire	Goldston
Real Property	\$13,300	\$1,800	\$4,400
Equipment	\$73,150	\$9,900	\$24,200
Totals	\$86,450	\$11,700	\$28,600

PHASE II	Annual Tax Revenue		
	Chatham	Goldston Fire	Goldston
Real Property	\$13,300	\$1,800	\$4,400
Equipment	\$172,900	\$23,400	\$57,200
Totals	\$186,200	\$25,200	\$61,600

7

E. Employment

This development is expected to create 10-15 local, skilled jobs in the first 5 years of operation. In 2024, the North Carolina average annual salary for a quarry job was approximately \$56,393 a year (\$27/hour).

3. The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof.

This rezoning, and the Project facilitated by it, are consistent with the Goldston Land Use Plan's community goals for business, infrastructure, growth, and public/civic facilities.

First, the Project is consistent with the community goal of developing Goldston's business base because it is an industrial development in an appropriate area on an ideally suited parcel. The Property subject to this rezoning is many hundreds of acres in size which allows for robust buffers and suitable screening. The Property also is dimensioned in such a way that the industrial development can be placed closer to the approximate center of the Property, which keeps the development substantially setback from all property lines. Furthermore, the Property is located 1.9 miles away (as the crow flies) from the current Goldston city limits and 2.2 miles away following the connecting roads. Therefore, the site is appropriately distanced from the Town's center.

*Second, the Project is consistent with the community goal of developing Goldston's infrastructure because the Project will necessitate several roadway improvements in Goldston's vicinity that will be paid for by the Project's developers (see **Attachment A** for more details on roadway improvements). This public infrastructure will improve the safe movement of vehicles in this area, and it will help ensure that the road network will be able to handle future traffic.*

Third, the Project is consistent with the community goal for Goldston's growth because this development "maintains the existing rural density and scale of Goldston, as a place where you know your neighbors well, but you are not living on top of them." The Property subject to this rezoning is large and it makes sense for an industrial development. However, the next best use of the land is a residential subdivision. There has been and there will be substantial population growth in Chatham County. Hundreds of homes can be constructed on this site using by-right County zoning and well and septic facilities, but this industrial development will foreclose that possibility and ensure that this Property will not be developed in a way that leads to a massive and sudden population explosion in and around Goldston.

Fourth, the Project is consistent with the community goal for Goldston's public/civil facilities because the increase in tax revenue that will result from this rezoning and annexation will help Goldston pay for improvements to public facilities like the town hall, fire station, scout building, park, and public library.

Finally, the Project will support Goldston as it grows in a manner consistent with the Land Use Plan's future conditions section. Industrial development, like the Project, is critical for a growing, small town because it provides a healthy tax base without straining limited public resources like water and sewer utilities. The Project will not utilize Goldston's limited water or sewer capacity, it will not add sidewalks that will need to be maintained by Goldston, and it will not add students to local schools. Meanwhile, the large increase in tax revenue that this Project will provide can help subsidize the

rapid increase in public services that will be caused by the population growth that the Goldston Land Use plan anticipates. Accordingly, the Project is an important step in Goldston's growth, and it will ensure that Goldston does not face a situation where the costs of its public services exceeds its tax revenue.

4. The requested amendment is either essential or desirable for the public convenience or welfare. (i.e tell how and for what purpose/s the amendment would provide to the town or county as a whole)

A. Traffic

*A full traffic impact analysis was performed in connection with this application. The application was submitted to NCDOT and to the Town of Goldston. A summary is provided below as **Attachment A**. The traffic impact analysis recommends that several road improvements be constructed in connection with the Project. These improvements will be paid for by the developer. This will improve the safe movement of vehicles in this vicinity.*

B. Visual Impact & Screening

There will be both a 100' undisturbed buffer as well as a 100' unexcavated buffer surrounding the Property (for a 200 foot total setback from property lines). Additionally, the site plan shows that the overburden produced by the quarry will be disposed of in strategic locations along the south and northern property lines. These graded and sloped soil piles will be planted with native grasses and trees and will obstruct views of the pit and associated buildings. Also, much of the east side of the Property will remain agricultural forest lands.

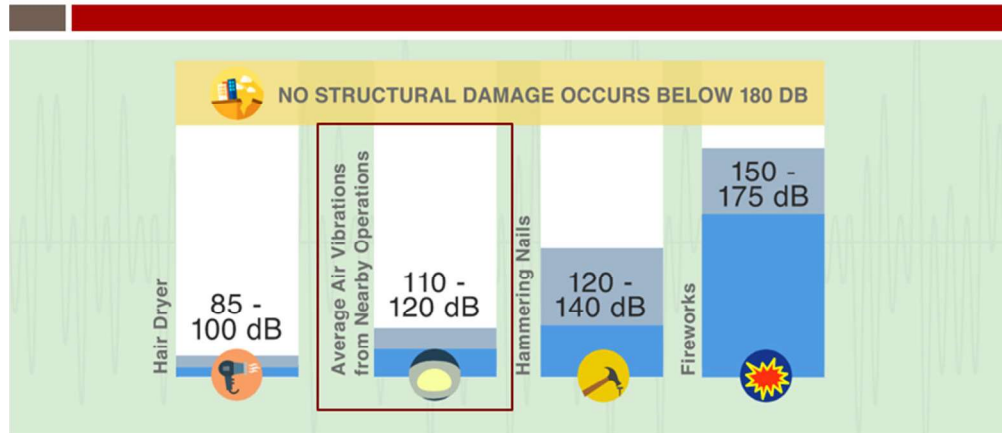
C. Lighting

All lighting will be internal to the site, but nighttime operations are not anticipated at this location. All lighting will be established per the requirements of the Goldston UDO.

D. Noise

It is estimated that the average air vibrations from nearby quarry operations produce between 110 and 120 dB of sound (air overpressure). For context, no structural damage to buildings occurs below 180 dB of sound. Hammering nails creates 120-140 dB of sound and fireworks produce 150-175 dB of sound.

Sound



- Everyday activities can reach and even exceed sound levels from nearby mining operations.

It should be noted that noise dissipates the farther one is away from the source of the noise. To illustrate that, here is a chart showing the decibels produced by a nearby quarry at various distances:

<i>Distance From Quarry Pit (ft)</i>	<i>Decibels of Noise</i>
1,500	119.855626
2,000	117.106974
2,500	114.974954
3,000	113.232966
3,500	111.760137
4,000	110.484314
4,500	109.358958
5,000	108.352294
5,500	107.441655
6,000	106.610306

All adjacent properties are at least 1770 feet away from the location of the planned quarry pit and most are around 3000 feet away or more.

In an effort to mitigate the effects of quarry noise, it is standard practice to install vibration and sound monitoring at the closest residence that is not owned by the operator. The data collected by this highly sensitive equipment is reviewed

regularly by third party consultants and adjustments are made to the quarry operations, as needed.

It is also expected that berms and vegetation will provide additional mitigation for quarry related noise.

E. Chemicals, Biological and Radioactive Agents

There will not be any chemical, biological, or radioactive materials used by the Project operation. However, the following products are typically used and stored at a quarry site:

- *Various equipment lubricants;*
- *Hydraulic fluid;*
- *Various weights of motor oil;*
- *Radiator fluid; and*
- *Diesel fuel.*

All of these products are stored in secondary containment and/or double walled tanks consistent with the SPCC (spill prevention and counter measure plan) and SWPP (stormwater pollution prevention plan) which are required by the state and federal governments.

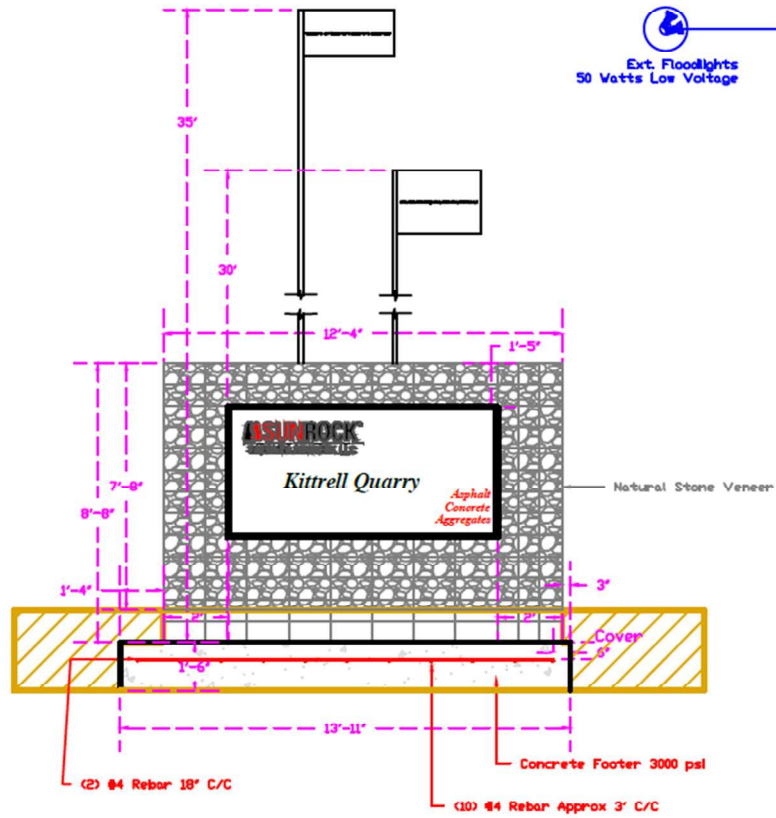
The normal operations of a rock quarry include blasting. The typical blasting products to be used include either Dyno Nobel (Titan XL) or ORICA USA (Centra Gold HV). All blasting products are delivered to the site, loaded, and initiated by qualified blasting professionals for each blast. All blasting products are consumed by the blasting process.

F. Signs

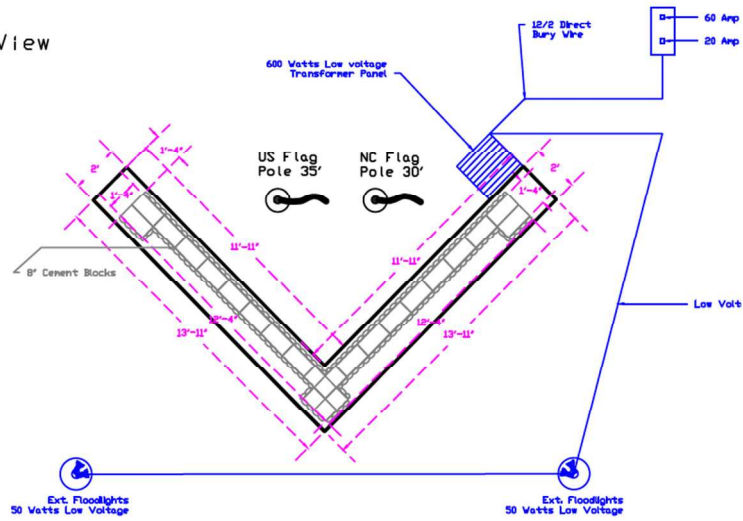
There will be a single, two-faced entrance sign at the site. The typical Sunrock quarry entrance sign is about 7'-8' tall with a natural stone veneer framing a white center sign. The center sign has the Sunrock logo, the name of the quarry, and a list of the items produced at the site. The sign is typically front lit by 50-watt low voltage floodlights.

Above this sign are two flag poles. The pole bearing the flag of the United States is typically 35' tall and the pole bearing the flag of North Carolina is typically 30' tall.

Side View
(Typical)



Top View



5. All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment.

A. Water Source and Requirements

Although a significant amount of water will be used in the normal operations of this facility, most of the water will be recycled. Because of this recycling, we are only expecting to use approximately 144,144,000 gallons of water per year.

Goldston Quarry Water Balance							
Water Usage							
	Gallons/Day	Gallons/Month	Gallons/Year	% Process Loss	Gallons Loss/Day	Gallons Loss/Month	Gallons Loss/Year
Aggregates Process facility	2,100,000	54,600,000	655,200,000	20%	420,000	10,920,000	131,040,000
Dust Suppression	30,000	780,000	9,360,000	100%	30,000	780,000	9,360,000
MISC.	12,000	312,000	3,744,000	100%	12,000	312,000	3,744,000
<i>Totals</i>	<i>2,142,000</i>	<i>55,692,000</i>	<i>668,304,000</i>	-	<i>462,000</i>	<i>12,012,000</i>	<i>144,144,000</i>

However, much of this water will come from rainwater, surface water inflow, and groundwater seepage collected in the quarry pit. Given the average rainfall of Chatham County and anticipated groundwater seepage into quarry pits, these two sources are expected to contribute approximately 88,859,249 gallons of water for use in the quarry operations.

When rainwater and groundwater seepage into the pit are not enough to meet the quarry's operational needs, additional water may be taken from the facility's stormwater basins. Only when these sources are not sufficient will well water (and not municipal water) be used.

B. Wastewater Management

If a septic system is required, that system will be permitted after the annexation and rezoning approval. A septic system only would be needed to support a bathroom in the quarry office.

C. Water/Sewer Impact Statement

The Property will utilize private well and septic systems and, therefore, should not affect public water and sewer utilities.

D. Access Roads

The Project will be served by an entrance road that connects to Bonlee Carbonton Road. This road will curve and will, therefore, obstruct a straight view into the site from Bonlee Carbonton Road.

*The roadway improvements that are expected to accompany this rezoning are detailed in **Attachment A** and the expected direction of traffic leaving this Property is shown in **Attachment B**.*

The Project developers will seek a driveway permit from NCDOT after the approval of the rezoning and annexation.

E. Stormwater Runoff

Stormwater runoff will be controlled by several surface sediment control basins distributed throughout the property. The locations of these basins are shown on the site plan. For more detail, please see the stormwater page in the provided site plan.

Compliance with UDO requirements:

The Property shall be used in accordance with the requirements of Section 2.9.2 A through J of the Goldston UDO.

Subsequent Environmental Permitting

After annexation and rezoning, several environmental studies by qualified third party professionals will be conducted. These studies will include a Erosion and Sedimentation Control and Stormwater Management Design, a Hydrogeologic Analysis Report, a Blasting Impact Analysis Report, a Preliminary Threatened and Endangered Species Study, and a Wetland Delineation Report. These third-party reports will include recommendations on mitigation measures that will be included in the overall site plan design. Applications will be filed with the NC Department of Environmental Quality where the engineering and technical review will be completed in order to obtain a mining permit, air quality permit, and stormwater permit prior to initiation of land disturbing activities at the site.

Attachment A – Traffic Summary

Executive Summary - Traffic Impact Assessment for Proposed Goldston Quarry

Summit Design and Engineering Services, PLLC conducted a Traffic Impact Assessment for the proposed quarry site on the east side of Bonlee-Carbonton Road, south of Bear Creek Church Road, near Goldston.

The study reviewed the impact of background traffic conditions, the proposed traffic generated by the site, and any potential North Carolina Department of Transportation (NCDOT) improvements. The study determined that there will be adequate capacity for future traffic. The addition of new left-turn lanes will help mitigate any additional queue times and traffic volume. **The Quarry and traffic related to its operation will not be disruptive to nearby developments nor pose an undue risk of increased traffic congestion.**

These studies were conducted between September and December of 2023 to account for background traffic generated by schools and other seasonal activities; a 1.5% growth rate from 2023 was also applied in anticipation of a build-out date. Three separate conditions were analyzed:

- Existing Conditions
- Buildout Conditions
- No Build Conditions

The NCDOT Congestion Management requirements and the Town of Goldston's Unified Development Ordinance (UDO) were considered when performing these surveys. When developing the existing traffic count information, recent background growth and adjacent development were assessed (up to and including the anticipated build-out). Trip generation and traffic impacts were significant aspects of this study.

The results indicate that the proposed quarry site will generate traffic and a number of daily trips. However, it was also determined that—with some minor adjustments to current roads and assets—this additional traffic can be mitigated appropriately so that any delays resulting from the increase in traffic volume will be minor. The NCDOT does not anticipate increased traffic from nearby developments.

The existing roadways are able to handle growth adequately. The most significant complications come from minimal anticipated delays at surrounding intersections, including the existing NC 902 & US 421 intersection. The improvements proposed that are related to the development of the quarry include:

- One new street access onto Bonlee-Carbonton Road at the quarry entrance, with a left turn lane on southbound Bonlee-Carbonton Road.
- Left turn lanes eastbound and westbound on NC 902 at Bonlee-Carbonton Road.

A more thorough breakdown of the suggested improvements, as well as their anticipated impacts, are as follows:

Potential Improvements

NC 902 & US 421

When analyzing the existing approaches, it was determined that the roadway would be adequate for handling the projected traffic growth and volume at the time of buildout. The intersection will not be signalized after the completion of an unrelated NCDOT safety project. However, since most of the trips generated by the site will consist of heavy trucks, this location should be monitored to determine whether it will meet the requirements for a signal in the future.

NC 902 & Old US 421

Intersection movements will operate at acceptable levels when accounting for anticipated growth and modified traffic patterns. There will be a nominal increase in traffic delays and queuing within acceptable parameters. The adjacent railroad crossing just west of Old US 421 has both gates and alarms, which will discourage queuing across the train tracks.

NC 902 & Bonlee-Carbonton Road/Bonlee School Road

Moderate delays at peak hours are anticipated, but the addition of left turn lanes on NC 902 for both eastbound and westbound traffic will increase intersection capacity, reduce queues and provide improved sight distance on NC 902.

Bonlee-Carbonton Road & Quarry Site Drive

A new road, with one entrance lane and one exit lane, will be constructed to provide access to the quarry. The driveway will be approximately 275-300 feet north of the Vander Oldham Road intersection. Additionally, a left turn lane on southbound Bonlee-Carbonton Road at the proposed site will mitigate queuing and traffic delays.

North Main Street & Chatham Avenue, Main Street & Pittsboro-Goldston Road, and North Main Street & Colonial Street/Lancaster Drive

After thorough evaluation, it was determined that each of these intersections provides adequate capacity to handle any additional traffic generated by the development of the quarry site, the adjacent developments under construction, and projected annual growth. As a result, no improvements or changes are recommended for these intersections at this time.

Attachment B

Future Truck Routes by Percentage



The project team is currently in conversations with NCDOT, and is evaluating ways to reduce traffic on Bear Creek Church and Goldston Glendon Roads. It is our goal to push traffic away from these two routes that lead to the center of Goldston. Please see page 2 of **Attachment C** to view some of the effort we are undertaking to limit new traffic on Bear Creek Church and Goldston Glendon Roads.



GOLDSTON BUILDING MATERIALS OVERVIEW

HAVE YOU HEARD ABOUT THE PROPOSAL TO ANNEX THE SUNROCK PROPERTY AND BUILD A NEW QUARRY?

We want to share some information with you about the benefits of this project and its timeline. Our top priority is to ensure the safety and well-being of Goldston residents, and we are working hard to minimize any negative impacts.

We know that the people of Goldston want a Main Street that is safe, walkable, and vibrant, with shops and parks for residents to enjoy. This project can help Goldston achieve that vision by increasing the tax base, which will allow the Town to invest in new projects and seek additional funding.

Furthermore, The proposed quarry will provide aggregates for local construction and economic development in the greater Chatham County area, creating new jobs, opportunities, and revenue for the Town of Goldston. We believe this project will positively impact the Goldston community, and we'd love to hear your thoughts!

HOW IS AGGREGATE USED?



ONE MILE OF INTERSTATE REQUIRES 38,000 TONS OF AGGREGATE.

Interstates require asphalt and concrete mix, which is composed of up to 90% aggregate.



ONE FARM CAN USE MORE THAN 460 TONS OF AGGREGATE.

The average farm requires a minimum of 1.2 tons of aggregate per acre of land.



ONE HOME NEEDS 400+ TONS OF AGGREGATE.

The average home requires more than 400 tons of aggregate.



WHAT ELSE COULD HAPPEN TO THIS SITE?

With the rapid population growth of the Raleigh-Durham area, other developments will come to the Goldston area. Suburban-style subdivisions may begin popping up in the landscape around Goldston. Subdivisions and commercial sprawl could generate traffic and other challenges for the Town without increasing local tax revenue. The quarry presents Sunrock's vision for the highest and best use of the property to the benefit of the Town of Goldston's residents. The alternative is expensive new homes that take away from Goldston's small town character.

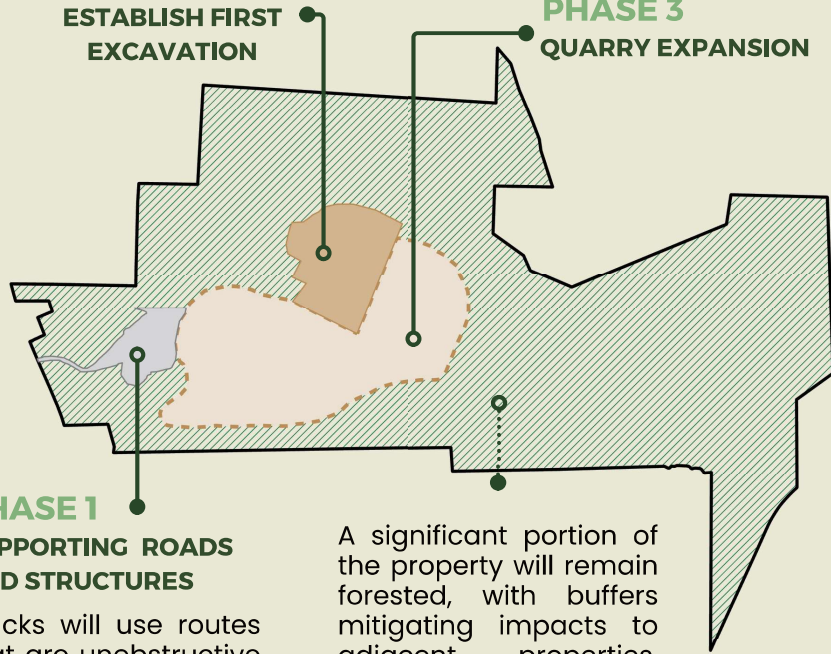
HOW WOULD THE QUARRY DEVELOP?

The quarry must go through five years of review and permitting at the State level before the initial site may be established. Once the quarry is approved, the initial site will begin to take shape. Extensive natural buffers will mitigate impacts to adjacent properties while preserving local ecosystems, streams, and wildlife.

Additionally, Sunrock is committed to designing its stormwater basins to exceed state regulatory requirements to fully protect adjacent properties' water quality.

PHASE 2 ESTABLISH FIRST EXCAVATION

PHASE 3 QUARRY EXPANSION



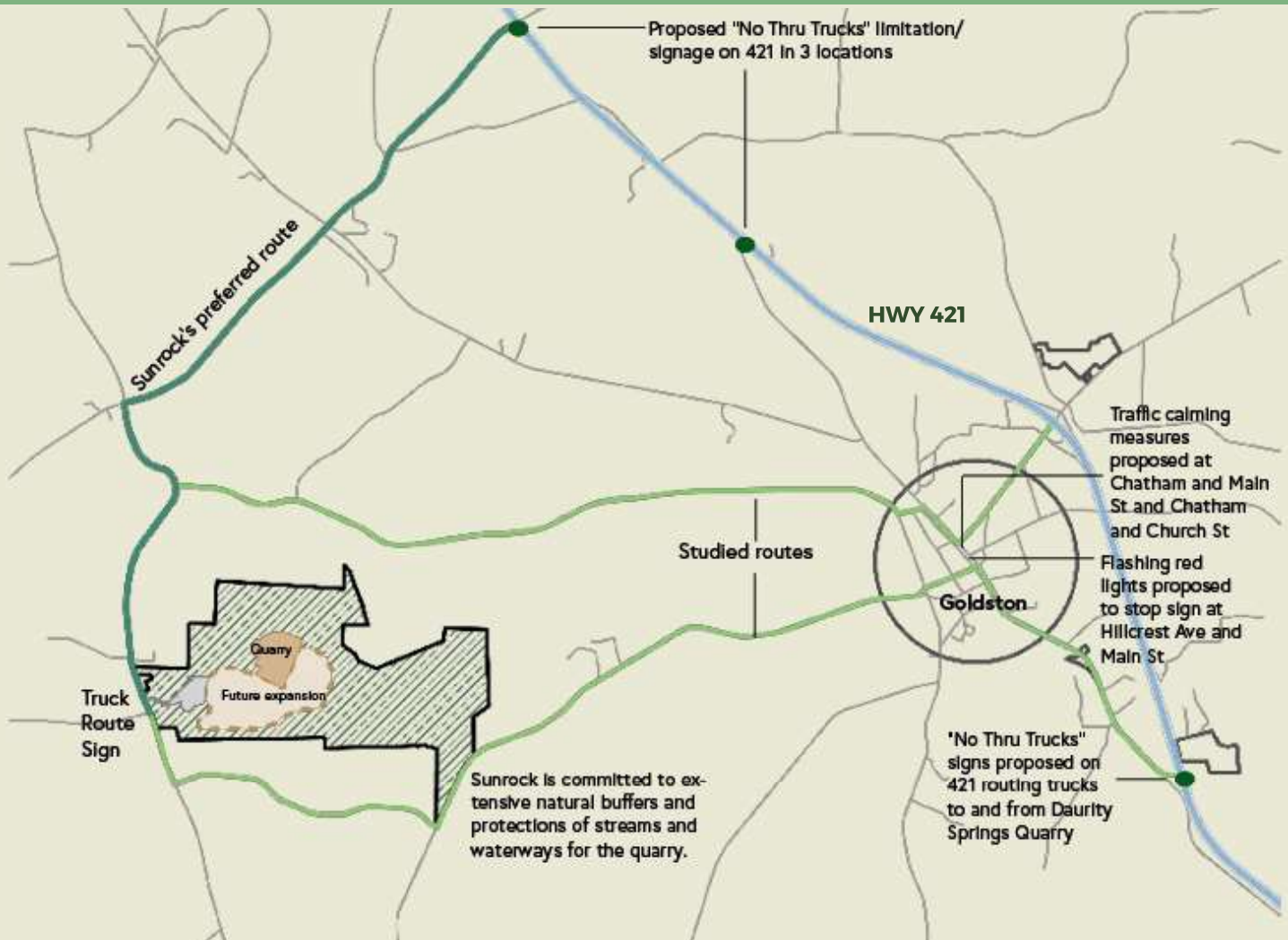
PHASE 1 SUPPORTING ROADS AND STRUCTURES

Trucks will use routes that are unobstructive to Goldston.

A significant portion of the property will remain forested, with buffers mitigating impacts to adjacent properties. Streams will be buffered and protected from quarrying activities.

PROTECTING THE TOWN

We are engaging the North Carolina Department of Transportation to propose measures to limit truck traffic through Goldston. All of Sunrock's trucks will be routed to our preferred route, and we hope our partnership with the NCDOT will push other trucks to utilize this route as well.



HOW WOULD THE QUARRY DEVELOP?

Attachment D



0-5 YEARS

Once the property is annexed, Sunrock will begin supporting Goldston through annual taxes. The first five years of the project will require extensive environmental review and permitting by the State.

The company will begin staffing the site and getting operations up and running. The creation of fifteen full-time positions in the start up-period is expected. **These jobs are anticipated to pay on average \$56,000 per year with competitive benefits.**



5-10 YEARS

Once the quarry is up and running, trucks will begin hauling material from the site. Sunrock will direct all of our trucks to the preferred route, meaning that not all trips will be made through Goldston. We will also work with our other partners, when possible, to limit travel through Goldston.



10-15 YEARS

Once the quarry is established as a reliable source of raw material, the economic benefit to Goldston will continue to increase. **It is estimated that nearly 5 jobs will be created elsewhere in the local economy for every job created through the quarry.** The aggregate from the site will be used locally as residential and industrial development continues.



15-20 YEARS

The quarry will continue to support the local and regional economy. Over 90% of aggregates produced are used within a 50 mile radius of a quarry, assisting in the construction of schools, roads, and other important infrastructure.



20-25 YEARS

The quarry's enduring economic benefit continues to strengthen Goldston's economy. **It is estimated that \$4.19 of value is produced in other sectors for every \$1 earned through quarry operation.** Furthermore, the quarry will continue to support Goldston through taxes, jobs, and other economic benefits.



QUESTIONS? CONCERNS?

Connect with us by scanning the QR code or visiting our website at Goldstonbuildingmaterials.com

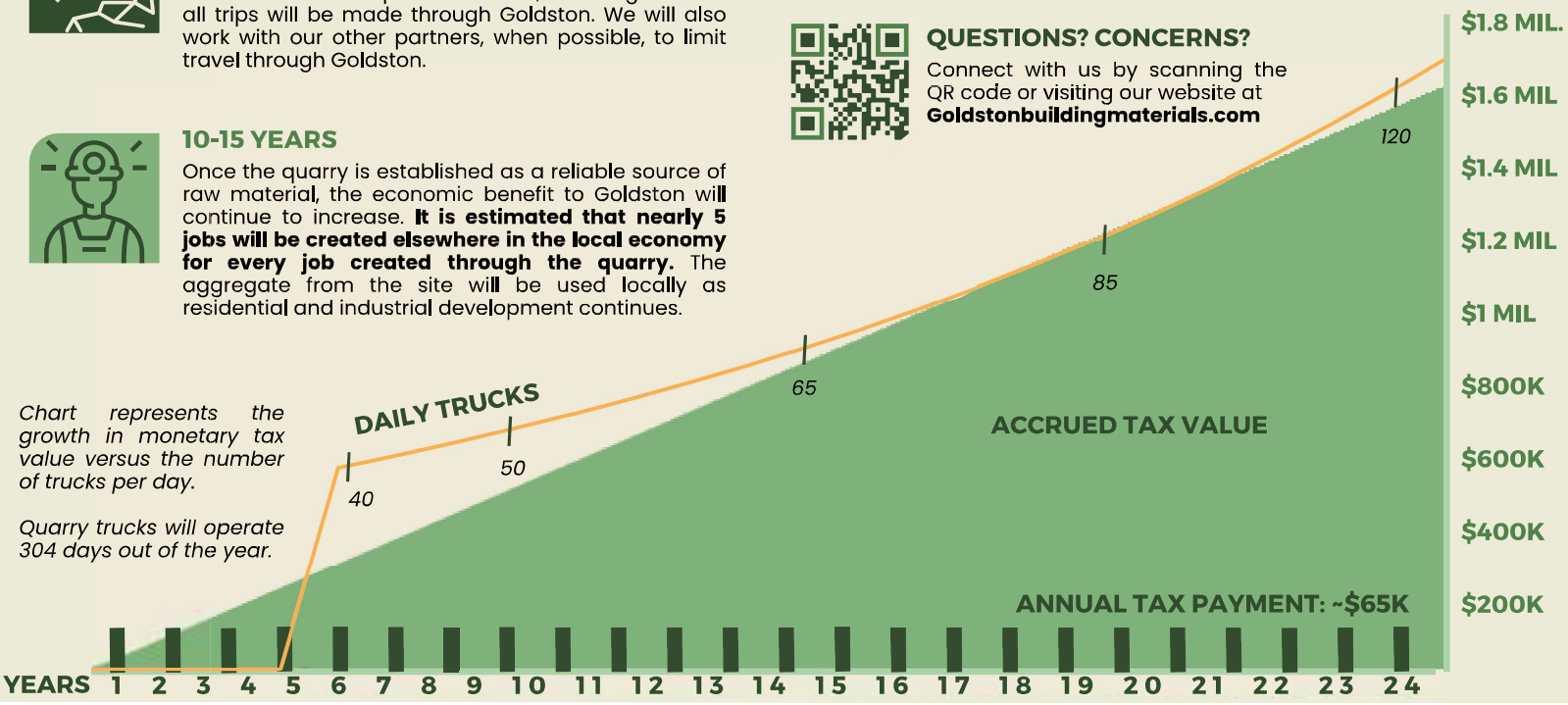


Chart represents the growth in monetary tax value versus the number of trucks per day.

Quarry trucks will operate 304 days out of the year.