



GOLDSTON TOWN PLANNING BOARD  
Minutes  
Tuesday, May 14, 2024

The Town Planning Board met in regular session at the Goldston Methodist Church. The Location meeting had to be changed at the last minute due to the Board of Elections using the Town Hall for a runoff election.

Present:

Howard Willet  
Chris Minor  
Obie Wicker  
Layton Long

Absent:

Phyllis Rankin

I. CALL TO ORDER:

II. DETERMINATION OF QUORUM:

Layton Long determined there was a quorum.

IV. APPROVAL OF AGENDA:

Howard Willet made a motion to approve the Agenda and Obie Wicker seconded. The motion was approved unanimously.

V. APPROVAL OF MINUTES:

No new minutes to approve.

VI. PUBLIC INPUT SESSION:

Tina Fortner gave public comment and reiterated her concerns he has mentioned before. She is concerned about the way information is dispersed and the process in which town residents receive information from applicants and the town board. The town board needs to make sure all the required information in the applications. The town should use a standard when making decisions. The people should have access to all the information about a project before the public hearing. Amanda Jones also gave public comments. She too was concerned about the information available about the big projects the town board is voting on. She mentioned that the town needs smart growth and not just growth.

VII. ZONING:

**Michael Blakley, on behalf of Tumbleweed Holdings, LLC, has requested an amendment to the Town of Goldston Zoning Map to zone as R-15 Residential 801.84 acres located at 970 Murchison Rd (Parcels 63303; 62623; 67003; 62605; 8322; 9919; 66852; 9896).**

Planning Staff presented the staff report and explained how this item has changed since the conditional district rezoning application was withdrawn last year. Planning Staff also gave an update to everyone on the public hearing process. During the presentation while staff was discussing a potential text

amendment to allow for cluster developments in R-15, Bobby Branch interrupted to ask if Cluster Developments were the same as Conservation Subdivision. Mr. Glenn explained that they are different, but you could look at them that way, because the developer would still have to set aside land and only develop in clusters. Planning staff then started talking about the requirement for Goldston to adopt a Flood Damage Prevention Ordinance. That spurred a question by Mr. Long and some discussion about the FDPO. Mr. Long asked if the town could be liable if someone did develop on the floodplain and Mr. Glenn said that would be very unlikely to happen and they wouldn't be liable.

Obie Wicker asked if Murchison connected to Alton King Rd, and Bobby Branch from the audience answered him and said it didn't. Mr. Glenn, in summation, stated Planning Staff do not typically give a recommendation and you could find cause to claim inconsistency or consistency with the adopted land use plan. Mr. Glenn supplied the board with options on consistency and inconsistency statements.

Mr. Glenn also informed the board about the new state legislation that would soon enable Sanford to annex within the limits Chatham County. This is not necessarily related to the item but would be information the board should have regarding this item. This spurred some discussion about how that would affect the town if they annexed the tumbleweed property. What would happen if the tumbleweed owners decided to then be annexed into Sanford later? Mr. Branch started to discuss the new Tri River Water Company which would be operated by the town of Sanford as a regional water utility.

There was a conversation about voluntary annexations, the economic growth corridor, and what all this means for the future of Goldston. Mr. Long asked why the planning board was even looking at this if the applicant could go through Sanford. Mr. Branch said he planned on staying with Goldston for a variety of reasons. One is that he owns lots of land in town and he wants to support the town.

There was some discussion about the interest Sanford might have in annexing parts of Goldston, and if that would be feasible. Michael Blakley spoke on behalf of his client, and said in his experience, Goldston would have to support such an annexation. He also talked a bit about the build out of the project, and that it would take years for the utilities to be completed and full capacity required by the town's sewer system.

Obie Wicker asked if the sewer would be coming from the plant on Cotton Road, and Mr. Branch answered that yes it would be. Then there was a discussion about the growth of the region and the forward thinking of the Sanford utility system. Mr. Glenn said their plan was to be a regional utility, and Mr. Blakely said that Harnett County has done something similar.

Ms. Jones, from the audience, interjected to confirm the idea posited by Mr. Glenn and Mr. Blakley that a annexation by Sanford would have to be negotiated and approved by the town. There was then continued discussion about the proposed residential uses of the Tumbleweed property. Mr. Blakley discussed

the plans for the mine reclamation permit. He also discussed a future text amendment to allow for cluster development in the R-15 Residential districts.

Mr. Branch mentioned that he planned an age targeted or restricted development with the whole project having a variety of different housing types. They will not look all the same. Mr. Wicker asked what the housing prices would start at, and Mr. Branch said he didn't know, but probably Alton King Rd. Mr. Glenn then explained the DU density in the WS-IV PA and CA watershed. Mr. Long asked if this was an old quarry. Mr. Blakley said it was a clay mine for Pomona Pipe, and then discussed the continued need for reclamation of some of the property. There is still an open mine permit.

Mr. Long asked if the state mine permit superseded the local zoning. Mr. Blakley said no, the R-15 zoning would prohibit the mining use. Mr. Glenn said the state mine permitted isn't negated but is currently not allowed under any of the residential zoning. Mr. Long asked what the buffer is/would be around the mine permit area. Mr. Branch said they never used all the are permitted for the mine, and so there is only one area of pits. The development would be very far away. There is a lot of natural area that will be left alone during the reclamation process. There was continued discussion about the mines and the ponds.

Mr. Wicker asked if all the contaminated dirt had been removed. Mr. Branch said that yes it had, and new "good" dirt had been brought in. They used Russ Patterson to do the work. There was some oil leaked out of cans, but the state is fine with the current state of the soil. Mr. Blakley said there will still have to be state tests and the state will have to be satisfied before the bond can be removed. It's a reclamation bond.

Mr. Willet stated that in his application he said there are 120 R-15 parcels in the town of Goldston and are undeveloped. Does that include Goldston Fields? Mr. Blakley said he didn't know, but he didn't think it did. Mr. Willet asked where they were with that project. Mr. Branch explained why it has taken so long. The construction plans still need to be submitted. Mr. Willet said he has heard people are concerned about jumping into another development when the other one hasn't even been started. Mr. Branch said he is planning on starting Tumbleweed after Goldston Fields is done.

Planning Staff and the applicants explained the issues with why it has been taking so long, and it is not the fault of the applicants. Staff explained that once they get a construction plan approval they will start. Continued discussion about the delays. Mr. Branch also discussed the contamination from the service station across the street. He is going to lose two lots for remediation.

Mr. Long asked to clarify what the action requested of the board that evening. Mr. Glenn explained the different inconsistency and consistency statements. They could also recommend to table until next month.

Mr. Willet asked why the Goldston Planning Board was even considering a rezoning within the county's jurisdiction. Mr. Glenn explained that the applicant was requesting annexation, so the PB has to approve rezonings of the area that

could be brought into the town. If it is annexed, it must be initially zoned as one of the towns districts. And usually, Planning Boards make recommendations on rezonings.

More discussion and questions about the item, and some the discussion about what happens when the planning board doesn't recommend something, but the town board approves it.

Ms. Minor made a motion to table the item for one more month and further discuss at their June 11<sup>th</sup> meeting. Mr. Willet seconded it. The board voted unanimously to approve the motion.

**A legislative request by the Goldston Town Board to consider amendments to the Goldston Unified Development Ordinance; specifically, chapter 8 Watershed Protection Regulations.**

Planning Staff gave a brief overview of the set of text amendments. The amendments are related to the Tumbleweed project because if the area is annexed and rezoned it would have to be added to the town's watershed map. There would also be new required definitions for critical area watershed.

Mr. Long asked if they should also table this item because they tabled the other Tumbleweed item. Mr. Glenn said it could be good to keep the items together, but you will not need these amendments if the Tumbleweed rezoning is denied.

Mr. Willet made a motion to table the item for one more month and further discuss it at their June 11<sup>th</sup> meeting. Mr. Wicker seconded it. The board voted unanimously to approve the motion.

**A legislative public hearing for a request by the Goldston Town Board to consider text amendments to the Goldston Unified Development Ordinance; specifically, chapters 1.2; 2.3; 2.4; 2.8; 2.13; and a Zoning Map Amendment creating a new zoning district in the downtown core to be known as CB-1 Central Business.**

Planning Staff gave a brief overview of the text amendment items. This was a review of an item that had been before them before, but with a few more definitions and uses in the table of uses added.

Mr. Glenn explained what the CB-1 district is and how it would benefit the downtown businesses. He also discussed the addition of mining and quarry definition that was requested by the town attorney. Mr. Glenn also explained the addition of CZ versus SUP processes in the Table of Uses. The CZ process is like SUP and accomplishes the same goal without the need for a quasi-judicial process.

Mr. Willet made a motion to approve the item and the consistency statement attached. Mr. Wicker seconded the motion, and the planning board voted unanimously to approve the motion.

VIII. NEW BUSINESS:

Mr. Long wanted to recognize the contribution of Ms. Phyllis Rankin for her years of service to the town and to the planning board. She will be resigning from the planning board so the board will be looking for new members who live within the town limits.

IX. BOARD MEMBERS ITEMS:

XIII. ADJOURNMENT:

*Times listed above are tentative. The Planning Board will proceed with the agenda as items are complete.*

---