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..ABSTRACT

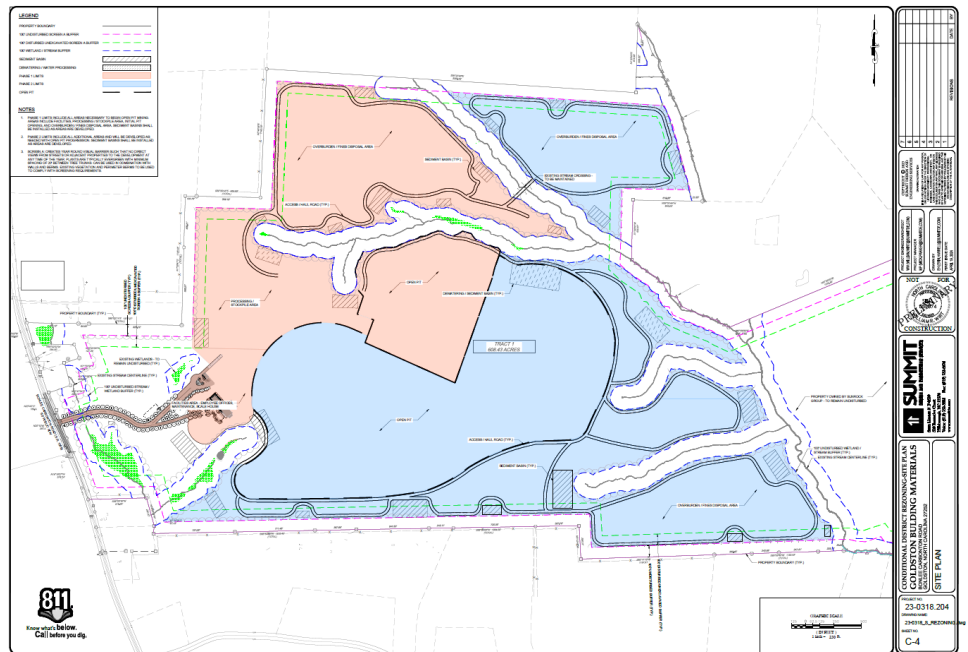
Action Requested:

Alex Culpepper on behalf of Sunrock Group and Chatham Resources LLC has requested a legislative public hearing for an amendment to the Town of Goldston Zoning Map to zone as CD-IH Conditional District Heavy Industrial 639.66 acres located off Goldston Glendon Road and Bonlee Carbonton Road (parcels 8335,74836,80056).

Introduction & Background:

Chatham Resources LLC purchased three parcels in southwestern Chatham County in 2022 totaling 639.66 acres. The overall use of the property has been timbering operations. Representatives from Sunrock and Morningstar Law Group have been attending town board meetings for approximately two years now and have made their intentions clear. The owners wish to annex the property into the town of Goldston and to rezone the property as CD-IH.

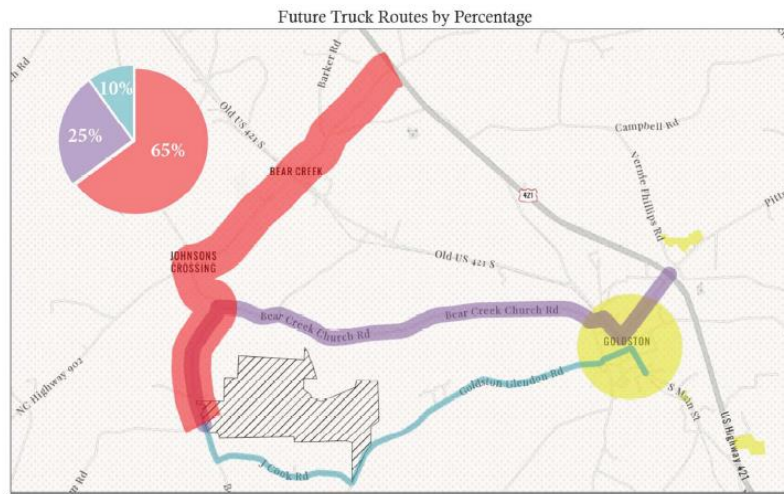
Before the application was submitted, Sunrock did lots of due diligence. In 2023 Sunrock employed Summit Engineering to conduct a public participation survey and visioning plan for the town. Summit created an informational website where the public could participate and gain information. This website was not affiliated with the town or the county. The survey consisted of 19 questions and there were 21 responses. There were also two public information meetings. These meetings were designed to help Sunrock create the best application when it came time to submit.



Throughout the process the public has been vocal in its concern about the Sunrock project. There have been several town board meetings with other annexations and rezonings on the agenda, and residents have mentioned the supposed planned quarry.

Residents of the town and county residents neighboring the tumbleweed and Sunrock projects have been concerned and have not generally shown support.

In addition to the public participation survey, the applicant has completed a traffic impact assessment or TIA. The TIA found the need for several road improvements because of this project. At this point in the project the applicant is planning on sending the majority of trucks northwest to 421 via NC 902. The potential improvements needed would be at



the intersections of NC 902 and US 421 and NC 902 and Old US 421. At NC 902 and Bonlee Carbonton Road/Bonlee School Rd moderate delays will be expected during peak hours. The addition of left turn lanes for both eastbound and westbound traffic will increase intersection capacity, reduce queues and provide improved site distance on NC 902.

The applicant submitted the application for a conditional district rezoning on April 19th, 2024. The first public hearing was scheduled

for June, but the applicant requested to postpone the hearing until July. The Town Board voted to move the public hearing to a special meeting on August 13th. The Goldston TRC met on May 8th to discuss this item. There were not many comments from staff because the first TRC meeting is usually more conceptual.

Discussion & Analysis:

1. **Any alleged error in the ordinance, if any, which would be remedied by the proposed amendment.**

The applicant is not declaring any error in the ordinance.

It is planning staff opinion that this finding is met.

2. **The changed or changing conditions, if any, make the proposed rezoning reasonably necessary.**

- a. **Need and Desirability:** The applicant has broken this question into several parts. They describe several benefits to Chatham County and to the town of Goldston. Chatham County is experiencing explosive growth driven by several economic development projects and the growth needs construction materials close to existing concrete and asphalt plants. The aggregate that would come from this quarry would supply plants within 50 miles of Chatham. The applicant states that for every \$1.00 earned in aggregate industries, \$4.19 is generated in other economic sectors. Every

job in the aggregate industry creates 5 additional jobs in other industries. The benefits for Goldston are similar and more specific. For instance, the quarry will create high paying blue-collar jobs. In addition to the jobs this will create more customers for Goldston businesses and significantly increase the town's tax revenue. Beyond tax revenue the applicant gave examples of other ways it financially contributes to the towns it has projects in.

- b. Similar Uses:** The applicant listed the Daurity Springs quarry and the Luck Stone quarry in Pittsboro. There are also some quarries in wake and lee counties, but the applicant claims these are insufficient for the growing needs to the area.
 - c. Public Provided Improvements:** The site will be served by county water and septic tanks for the small office and internal facilities.
 - d. Tax Considerations:** The project is expected to generate about \$61,000 a year by the end of phase two. The first phase of the site will take a few years, and the initial tax increases would be about \$28,000. The applicant provided a table in the attached rezoning narrative.
 - e. Employment:** In the first five years of operation the applicant expects to employ 10-15 people.
- 3. 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. You must note specifics from the Plan giving reference to page number and section:**

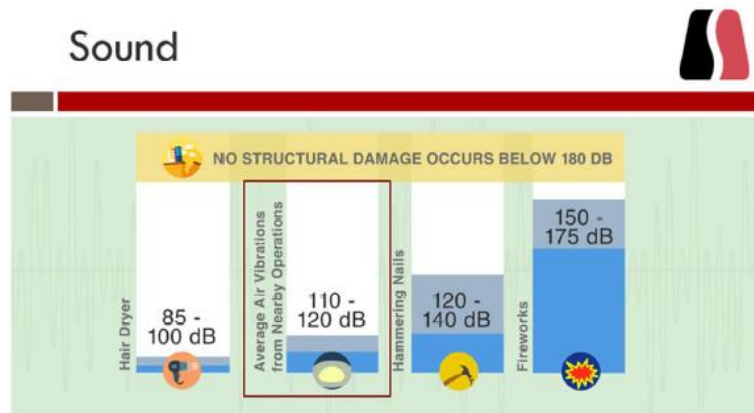
The applicant is claiming the rezoning is consistent with the Goldston Land Use Plan's community goals for business, infrastructure, growth, and public/civic facilities. The land use plan calls for industrial development in designated areas, and the applicant is claiming this goal is met because the quarry will be located outside of the town limits. Being about 2 miles away from the town center it is appropriately located.

The applicant will be required to upgrade the roads around the site so they claim the infrastructure of Goldston will benefit from these road improvements. They also say they are not going to direct truck traffic to town and have planned the site to send most of the traffic north to NC902. This might not necessitate much infrastructure improvement within the town. The applicant claims that the goal of growth is met because the project maintains the existing rural density and scale of development. As this is a satellite annexation and is two miles away it would not be a large industrial project in the town. In theory this goal is met strictly by being satellite. It is not clear in the LUP that this was the intent of the plan itself.

Most of the benefits and claimed consistency with the LUP come from the idea that increased tax revenue for the town will allow the town to realize its goals.

4. List all of circumstances, factors, and reason which the applicant offers in support of the proposed amendment:

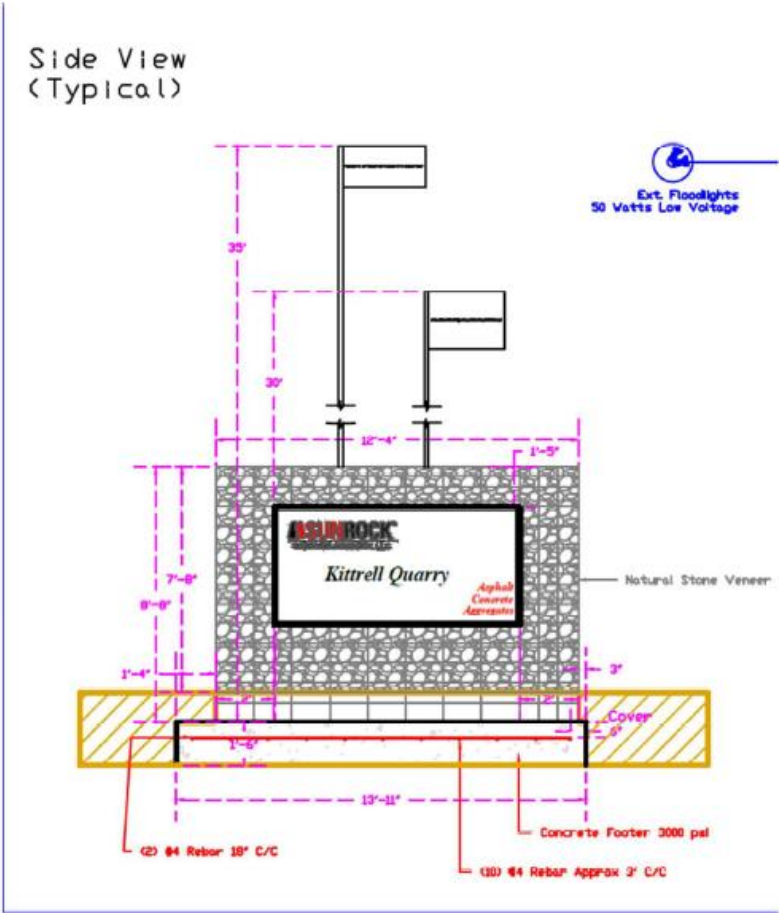
- a. **Traffic:** A full TIA was done by summit engineering as is an attachment to the application. Several improvements were recommended by the assessment and will be paid for by the developer.
- b. **Visual Impact and Screening:** The applicant has proposed a 100' undisturbed buffer and a 100' unexcavated buffer around the site. In total a 200-foot buffer will exist, however, there will be some development of roads within 200 feet.
- c. **Lighting:** There are no nighttime operations planned for the site. All lighting will be internal and conform to the Goldston UDO lighting requirements.
- d. **Noise:** The applicant claims the average air vibrations from nearby quarries are usually between 110 and 120 decibels of sound. For context, structural damage can occur at over 180 decibels. The applicant explained that noise obviously dissipates as you move away from it. All residences around the property are at least 1700 feet away. Best practices require that noise monitoring equipment be used, and adjustments can be made if necessary. A table of the expected noise is below.



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

- e. **Chemicals, Biological and radioactive agents:** none of these will be used on the site. However, the applicant did supply a list of typically used and stored substances related to the quarry operation. Those substances are lubricants, hydraulic fluid, various weights of motor oil, radiator fluid, and diesel fuel. The typical blasting products to be used include either Dyno Nobel (titan xl) or Orica USA (central gold HV). All blasting products delivered to the site are handled by qualified professionals.
- f. **Signs:** The site will have a two-sided entrance sign that will be about 7-8' tall. This will be lit by low wattage voltage. The sign will be required to get a sign permit and will meet the regulations of the UDO. The applicant is

also planning for two flag poles at about 30' and 35'. An example of the sign is below.



5. All other information required on this application or as offered by the applicant in support of the request:
- a. **Water source and requirements:** Most of the water the site will need will be recycled. This site will tie into the county water line on Bonlee Carbonton Road.
 - b. **Wastewater Management:** The site will have septic tanks for limited use.
 - c. **Water/Sewer Impact Statement:** The project will use county water and recycled water that is caught in the pits.
 - d. **Access Roads:** There will be an entry road that connects to Bonlee Carbonton Rd. The roadway improvements are discussed in detail in the TIA.
 - e. **Stormwater Runoff:** There will be several surface SCM's on the site that will be approved and monitored by the county watershed protection department.

How does this relate to the Land Use Plan:

The rezoning is consistent with the Goldston Land Use Plan's community goals for business, infrastructure, growth, and public/civic facilities. Specifically, maintaining 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; and encouraging industrial development in appropriate areas, generally away from residential areas; and ensuring that public facilities such as the Town Hall, Fire Department, Library, Elementary School, and Post Office remain in place, without cutbacks in service.

Recommendation:

Hold the public hearing and forward to the planning board.