

GOLDSTON TOWN BOARD MINUTES

13 August 2024

Public Hearing – SunRock Project
Goldston Methodist Church

Members Present: Mayor Jonathan Hensley, Lynn Gaines, Wayne Woody, Lisa Burke, Charles Fields, Dan Sargent, Annie Kay Gaines
Attorney Paul Messick
Planning Board Members: Howard Willett, Michael Phillips, and Timothy Fields

Mayor Hensley called the meeting to order at 7:00pm and introduced Paul Messick, the Town Attorney. Paul made some opening comments and requested that the Chatham County staff (currently acting as planning staff for Town of Goldston) give an overview of the project in regards to location, current jurisdiction and existing zoning. Anyone wanting to voice an opinion needs to sign up under any/all of the public hearings on annexation, rezoning, and watershed map amendments for the project. Comments will be heard in the order of the sign-up sheet and are limited to 3 minutes per person. Written comments will be accepted as well, with or without oral comments. Each person speaking should state their name for the minutes. The Board will not engage nor respond to public comments, they are only present to listen.

Charlie made a motion to open the Legislative Public Hearing for annexation. A second was heard from Wayne and all voted in favor.

The developer outlined plans for the property in question. Alex Culpepper and the Sunrock team gave a 15 minute presentation and the Powerpoint slides are attached. The land has already been purchased. If the town does not annex, the plan is to build a housing development under County jurisdiction. If the town does annex, Sunrock would make annual payments of \$50,000 per year for 5 years while the site is being developed. The stipend is conditional upon rezoning to Conditional Use Heavy Industrial.

Legislative Public Hearing – Sunrock Annexation:

Alex Culpepper on behalf of Sunrock Group and Chatham Resources LLC has requested a legislative public hearing for satellite annexation by the Town of Goldston, 639.66 acres located off Goldston-Glendon Road and Bonlee-Carbonton Road (parcels 8335,74836,80056).

- Joyce Harris – 3296 Goldston Glendon Rd. She read an email written on behalf of Mattie Elkins. Written comments are attached. Concerns include increased traffic and auto accidents, health issues resulting from increased dust, longer emergency response times due to increased traffic, and noise pollution.
- Mitch Gaines – The quarry would operate 6 days a week. The 144 million gallons of water used per year will affect aquifers and wells of neighbors. Operation would involve noise pollution of 119 decibels within a quarter of a mile of the site. Dump truck traffic would result in 869 trucks on Highway 902 each day, driving past Chatham Central High School.
- Bernie Maness – The developer wants to take the rock out of Goldston and move it to Siler City and Chatham Park. Leave the rock in the ground in Goldston instead of leaving a giant hole.
- Tina Fortner – Sunrock does not have vested rights in Goldston. The neighbors have the vested rights. Let Sunrock take their housing development plan to the County, don't annex. Failed wells result around quarries. Decreased air quality and increased pollution around schools would result from this project. It's time to put community first. The community is not defined by a town line.
- Robert (Bobby) Guy – Lives on Main St, close to existing quarry outside of town. Traffic is already bad, doesn't want any more.

- Thomas King – 2601 Goldston-Glendon Rd – Doesn't want noise and traffic at his house.
- Miles Deviny – Goldston-Carbonton Rd already has increased dump truck traffic from existing quarry, doesn't want any more. The life of a quarry (100 years) affects 7 generations of people.
- Tracy Poe – Bear Creek Church Rd – The project could cause loss of hearing, lung problems, damage to her new house.
- Vassilis Gans – lives on Bonlee Carbonton Rd, bought property in 2015, and would be within 400 feet of this property. This property is not currently in Goldston. Leave it be.
- Anthony Elmore – 1808 Bonlee Carbonton Rd – 27 years of Heavy Industrial experience. Quarries result in dust, noise, increased traffic, damaged roads, decreased water quality, and well issues.
- Tim Calicutt – love your neighbor
- Randy Gilliland – wants Goldston to stay safe. He grew up here with some of the current Board members. Goldston is his home town and he wants it to stay safe for future generations, including the grandchildren of some of the Board members.
- Keith Isley – 414 Daurity Rd – lives behind existing quarry and sees the number of dump trucks in and out every day. He can't imagine that many trucks passing a school every day.

Charlie made a motion to close the public hearing for annexation. A second was heard from Wayne, and all voted in favor.

Charlie made a motion to open the Legislative Public Hearing for rezoning. A second was heard from Wayne and all voted in favor.

Legislative Public Hearing – Sunrock Rezoning:

- Amanda Jones – does not want zoning to be heavy industrial. Amanda wants land conservation, water quality, and air quality for future generations. Environmental regulations are minimal. A place that doesn't have good water can't be inhabited. Make it better for everyone in the future.
- Tina Fortner – Goldston already has a trifecta of quarries, don't need any more. If problems, it would be impossible to determine which quarry caused the problem and enforce accountability. The project will result in heavy traffic on Highway 902, which may no longer be a red light intersection with Highway 421 in the future, after it becomes I-685. Interstates have limited access, so Highway 902 will most likely be re-routed away from I-685.

Wayne made a motion to close the public hearing for rezoning. A second was heard from Lisa and all voted in favor.

Wayne made a motion to open the Legislative Public Hearing for Watershed Map Amendment. A second was heard from Dan and all voted in favor.

Legislative Public Hearing – Sunrock Watershed Map:

- Amanda Jones – buffers for watershed are not enough, sediments don't fall out in retention ponds and will kill fish in local creeks, rivers, and wetlands.

Charles made a motion to close the public hearing for Watershed Map Amendment. A second was heard from Dan. All voted in favor.

Charles made a motion to reconvene the Special Meeting. A second was heard from Dan. All voted in favor.

The Goldston Planning Board will review the requests at their meeting on Sept. 10 and could make a recommendation at that time, or could wait. The earliest it could come to the Board for a vote would be at the October 7 Town Council meeting. All Board meetings are open to the public.

Wayne made a motion to adjourn. A second was heard from Lynn and all voted in favor.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jonathan Hensley', with a large circular scribble over the middle part of the signature.

Jonathan Hensley
Mayor

A handwritten signature in blue ink, appearing to read 'Annie K. King-Gaines', written in a cursive style.

Annie K. King-Gaines
Clerk

Assisted by Ben Townsend

For those who have not read those reports provided by Sunrock, here are some highlights:

- Quarry will operate 6 days a week, 304 days a year (Goldston Rezoning Application Attachment D page 19)
- 144M gallons of water required per year, 1,155 GPM (per "Findings" page 12)
 - Of the 144M gallons, 88M gals from runoff and ground water seepage. Remaining 55M gals will come from well water, 443 GPM
 - Show of hands, who has a well less than 250ft deep? You will have issues – that is how the quarry will have ground water seepage into the pit...it drains the aquifers underground into the pit that is found between the layers of lava rock being mined.
- Houses within a ¼ mile, 119 dB of noise, equivalent to a siren, jet plane. Houses within a mile will have 107 dB, same as a chainsaw, airport, nightclub. ("Findings" page 9)
 - OSHA noise standards, anything over 85 dB for 8 hours will result in permanent hearing damage. At 119 dB, not recommended for more than ½ hour exposure daily.
- 1337 trucks per day, 668 in and 669 out (Traffic Impact Analysis Volume 2)
 - 869 day (65%) past Chatham Central (109/hr) via 902-421
 - 535 day (35%) through Goldston via Bear Creek Church Rd and Main ST. (67/hr)
- Property values will be affected. Sunrock states "*Independent study shows no affect to surrounding property values.*" Show of hands, who would prefer to purchase a house next to a quarry verse nowhere near one? My study just disproved your study.
- All this risk to benefit Goldston with \$28-62K a year in tax revenue – that's it, bottom line.

I'd like to bring up the "Goldston Building Materials" pamphlet, who received one?

It is disappointing and disrespectful to the community and the town board, filled with misinformation. It shows a picture of Goldston Grocery, captioned with "**The Goldston you want, the Goldston you Choose.**" Ask yourself, why did they crop out United Fire and Safety? Why didn't they show Rufus, Lizzies, Faithfully Fruitful, Joes Auto, Macfab, Gaines Oil, or any other growing business in Goldston? Sunrock wants you to believe we need the \$28k in tax revenue, without, we cannot improve Goldston, who believes that? Just think, if Sunrock only nets \$50 per load and 669 loads a day, that is \$33k a day in quarry revenue – Equivalent to the tax revenue for Goldston in a year. Who is really benefiting here?

For those that believe Sunrock will put a housing development if Goldston rejects the quarry, ask yourself, how many developments does Sunrock own? In their pamphlet, they list 1 con for a quarry, and 6 cons for a housing development. Would they do that if a housing development is plan B, no. Sunrock is in the business of construction materials, NOT housing developments.

To the town and planning board, I personally thank you for all that you have done for Goldston. Please consider the facts I have laid out based on Sunrocks data, I am certain you have seen it as well. Consider the risk to the community; 869 trucks by Central, 535 through Goldston, surrounding well water at risk due to 1155 GPM requirements, noise equivalent to an airport or night club within 1 mile of the quarry. Is all that risk worth \$28-62k a year in tax revenue? I'd say not, and I bet you agree. Please, make a stand and be known and remembered as one that said NO to Sunrock Corporation.

Thank you,

Mitch Gaines (919)545-4599

8-13-2024

Supporting Attachments

TAX REVENUE

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

WATER USAGE

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
Totals	2,142,000	55,692,000	668,304,000	-	462,000	12,012,000	144,144,000

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

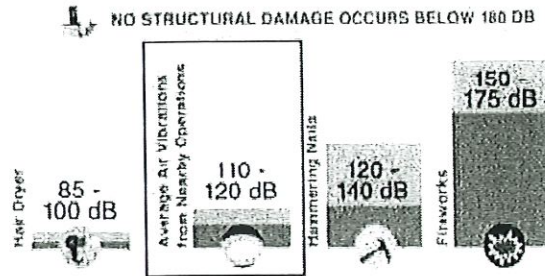
If a septic system is required, that system will be permitted after the annexation and rezoning approval. A septic system only would be needed to support a bathroom in the quarry office.

C. Water/Sewer Impact Statement

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

NOISE

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:

Distance From Quarry Pit (ft)	Decibels of Noise
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.

OSHA "Safety and Health Regulations for Construction, Subpart 1926 D, Occupational Health and Safety Controls

1926.52(d)(1)

In all cases where the sound levels exceed the values shown herein, a continuing, effective hearing conservation program shall be administered.

Table D-2 - Permissible Noise Exposures

Duration per day, hours	Sound level dBA slow response
8	90
6	92
4	95
3	97
2	100
1½	102
1	105
½	110
¼ or less	115

TRAFFIC

Trip Generation

Based upon the information provided by the developer of the quarry, trip generation analysis will be performed using data provided for quarries of similar size, maturity and expected traffic and growth. As noted above, the non-employee trips generated by the hauling of materials out of the quarry will be integrated with the background traffic peak hour trips to analyze the impacts to the peak hours of the roadways and intersections.

The weekday average daily trips generated, as well as AM and PM Peak Hour trips is shown below:

TRIP GENERATION SUMMARY – rev 1/1/24

Phase	ITE Code	Land Use	Size	Units	Adjacent Street Traffic Volumes								
					Weekday Avg 4 Trips			Weekday AM Peak Hr			Weekday PM Peak Hr		
					Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
2024	712	SMALL OFFICE *	25	EMPLOYEES	96	99	197	22	4	26	9	18	27
2024	n/a	Quarry **	n/a	Trips	570	570	1140	58	58	116	58	58	116
Unadjusted Volume					668	669	1337	80	62	142	67	76	143
Internal Capture								0	0	0	0	0	0
Pass-By Trips								0	0	0	0	0	0
Volume Added to Adjacent Streets					668	669	1337	80	62	142	67	76	143

Sources: * ITE Trip Generation Manual, 10th Edition
** Carolina Sunrock Quarry records

Trip Distribution

The site-generated trips to and from the proposed site are based on existing traffic patterns, information on location of customers provided by the owner/operator of the quarry and engineering judgement. The quarry operator anticipates that the majority of the truck traffic in and out of the site will be making pickups from the quarry for construction activities to the north of Goldston, closer to Siler City. Some traffic may develop for sites to the south near Sanford, but very little is anticipated from this direction. Due to current routing options available on apps such as Google Maps and Waze, it is likely that some non-local drivers will use the adjacent east-west routes to access US 421 via the interchange at Pittsboro-Goldston Road by routing thru Goldston, especially after the NC 902 intersection is converted to RCUT intersection. Some southbound traffic is expected to follow current local truck patterns into Goldston and turn onto S. Main Street and head to US 421 south of Goldston. The distribution percentages for the retail/service land use types are estimated as follows:

- 65% to/from the north on US 421 via NC 902
- 25% to/from the north on US 421 via Pittsboro-Goldston Rd.
- 10% to/from the south using S. Main St. and on to US 421

Attachment B

Future Truck Routes by Percentage

