

GOLDSTON TOWN BOARD MINUTES

5 August 2024
Regular Meeting

Members Present: Mayor Jonathan Hensley, Lynn Gaines, Wayne Woody, Lisa Burke, Charles Fields, Annie Kay Gaines

Guest Speakers: Hunter Glenn (Planner), Steve Cunnup (CDBG Coordinator)

Mayor Hensley called the meeting to order at 7:00pm. A quorum was present. He asked for a motion to approve the agenda. Wayne moved to approve the agenda. Charlie seconded and the motion passed with all voting in favor.

The Minutes of the July 1, 2024 regular session minutes were emailed to board members for review. Charlie moved to approve. A second was heard from Lisa and the motion passed with all voting in favor.

The clerk provided financial statements with balances as follows: General Fund \$306,914.70; General Fund CD's \$450,000.00; Powell Bill Fund \$22,800.80; Sewer Enterprise Fund \$312,035.05; Short Lived Asset Fund \$39,717.45; CDBG-Ph2 \$0.00. All members were given copies, and a copy is attached hereto. Lynn moved to approve. Wayne seconded the motion, and all voted to accept as presented.

Recognition of Guests: Mayor Hensley welcomed the guests.

Public Comments:

- Amanda Jones emailed written comments prior to the meeting expressing opposition to the use of R-15 zoning in general. Her comments are attached in their entirety.
- Alex Culpepper with Sunrock stated that he was looking forward to the Public Hearing next week and distributed a Rezoning and Annexation Information Packet related to the project to each of the Board members.
- Dwayne Beckner spoke out in opposition to the Tumbleweed annexation. He expressed concern over Goldston's population to increase from 240 people to potentially over 5,000 people with just 1 housing development.
- Tina Fortner spoke out in opposition to Tumbleweed annexation and development. She expressed concerns about the developer reclaiming the quarry and not properly closing the mining permits.
- Beth Barber spoke in opposition to the Tumbleweed annexation. She thought that the motion was dead after the last meeting due to lack of a second. The Town Attorney will address this concern during the Tumbleweed portion of the meeting.

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

Legislative Public Hearing – UDO Text Amendment for Flood Damage Prevention:

A legislative public hearing was held for a request by the Goldston Town Board to consider text amendments to the Goldston Unified Development Ordinance; specifically Chapter 9 – Flood Damage Prevention.

- Tina Fortner asked where the redline copy of the UDO was available for the public to read? Hunter shared how to access the online location, but for some reason there was no link associated with the online pdf file. He is working to get the link fixed and publicized before it goes to the Planning Board for consideration.

There were no further comments regarding the UDO text amendment, so the next step is to present the redline version of the UDO to the Planning Board at their September meeting.

Lynn made a motion and Wayne seconded to close the public hearing. All voted in favor. Wayne made a motion to reconvene the regular session. Charlie seconded and all voted in favor.

Resolution of Service:

Phyllis Rankin served on the Planning Board up until her death on May 26, 2024. To honor her commitment, the Town Board put forth a resolution acknowledging her service and dedication. Charlie made a motion to pass a Resolution of Service honoring Phyllis Rankin. A second was heard from Wayne and all voted in favor. A framed copy will be mailed to Phyllis' brother David Rankin and a copy is attached hereto.

Town Board Appointment: Since Banks resigned from the Board, there is a vacant seat available. The remaining Town Board members have the authority to appoint the replacement of any member that resigns. Banks was an At Large member, so his replacement can reside anywhere within the existing limits of the Town of Goldston. Wayne made a motion to nominate Dan Sargent. Lisa seconded and all voted in favor. Commissioner Sargent will finish out the at large term, which runs through November 2025. The Clerk administered the oath of office. After being sworn in, Dan joined the other Commissioners at the table for the remainder of the meeting.

Planning Board:

- In July Layton Long, Howard Willett, and Obie wicker were all reappointed to the Planning Board. There are still 2 positions remaining. Charlie nominated Mike Phillips. Lisa nominated Timmy Fields. Wayne made a motion to accept the proposed Planning Board members and their terms of service. A second was heard from Charlie and the members were approved. The Clerk administered the oath of office for Howard Willett and Obie Wicker. Other members will take the oath before the next Planning Board meeting. Of the 2 new members, Mike will serve a 2-year term and Timmy will serve a 3- year term.

Tumbleweed Project:

The Town Attorney explained that the motion to annex the Tumbleweed properties at the July 1, 2024 meeting did not receive a second, so it could not be voted on (it was a "dead" motion). However, that does not mean that the project itself is "dead", and the Board can legally put it on a future agenda and take action at a later date after further consideration. That is why the Tumbleweed Project has now appeared on this meeting agenda.

- Michael Blakley on behalf Tumbleweed Holding, LLC has requested a voluntary satellite annexation of 801.84 acres located at 970 Murchison Rd. (Parcels 63303. 67003. 62605. 8322. 9919. 66852 and 9896) in Chatham County NC. The Public Hearing for this annexation was held on April 1, 2024. Charlie made a motion to annex with an effective date of December 31, 2024. A second was heard from Wayne, and all voted in favor.
- 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, and 9896). Charlie made a motion to rezone to R-15. A second was heard from Dan and all voted in favor.
- Michael Blakley, on behalf of Tumbleweed Holdings LLC, has requested an amendment to the Town of Goldston Watershed Map adding 5.8 acres of Local Watershed, 697.76 acres of WS-IV PA and 98.28- acres Critical Area watershed located at 970 Murchison Road (parcels 63303; 62623; 67003; 62605; 8322; 9919; 66852; 9896). Dan made a motion to amend the watershed map, a second was heard from Wayne, all voted in favor.

Engineering for Goldston Fields Phase 1: Michael Blakley of Drafting and Design Services, Inc. on behalf of Bobby Branch is requesting subdivision extension of First Plat review and approval of Goldston Fields Phase 1, consisting of 41 lots on 24.91 acres, located off Pittsboro-Goldston Rd (S.R. 1010) and Vernie Phillips Rd (S.R. 2189); parcel 9533. A motion was made by Charlie to extend the work for 1 year. A second was heard from Lisa and the motion was approved with all voting in favor.

CDBG Phase II Sewer Improvement: Steve Cunnup was in attendance to give an update on the CDBG sewer project. On July 24, a monitoring meeting determined that the town was in compliance with no further action necessary. Payment request 26 was received, payments were paid out, and the final pay request 27 was approved to process. Hopefully that payment will be received next week. A final punch list to close out the CDBG portion of the sewer improvements include hooking up the last 10 houses, and additional backfilling of some abandoned septic tanks. Hopefully Jymco will resume that work soon, but they are having issues with availability of the existing plumber.

Parks & Recreation: Lisa and Jonathan are working with Central Pines to find grants for new playground equipment. Several grants are currently in the works and they continue to collect details. These include, but are not limited to, a playground equipment manufacturer matching grant, a T-Mobile Home grant to help with improvements to the picnic shelter and the Scout Hut at the park, and a downtown economic development grant.


The Parks and Rec are doing a good job leading the park maintenance. There have been a few instances of the gates not being unlocked early in the morning, but when members of the Parks and Rec Board were contacted, the gates were unlocked quickly thereafter. The only issues with the appearance at that park currently is the overgrown steep bank facing the road. Jonathan will try to get someone from the state to mow it. It is too steep and too large of an area to trim with a weed eater.

Amanda Jones would like to create a community advisory committee where folks living just outside of the town limits can provide input and assistance with things like grants. The advisory board would not have any authority to act on behalf of the town, but would help add resources and expertise for town projects. Dan committed to looking into the structure that other municipalities have with similar committees and Amanda will work on gathering some like-minded individuals. The Town Attorney will send an example of what a resolution to form a community advisory committee might look like.

For future consideration, with all of the growth within the town and the addition of newly annexed properties, existing town wards will need to be redrawn and new wards added. Lynn urged everyone on the Board to keep this in mind moving forward. There has also been new interest in creating an Extra Territorial Jurisdiction (ETJ) around Goldston. Up to 1 mile around the town limits, not including satellite annexations, can be part of the town's ETJ. This provides more opportunity for folks living close to town, but outside of the limits, to be more involved and have a say about what happens in the town.

There being no further business, Charlie moved to adjourn; Lisa seconded, all voted in favor, and the meeting was adjourned.

Respectfully submitted,



Jonathan Hensley

Mayor



Annie K. King-Gaines

Clerk

Assisted by Ben Townsend