GOLDSTON TOWN BOARD MINUTES

1 May 2023
Regular Meeting

Members Present: Mayor Jonathan Hensley
Commissioners: Steve Cunnup, Charlie Fields, Wayne Woody, and Banks Burke
Absent: Lynn Gaines
Attorney: Paul Messick
Guests: Hunter Glenn, Bobby Branch, Michael Blakley, Amanda Jones, Keenan Conder

Mayor Hensley called the meeting to order and asked for a motion to approve the agenda. Steve Cunnup moved to approve the agenda. Wayne Woody seconded the motion and, motion passed with all voting in favor.

The clerk previously emailed Minutes of the April 3, 2023 regular meeting to board members for review. There being no corrections or changes, Steve Cunnup moved to approve the minutes. Charlie Fields seconded and, motion passed with all voting in favor.

The clerk previously emailed Public Hearing Minutes of the April 3, 2023 Public Hearing to board members for review. There being no corrections or changes, Steve Cunnup moved to approve the Public Hearing minutes. Charlie Fields seconded and motion passed with all voting in favor.

The clerk reported balances as follows: General Fund $230,182.48; General Fund CD's $465,000.00; ARP Funds $.00 Powell Bill Fund $39146.16; Sewer Enterprise Fund $274,650.06; Short Lived Asset Fund $57,653.70; CDBG-Ph2 $.00. All members were given copies and a copy is attached hereto. Steve Cunnup moved to accept. Wayne Woody seconded the motion and all voted to accept as presented.

Recognition of Guests: Mayor Hensley welcomed the guests.

Public Comments: None

Old Business

Beautification. Amanda Jones reported she has started the planting process. She turned in expense receipts = $99.27 to date. Additional materials will be purchased in May. She will start beautifying Centennial Park in mid-May.

Walking Trail. Lynn Gaines was not in attendance but had emailed the official quote from Nature Trails. Wayne Woody moved to accept the quote = $53, 200.00. Steve Cunnup seconded the motion and, motion passed with all voting in favor. A 20% deposit is required. The clerk suggested paying 10% prior to June 30, 2023 to use the balance of the ARP funds from Payment 1. Charlie Fields moved to allow the clerk to pay the deposit using the remainder of the designated ARP allocation that was not used for the tennis court and basketball court. Wayne Woody seconded and, motion passed with all voting in favor.

CDBG Phase 2.

Review and Approve Change Order #1-Sufficient funds in the Budget for this Change Order. Banks Burke moved to approve the Change Order conditional upon sufficient funding in the current Budget. Wayne Woody seconded and, motion passed with __4__ Yes and 0 NO. A copy is attached hereto.

Steve stated there is still the issue of the excess rock excavation that Jymco is requesting to be paid for in the amount of approximately $205,000 that is not in the budget. Jymco has sent a letter to Withers & Ravenel with some compelling points. Hopefully Withers will respond to Jymco soon to resolve the issue.

Steve said the electrician is waiting for materials to come in to get started on installing the electrical equipment. There are 14 homes eligible for free connection. Those that are not eligible will have to pay a plumber to hookup their lines to their homes.

Scout Building Repairs Update. Gutter & Facia Board Repairs have been completed. Charlie Fields had obtained a price to replace the roof from Supreme Renovations (Tory Williams) with a standing Seam Roof System in the amount of $25,992.00. Board members agreed more economical quotes should be explored. The matter was tabled to obtain additional quotes.

Garbage Contract Renewal. Waste Industries/GFL agreed to renew the contract without changes for an additional five (5) years beginning July 1, 2023 and ending June 30, 2028. The Amendment was presented to accept. Wayne Woody moved to accept and renew the contract. Banks Burke seconded and motion passed with all voting in favor. A copy is attached hereto.

Drainage Ditch Mowing. The contract with Scott Bryant has expired. Steve emailed specifications and marked maps to the board members and asked for email addresses of their contacts that had asked for the chance to offer a quote. Steve will revise the agreement to include a sentence related to special circumstances if a tree falls across a ditch that will require cleanup. The selected contractor will have an option to offer a price to remove on a case by case basis. Steve will send to 4 contacts that have expressed interest in quoting the work. The deadline for submitting a quote is June 2, 2023.

Standard Codes and Specification. The Town has Adopted 4 chapters but there are others to be adopted. There are 5 more chapters to be adopted. Steve and Paul are working on editing to fit better with Goldston's circumstances. No action was taken.

New Business:

Goldston Fields Phase I Plat Review

A request presented by Michael Blakley, on behalf of Bobby A. Branch, for subdivision First Plat review and approval of Goldston Fields, 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 copy of the abstract and drawings are attached. The Planning Board recommended "approval with conditions". However, they were not aware of the Standard Codes and Specifications adopted on January 2, 2023. Paul stated the board can act by approving as is or approve with conditions or if no action is taken, it defaults to approval. The board members need more time to discuss. The main concern is the Standard Code and Specs require curb, gutter, and sidewalks in a subdivision. Mr. Branch and Mr. Blakely were not aware of this and had planned on constructing streets to NC-DOT standards. The Board has 65 days from May 1, 2023 to decide. Steve Cunnup moved to table the matter. Charlie Fields seconded and, motion passed with all voting in favor.

Tumbleweed Holdings, LLC. Annexation Petition for 628.04 acres located at 970 Murchison Road, Goldston NC. The Certificate of Sufficiency having been issued by the Clerk this date, Steve Cunnup moved to schedule the Public Hearing for the Annexation, Conditional Zoning and Watershed Map Amendment for June 5, 2023. Banks Burke seconded the motion and, motion passed with all voting in favor.
Kelly Properties and Goldston Fields Phase II properties will be on the Agenda for June 5th to review, discuss and possibly vote on the Annexations, Rezoning and Watershed Map Amendments, provided the Goldston Planning Board has submitted a recommendation. The Public Hearings were held on April 3, 2023.

Chatham Christian Academy-Goldston Baptist Church. A Public Hearing will take place on June 5, 2023 for Rezoning and Watershed Map Amendment for the property owned by Goldston Baptist Church to accommodate the proposed school.

Clerk's Office:

Proposed Budget for 2023-2024. The clerk presented the Proposed Budget for 2023-2024 and distributed copies to all board members. The public hearing will be held June 5, 2023 at 7:00 pm at the Town Hall. Charlie Fields moved to increase the property tax rate from $.22/$100 valuation to $.25/$100 valuation and increase the Solid Waste Services Fees from $90.00/household to $110.00/household. Banks Burke seconded and the motion passed with all voting in favor. Charlie Fields moved to increase the base rate for sewer from $46.00 to $50.00. Steve Cunnup seconded and the motion passed with all voting in favor. The clerk will incorporate the additional revenue these changes will generate into the budget and send to all members for review when completed.

Sharpe Patel Audit Contract for YE 2023. The clerk presented the contract stating the amount of $9,000.00. Charlie Fields moved to accept the contract to audit for YE 6-30-2023. Banks Burke seconded the motion and motion passed with all voting in favor.
The clerk passed along information from Jay Sharpe regarding HB 799: Apparently there is a bill in the legislature, HB 799, that intends to give the power to the NC Office of State Auditor to not only choose who can perform government audits in North Carolina, but also will be choosing the auditor for each Local Government Agency. This is obviously very concerning.

Triangle J COG-Resolution approving name change to Central Pines Regional Council. Charlie Fields moved to adopt the Resolution. Wayne Woody seconded the motion passed unanimously. A copy is attached.

Chatham County Board of Elections Agreement for Reimbursement of Cost. The Agreement was signed by Mayor on April 6, 2023 and returned to BOE. The Board of Elections will return a full executed agreement once all parties have signed.

Park-Mow and Maintenance. There are still some issues with the condition and appearance of the park. Wayne will contact Will Shue.

Purchase of Copier. Steve mentioned the need for a copier/printer for the Town Hall office. The cost would probably not exceed $300-350.00. No action was taken.

There being no further business, Steve Cunnup moved to adjourn the meeting. Wayne Woody seconded and all voted in favor – 4 yes and 0 no.

Respectfully submitted,

Jonathan Hensley, Mayor

Annie K. King-Gaines

Annie King-Gaines, Clerk

Town of Goldston
1 May 2023

AGENDA:

Call to Order

Determination of Quorum

Approval of Agenda. Need motion, second and vote.

Approve April 3, 2023 Regular Meeting Minutes & Public Hearing Minutes

Approve Financial Reports

Recognition of Guests

Public Comment Period

Old Business:

Walking Trail Repairs and Improvements – ARP Funds: Lynn Gaines-Formal Quote from Nature Trails.

CDBG-Phase II. Review and Approve Change Order #1-Sufficient funds in the Budget for this CO. Discuss the additional $205,000 for excess rock removal.

Scout Building. Update on Repairs-Roof; Heating and Air

Garbage Contract Renewal. GFL agreed to renew the contract as is. Amendment

Drainage Ditch Contract Specs. Steve emailed to all the board members for review.

New Business

Goldston Fields Phase I Plat Review

A vote on a request by Michael Blakley, on behalf of Bobby A. Branch, for subdivision First Plat review and approval of Goldston Fields, 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.

Park-Mow and Maintenance. Appearance and Condition Improved?

Standard Codes and Specification. Adopted 4 chapters but there are others to be adopted.

Clerk's Office:

Triangle J COG-Resolution approving name change to Central Pines Regional Council

Present Proposed 2023-2024 Budget. Announce Public Hearing will be June 5, 2023 at 7:00 pm

Sharpe Patel PLLC-Contract to Audit Accounts for YE 6-30-2023.

Chatham County Board of Elections Agreement for Reimbursement of Cost. Signed by Mayor on April 6, 2023 and returned to BOE.

AK's

12:45 PM
04/28/23
Accrual Basis

Goldston General Fund
First Bank-Checking
As of May 1, 2023

Type	Date	Num	Name	Memo	Split	Amount	Balance
1120-02 · GF-First Bank Checking							220,579.42
Check	04/05/2023	8386	CHATHAM NEWS+...	iNV#6101-Ad...	1317-00 · Due from B....	-338.00	220,241.42
Deposit	04/06/2023	DEP	Dep-Monthly Colleti...	March 2023 C...	-SPLIT-	985.29	221,226.71
Check	04/06/2023	8387	GOLDSTON GULF ...	Acct# 226 Par...	4260-22 · Utilities - wa...	-71.00	221,155.71
Check	04/10/2023	8388	DUKE ENERGY PR...	Street Ltg------...	-SPLIT-	-814.58	220,341.13
Check	04/11/2023	8389	GFL Envirnomental ...	Inv#00604687...	4710-39 · Cont servic...	-3,118.69	217,222.44
Check	04/11/2023	8390	Jeremy McLeod	Reimb for Ro...	6160-00 · Cont - Gold...	-30.00	217,192.44
Check	04/13/2023	8391	William Shue	March 2023 P...	6120-30 · Park-Mow ...	-1,200.00	215,992.44
Check	04/14/2023	8392	TRIANGLE J COG	Inv for ARP A...	4120-20 · Consulting-...	-6,000.00	209,992.44
Deposit	04/14/2023	DEP	DEP SALES & USE ...	February 202...	3232-00 · Local option...	9,015.80	219,008.24
Check	04/14/2023	8393	Above & Beyond Gu...	Inv#4515-Sco...	4260-35 · Maintenanc...	-1,055.00	217,953.24
Check	04/20/2023	8394	Do North Resurfacing	Inv#355 Gold...	6120-59 · CSLFRF - ...	-24,466.59	193,486.65
Check	04/24/2023	8395	Do North Resurfacing	355 Goldston ...	6120-59 · CSLFRF - ...	-10,003.20	183,483.45
Check	04/24/2023	8396	Brightspeed	Acct#418060...	4120-32 · Telephone	-76.28	183,407.17
Check	04/25/2023	8399	DUKE ENERGY PR...		-SPLIT-	-471.45	182,935.72
Check	04/26/2023	8397	Annie Kay King-Gai...	4120-19-April ...	-SPLIT-	-1,013.85	181,921.87
Check	04/26/2023	8398	William Shue	April 2023-Pa...	6120-30 · Park-Mow ...	-1,200.00	180,721.87
Check	04/27/2023	8400	Robert G. Beal'	April 2023-Str...	-SPLIT-	-1,091.96	179,629.91
Deposit	04/27/2023	DEP	Sheriff's Substation	May 2023 Rent	3833-00 · Rental Inco...	300.00	179,929.91
Deposit	04/27/2023	DEP	DEP-CHATHAM CO...	March 2023 C...	3327-00 · Motor vehicl...	788.61	180,718.52
Deposit	04/27/2023	DEP	First Health	May 2023 Rent	3833-00 · Rental Inco...	1,500.00	182,218.52
General Journal	04/28/2023	JE-301		Rec. Tfr of Fu...	1120-23 · GF-ARP Sp...	47,963.96	230,182.48
Total 1120-02 · GF-First Bank Checking						9,603.06	230,182.48
TOTAL						**9,603.06**	**230,182.48**

12:46 PM
04/28/23
Accrual Basis

Gen Fund-ARP FUNDS
First Bank
As of May 1, 2023

Type	Date	Num	Name	Memo	Split	Amount	Balance
1120-23 · GF-ARP Special Revenue-Restrict							47,963.96
General Journal	04/28/2023	JE-301		Rec. Tfr from ...	1120-02 · GF-Fi...	-47,963.96	0.00
Total 1120-23 · GF-ARP Special Revenue-Restrict						-47,963.96	0.00
TOTAL						**-47,963.96**	**0.00**

12:48 PM
04/28/23
Cash Basis

Goldston Powell Bill
Fidelity Bank-PB Checking
As of May 1, 2023

Type	Date	Num	Name	Memo	Paid Amount	Balance
1120-03 · PB-Fidelity Bank-Checking						39,146.16
Total 1120-03 · PB-Fidelity Bank-Checking						39,146.16
TOTAL						**39,146.16**

12:50 PM
04/28/23
Cash Basis

Town of Goldston-Sewer Enterprise Fund
Fidelity Bank-Checking
As of May 1, 2023

Type	Date	Num	Name	Memo	Paid Amount	Balance
1120-01 · Sewer Enterprise Fund						271,524.44
Deposit	04/06/2023	DEP	Goldston Gulf S...	March 2023 c...	8,714.06	280,238.50
Check	04/10/2023	1624	Dominion Energ...	0754-5099 Pu...	-10.70	280,227.80
Check	04/10/2023	1625	GFL Environme...	Inv#00603931...	-218.93	280,008.87
Check	04/10/2023	1626	Goldston Gulf S...	March 2023 F...	-3,600.00	276,408.87
Check	04/11/2023	1627	City of Sanford	Bill#3391774 ...	-1,430.14	274,978.73
Check	04/25/2023	1628	Duke Energy Pr...	Pump Station...	-328.67	274,650.06
Total 1120-01 · Sewer Enterprise Fund					3,125.62	274,650.06
TOTAL					**3,125.62**	**274,650.06**

12:51 PM
04/28/23
Accrual Basis

Sewer Enterprise-Short Lived Asset
First Bank-Short Lived Asset-Checking
As of May 1, 2023

Type	Date	Num	Name	Memo	Split	Amount	Balance
1120-02 · Short Lived Asset Reserve Acct							57,653.70
Total 1120-02 · Short Lived Asset Reserve Acct							57,653.70
TOTAL							**57,653.70**

12:52 PM
04/28/23
Cash Basis

Town of Goldston-CDBG PH II
First Bank-Checking
As of May 1, 2023

Type	Date	Num	Name	Memo	Split	Paid Amount	Balance
TOTAL							**0.00**

minutes

Nature Trails
11312 US 15 501 N Ste 107185
Chapel Hill, NC 27517 US
info@naturetrailsnc.com
www.naturetrailsnc.com

Fee Proposal

ADDRESS
Lynn Gaines
Town of Goldston, NC
40 Coral Avenue
Goldston, NC 27252

FEE PROPOSAL 1417
DATE 04/11/2023

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Trail Maintenance & Rehab	Tread surface re-grading, re-routing, and drainage management as necessary.	4,400	8.00	35,200.00
ABC Base (Ton)	Re-surfacing of trail with 3" of ABC aggregate	300	60.00	18,000.00

Notes & Conditions:

TOTAL **$53,200.00**

Payment Schedule:
- 20% deposit
- 20% upon ground breaking
- Balance upon completion

Accepted By : Town of Goldston
By: _____ Jonathan W Hensley, Mayor
Accepted Date 05/01-2023

All work to be completed in a substantial workmanlike manner. Payments cannot be withheld for issues or delays outside this scope of work. Last payment is due after substantial completion and final punch list. Any deviation from the above scope may become an extra charge over and above this proposal. All agreements contingent upon accidents, weather, and/or delays beyond our control.

Minutes

A RESOLUTION RATIFYING, ACCEPTING AND APPROVING THE AMENDED CHARTER RESOLUTION OF CENTRAL PINES REGIONAL COUNCIL (FORMERLY TRIANGLE J COUNCIL OF GOVERNMENTS)

Whereas, the Councils of Governments system was created by the State of North Carolina in 1970 by Governor Bob Scott designating seventeen Regional Councils to serve across the state and Triangle J Council of Governments (TJCOG), formerly the Research Triangle Regional Planning Commission, as the regional entity serving Chatham, Durham, Johnston, Lee, Moore, Orange, and Wake counties, and the municipalities within those counties;

Whereas, the TJCOG Board of Delegates approved an organization rebrand process in its Fiscal Year 2022-2023 budget to identify and implement a new name, logo, and brand for the organization, and rebranding consultant Carrboro Creative was selected to conduct the process in the Fall of 2022;

Whereas, the proposed rebrand, including a name change from Triangle J Council of Governments to Central Pines Regional Council was presented to the TJCOG Officers, TJCOG Executive Committee, and TJCOG Board of Delegates in December, February, and March of 2023 for consideration;

Whereas, the TJCOG Executive Committee and TJCOG Board of Delegates unanimously approved the name Central Pines Regional Council and approved a proposed amended charter to reflect this change;

Whereas, the charter is TJCOG's governing document and must be endorsed by all member governments when they join the organization and by a minimum of 2/3 when amendments to the document are made;

NOW, THEREFORE, BE IT RESOLVED BY GOVERNING BODY

that the TOWN OF GOLDSTON'S GOVERNMENT BOARD does hereby ratify, accept, and approve the amended Charter Resolution reflecting the organization's new name of Central Pines Regional Council. Further, the governing body authorizes that the new name will be effective July 1, 2023, or once 2/3 of the member governments approve the Charter amendment, if it is after July 1, 2023.

Adopted and approved this the 1st day of May, 2023.

TOWN OF GOLDSTON OFFICIAL SEAL NORTH CAROLINA 1907

Attest:

Annie King-Gaines, Clerk

Jonathan W Hensley, Mayor

STATE OF NORTH CAROLINA
COUNTY OF Chatham

AMENDMENT OF CONTRACT AGREEMENT BETWEEN THE TOWN OF Goldston AND WASTE INDUSTRIES, LLC

This Amendment of the Contract made between the Town of Goldston and Waste Industries, LLC dated July 1, 2018:

Section 1: Term

Upon finding that it is the best interest of the Town to continue this Agreement, the parties hereto agree to extend the term of this Agreement for an additional five year period ending June 30, 2028. All other provisions of this section remain the same.

All other Terms and Conditions of the entire agreement remain the same.

In witness whereof, the Town and Company have executed this contract amendment as of this day and year first written:

WASTE INDUSTRIES LLC

BY: _____
Ted Habets, Regional Vice President

ATTEST: _____

DATE: 5/11/23

TOWN OF Goldston

BY: _____

TOWN OF GOLDSTON OFFICIAL SEAL NORTH CAROLINA 1907

ATTEST: Janice K. Kuj. Hanna

DATE: 5. 1. 2023

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

Janice K. Kuj. Hanna
Town of Goldston Finance Officer

CERTIFICATE OF SUFFICIENCY

To the Board of Commissioners of the Town of Goldston, North Carolina:

The undersigned does hereby certify that I have investigated the attached petition and hereby make the following findings:

a. The petition contains an adequate property description of the area proposed for annexation.

b. The area described in the petition is not contiguous to the Town primary corporate limits, as defined by G.S. 160A-58.2.

c. The petition is signed by and includes addresses of all owners of real property lying within the area described therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Goldston, this 1st day of May 2023.

Annie K. King-Gaines

Annie K. King-Gaines
Town Clerk

TOWN OF GOLDSTON
OFFICIAL SEAL
(SEAL)
NORTH CAROLINA
1907

..TITLE
A vote on a request by Michael Blakley, on behalf of Bobby A. Branch, for subdivision First Plat review and approval of Goldston Fields, 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.

..ABSTRACT

Action Requested:
A vote on a request by Michael Blakley, on behalf of Bobby A. Branch, for subdivision First Plat review and approval of Goldston Fields, 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.

Introduction & Background:
The subdivision process is a four (4) step process: Concept Plan, First Plat, Construction Plan, and Final Plat. The applicant has completed the community meeting and the Concept Plan review. The Goldston Fields First Plat review is the first of its kind for the planning board and the town board. The Town Board adopted the UDO in March of 2020 and in the last three years has received annexation requests, rezoning applications, and watershed map amendments for the Goldston Fields site.

The 24.91-acre parcel was rezoned to R-15 and added to the Towns Zoning and Watershed Maps in May/June of 2022. At the time the applicant annexed only 24.91 acres because of the limitations of state law regarding satellite annexations. The state law has been amended to allow for further satellite annexations. The applicant is currently applying for annexation for the remainder of the property. Those items will receive a public hearing at the April 3rd, 2023, Town Board Meeting.

The Goldston Subdivision Regulations, Section 3.4.D(4) state that the Planning Board meeting shall include a Public Hearing to receive public comment on the proposed subdivision. Following the Public Hearing, the Planning Board shall review the proposal, staff recommendation and public comments and indicate their recommendation for approval, disapproval, or approval subject to modifications. If the Board recommends disapproval or approval subject to modifications, the necessary reason or modifications will be specified in the minutes of the meeting. The Planning Board shall have two (2) meetings in which to act on a proposal.

The planning board reviewed the first plat submittal at their March 14th meeting. After receiving public comments about buffers between neighbors and the new development, the applicant agreed to add a vegetated berm along certain perimeter areas of the property. The applicant said they would add the berm to the site plan. The Planning board voted unanimously to table the item for one month and would review it again at their April 11th meeting. It was the opinion of the board that because the chair wasn't there, they should wait for him to return. Also, there were lots of comments and questions from the audience and the applicant was amenable to waiting another month.

The Planning board met again to discuss this item at their April 11th meeting. There were no comments from the public at the meeting. The applicant showed the board the planted berm they added to the updated plat which was requested at the March meeting. There was some discussion about the three lots that face Pittsboro Goldston Rd, and whether they would receive driveway permits through NCDOT. The applicant didn't think getting access to the road would be an issue. Planning staff questioned whether shared driveways were allowed under the Goldston development guidelines. They don't appear to be prohibited, but shared driveways would probably be a question for the Town Attorney.

The Planning Board Voted unanimously to recommend approval of the first plat with the conditions stated.

Discussion & Analysis:
The request is for First Plat review and recommendation of Goldston Fields First Plat, consisting of 41 lots on 24.91 acres, located off Pittsboro Goldston Rd and Vernie Phillips Rd.

Roadways: Old Barn Drive, Hayfields Street, Bale Street, and Goldston Fields Drive have been submitted to the EOC and approved. The roads will be built to NCDOT standards with a 60-foot right-of-way.

Historical: Sy Robbins informed the applicant that they would want to be informed if any old foundations or other significant structures are encountered during development. Sy suggested the applicant look at the inventory checklist on the Historical Society website. A title search might be helpful for road names or subdivision name for historical connection.

Schools: Chatham County School was informed of the development.

General Environmental Documentation: The GED isa group of documents related to the environment of the project and has been reviewed by Chatham County staff and the information provided is satisfactory. This requirement has been met.

Community Meeting: The meeting was held on July 27th, 2022, at 2111 S. Main St, in Goldston. Some of the questions and concerns mentioned at the meeting were 1. The effect of the development on the sewer. 2. The residents do not want the town to grow but fell like the Town should do more improvements to the Town. 3. There should be park or playground added to the developments. 4. Stormwater from existing field that discharges next to existing homes.

Technical Review Committee: The TRC met to review this project at the August 17th, 2022, meeting and then again on February 15th 2023.

Water: The development will utilize the public water provided by Goldston Gulf Sanitary district.

Water Features: There is a wetland that is noted on the plat and is partially located on the site.

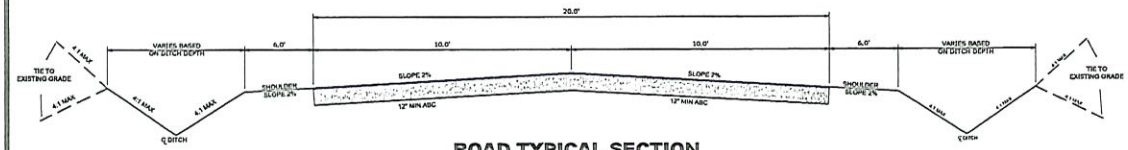
Stormwater and Erosion Control: Phase 1 of Goldston Fields will have one stormwater BMP located south of Lots 8-12. The BMP is located on 3.17 acres of open space.

Site Visits: The site visits took place on February 28th and March 2nd at 9:00am and 5:00pm respectively.

Recommendation:

Planning Staff recommend approving the road names: Old Barn Drive, Hayfields Street, Bale Street, and Goldston Fields Drive, and granting approval of subdivision first plat for **Goldston Fields Subdivision** with the following conditions:

1. The applicant shall add a vegetated berm along the perimeter of the property where new lots will abut existing lots; specifically, the lots that face Pittsboro Goldston rd. As shown on amended first plat.
2. Approval of the First Plat shall be valid for a period of twelve (12) months following the date of approval by the Town Board and the Construction Plan approval shall be valid for a period of twenty-four (24) months from the date of approval by the Technical Review Committee or Town Board.
3. The town attorney shall review and approve the contract and performance guarantee prior to final plat recordation.



ROAD TYPICAL SECTION

NTS

NOTES:

1. THERE ARE WETLANDS PRESENT WITHIN THE PROPOSED PHASE 1, PER WETLAND SOLUTIONS, LLC DELINEATION (6/15/2022)
2. THERE ARE NO FEMA FLOODPLAINS CONTAINED ON THIS SITE PER FIRM PANEL 3710969600J, EFFECTIVE DATE 2/2/2007.
3. SETBACKS ARE SHOWN IN ACCORDANCE WITH THE APPROVED TOWN OF GOLDSTON UDO STANDARDS.
4. UTILITY AND DRAINAGE EASEMENTS SHALL BE RECORDED AS PART OF THE SUBDIVISION PLAT AFTER CONSTRUCTION IS COMPLETED.
5. OPEN SPACE SHALL BE MAINTAINED BY THE NEIGHBORHOOD HOMEOWNERS ASSOCIATION. OPEN SPACE INCLUDES A BLANKET DRAINAGE AND ACCESS EASEMENT FOR THE STORMWATER BMPS.
6. ALL PROPOSED PAVEMENT SECTIONS ARE NCDOT MINIMUM STANDARDS. FINAL PROPOSED PAVEMENT SECTION DESIGNS WILL NEED TO BE PROVIDED TO NCDOT FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
7. PROPOSED WATER AND SEWER LINES WILL BE TIED TO EXISTING TOWN OF GOLDSTON WATER AND SEWER LINES (GOLDSTON/GULF SANITARY DISTRICT).
8. THERE ARE NO JURISDICTIONAL SURFACE WATERS/STREAMS REQUIRING A RIPARIAN BUFFER LOCATED ON THE PROPERTY, PER WETLANDS SOLUTIONS, LLC (6/15/2022).
9. EXISTING STRUCTURES NOT TO BE REMOVED UNTIL CONSTRUCTION PLANS ARE SUBMITTED.

SITE DATA

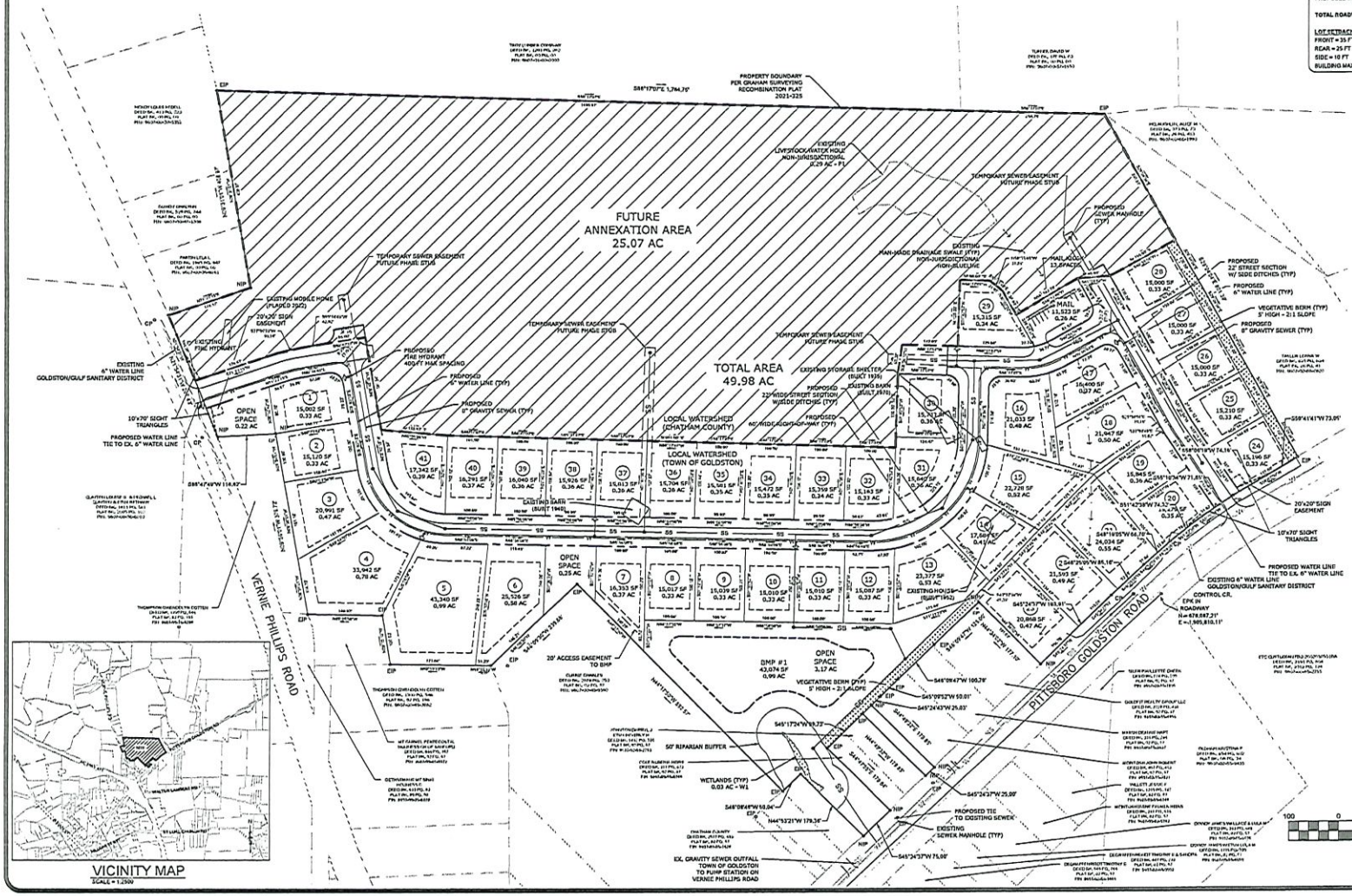
DEVELOPER
BOBBY A. BRANCH

PROPERTY INFO:
BOBBY A. BRANCH
462 FORESTWOOD PARK RD
SANFORD, NC 27330
PHONE: (919) 708-8465
DEED BK. 3264, PG. 1051
AKPAR: 9533
AREA: 50.16 AC +/-
ZONING: R-15 (GOLDSTON)
WATERSHED: LOCAL (TOWN OF GOLDSTON)

LOTTING
PROPOSED LOTS=41
REQUIRED MIN LOT SIZE = 15,000 SF
PROPOSED MIN LOT SIZE= 15,000 SF
PROPOSED MAX LOT SIZE= 43,340 SF
REQUIRED MIN LOT WIDTH = 100 FT
PROPOSED MIN LOT WIDTH= 100 FT
PROPOSED MIN LOT WIDTH @ CUL-DE-SAC=40 FT

TOTAL ROADWAY = 2,878 LF +/-

LOT SETBACKS
FRONT = 35 FT
REAR = 25 FT
SIDE = 10 FT
BUILDING MAX HEIGHT=40 FT



VICINITY MAP

SCALE = 1:2500

DRAFTING AND DESIGN SERVICES, INC.
6728 CARBONTON ROAD
Sanford, North Carolina 27330
(919) 499-8759 phone
draftinganddesign@gmail.com

GOLDSTON FIELDS SUBDIVISION

PITTSBORO GOLDSTON ROAD
GOLDSTON , NORTH CAROLINA

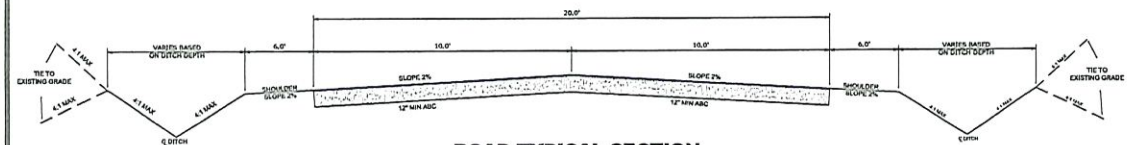
FIRST PLAT

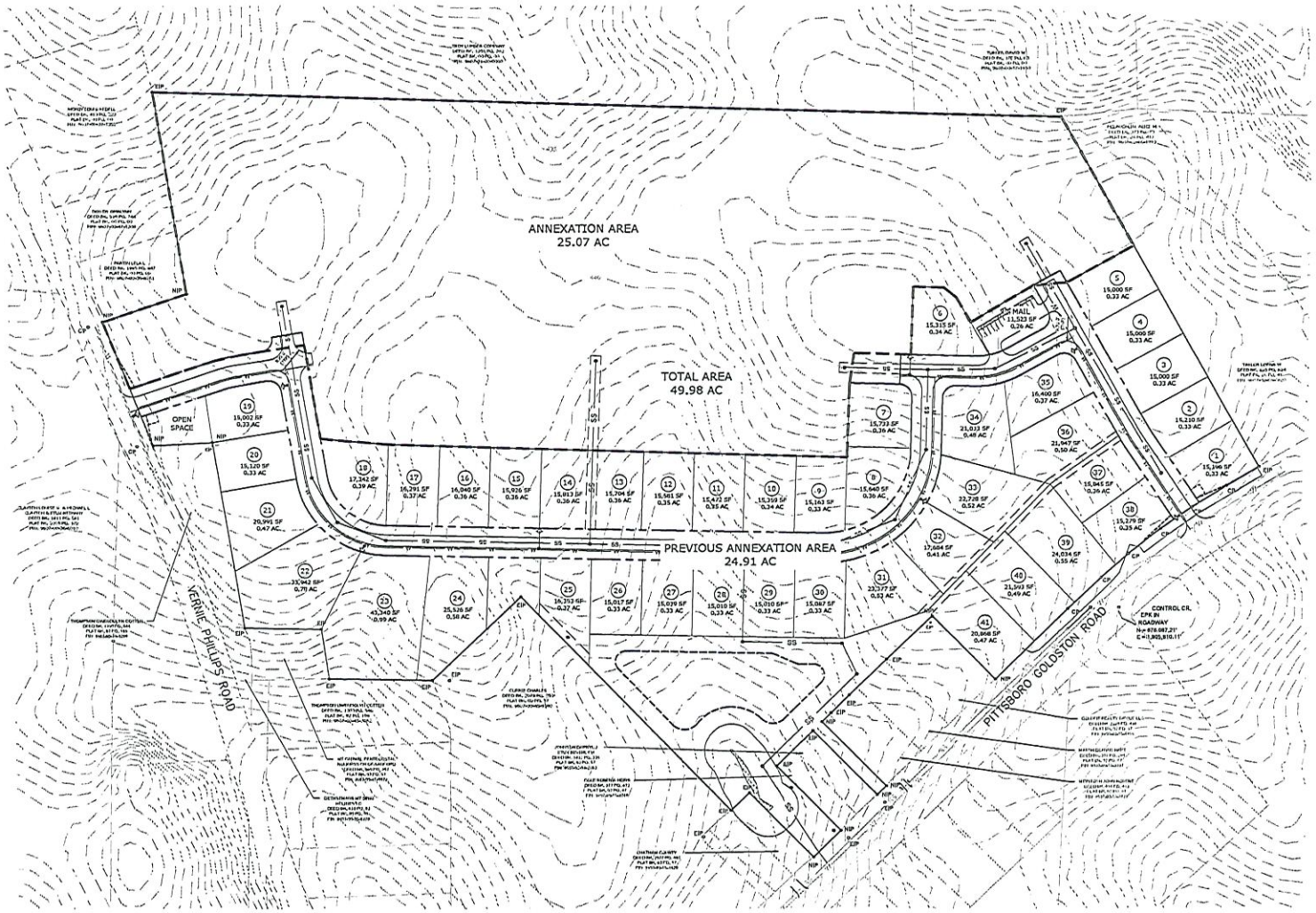
REVISIONS

AGENCY REVIEW NOT FOR CONSTRUCTION

Scale: 1"=100'	Drawn by: MTB
Sheet: PPI of 1	Designed by: MTB
	Reviewed by: MTB
Project Number: 2021-15	Date: APR 2023

File: Z:\2021\2021-15 Branch Subdivision-Goldston\2023 11 15 - Branch Subdivision.dwg First Plat 4/5/2023


20.0'
VARIES BASED ON DITCH DEPTH
6.0'
10.0'
10.0'
6.0'
VARIES BASED ON DITCH DEPTH
TIE TO EXISTING GRADE
4:1 MAX
SHOULDER SLOPE 2%
SLOPE 2%
SLOPE 2%
SHOULDER SLOPE 2%
12" MIN ABC
12" MIN ABC
4:1 MAX
TIE TO EXISTING GRADE
4:1 MAX
4:1 MAX
4:1 MAX



DRAFTING AND DESIGN SERVICES, INC.
6728 CARBONTON ROAD
Sanford, North Carolina 27330
(919) 499-8729 phone
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GOLDSTON FIELDS SUBDIVISION

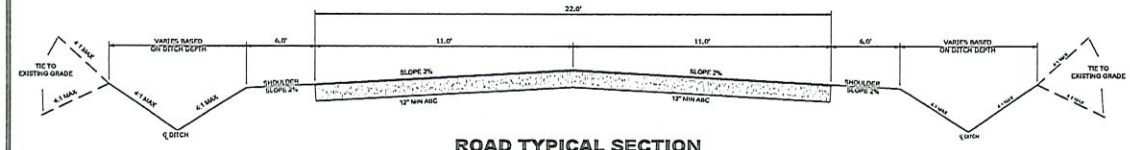
PITTSBORO GOLDSTON ROAD
GOLDSTON , NORTH CAROLINA

TOPOGRAPHIC MAP

REVISIONS

AGENCY REVIEW
NOT FOR CONSTRUCTION

Scale: 1"=100'	Drawn by: MTD
Sheet: PP2 of 1	Designed by: MTD
	Reviewed by: MTD
Project Number: 2021-15	Date: JAN 2023


22.0'
VARIES BASED ON DITCH DEPTH
6.0'
11.0'
11.0'
6.0'
VARIES BASED ON DITCH DEPTH
TIE TO EXISTING GRADE
4:1 MAX
SHOULDER SLOPE 4%
SLOPE 3%
SLOPE 2%
SHOULDER SLOPE 2%
12" MIN ABC
12" MIN ABC
TIE TO EXISTING GRADE
4:1 MAX
4:1 MAX
4:1 MAX