Goldston Planning Board
Minutes
April 11th, 2023

The Goldston Town Planning Board met in regular session on the above date in the Town Hall, Goldston, North Carolina. Members present were as follows:

Present:	Absent:
Howard Willet	
Obie Wicker	
Phyllis Rankin	
Chris Minor	
Layton Long (Remote)	

I. CALL TO ORDER:
Howard Willet called the meeting to order.

II. DETERMINATION OF QUORUM:
Howard Willet declared a quorum. 5 members present.

III. APPROVAL OF AGENDA:
Approval of the Agenda – Howard Willet asked the board members if there were any issues with the Agenda. There were no objections and the agenda was approved.

IV. APPROVAL OF THE MINUTES:
The Board unanimously approved the minutes from the March 14th meeting.

V. PUBLIC INPUT SESSION:
Mr. Willet explained that if anyone wanted to speak on the subdivision item, they would have a chance to speak after the presentation.

VI. SUBDIVISION:

Request by Michael Blakley of Drafting and Design Services, Inc on behalf of Bobby 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.

Planning staff gave a presentation of the first plat submittal. Mr. Glenn explained that this was the second meeting for this particular item. The planning board at their last meeting decided to table the item so the Chair could attend the meeting, and to allow the applicant to make the necessary changes to the Plat. Mr. Glenn told the board that the applicant had added the planted berm to the plat as requested at the last meeting. A copy of the plat was on display at the meeting and in each of the board members packets.

Mr. Blakley showed the planning board the updated first plat with the vegetated berm. The berm will be planted with evergreen trees. There will also be a berm along the open space section for the BMP. There

was continued discussion about the vegetated berm and then some discussion about the utility easement and driveway permits. Mr. Willet asked if they thought they might have any problem getting driveway permits for the lots fronting Pittsboro Goldston road? Mr. Blakley said they might have to make shared driveways. Mr. Wicker asked if those driveways were coming out onto 1010 (Pittsboro-Goldston)? Mr. Blakley said yes they were. Ms. Rankin asked if there were three driveways going onto Pittsboro Goldston? Mr. Blakley said that was correct, and that those houses could be configured to front one of the interior subdivision streets. Continued discussion about the lots and the driveways on Pittsboro Goldston Rd, and safety considerations.

Ms. Rankin voiced more concerns about the safety of people trying to pull out onto Pittsboro Goldston rd. Mr. Blakely said that DOT would be consulted as part of the construction plan process. Discussion of DOT traffic analysis process and driveway permit process. Mr. Glenn interrupted to discuss the shared driveway. Stated that he wasn't sure shared driveways were allowed in the design standards or in the UDO. Mr. Blakely stated that if for some reason a lot could not get access to Pittsboro Goldston Road then they would not plat that lot. They were asking for the 41 lots but understood that during construction planning the design might have to be changed slightly. Ms. Rankin asked if the DOT would be making the decision about access? Mr. Blakely said yes it would ultimately be up to the DOT. Continued discussion about speed limits and road access.

Mr. Wicker and Ms. Rankin asked about safety signage in the internal streets. Mr. Blakley said that would be up to the town. They would be designing the streets to NCDOT standards and would put up the speed limit signs. Discussion of speed controls and bumps. Mr. Long interjected to ask what the specific request was for this meeting? Mr. Glenn explained that it was for a recommendation on the first plat for the town board. Mr. Long made a motion to approve the amended plat with conditions. Mr. Wicker seconded the motion. The motion was approved unanimously.

Mr. Willet asked about saving some of the trees. Discussion of grading. Essentially, they would try to save some of the champion trees, but they could not make any promises. This sparked a discussion about saving trees in future developments. The board discussed potential methods for tree preservation and the possibility of amending the land use plan or UDO to accomplish such a goal. Mr. Glenn stated that the board could add that as an item to the agenda of another meeting. Also, they would need to discuss the planning board's ability to add tree preservation as a condition of approval of first plats with the town attorney.

Goldston Planning Board Meeting -20230411_183708-Meeting Recording.mp4

VII. NEW BUSINESS:

VIII. BOARD MEMBERS ITEMS:

XII. ADJOURNMENT:

There being no further business, the meeting adjourned.

Signed: _____/_____

, Chair Date

Attest: _____/_____
, Clerk to the Board Date