Goldston Planning Board
Minutes
December 12th, 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:
Layton Long	
Phyllis Rankin	
Howard Willet	
Obie Wicker	
Chris Minor	

I. CALL TO ORDER:
Layton Long called the meeting to order.

II. DETERMINATION OF QUORUM:
All members present

III. APPROVAL OF AGENDA:
Approval of the Agenda – Mr. Long 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:
Mr. Long asked if there were any issues with the minutes. There were none, and the minutes were approved.

V. PUBLIC INPUT SESSION:
The public in attendance had no public input at this time.

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 Phase II, consisting of 53 lots on 25.07 acres, located off Pittsboro-Goldston Rd (S.R. 1010) and Vernie Phillips Rd (S.R. 2189); parcel 95591.

Hunter Glenn gave a review of the notes for the planning board members. Starting by explaining the subdivision process and the first plat process. Reminding the planning board of Phase 1 of Goldston Fields. He explained to the planning board that there were two site visits for the new phase as is required. The roads have been approved by EOC and will be built to town street standards. The sidewalk will be within a private sidewalk easement that is HOA responsibility. The Chatham County Historical Association has made some basic requests of the developer. The schools are aware of the project.

The GED has been done for both phases of the property during the Phase 1 first plat review process. Mr. Glenn told the board that the TRC has met twice to review this project and all comments were addressed by the developer. Mr. Glenn gave an overview of the comments from the TRC. Some questions about the planted berm on the west side of the property, as well as the stub out of the street.

Withers Ravenel confirmed with the developer that there was sewer capacity for the entire project. Continued discussion of the notes.

Mr. Willet asked what "BMP" means. Mr. Glenn said that is "Best Management Practice" it is a common vernacular for Stormwater Ponds.

Layton Long asked how the HOA would be set up. Mr. Glenn said it would be a private matter and the county or town are not usually involved. Bobby Branch was sitting in the audience, and he said they usually come up with a generic HAO agreement. Mr. Long asked what would happen in 20 years? Essentially, how does the town know the HOA will remain solvent?

Mr. Branch said he hired Little and Young, and he said that is who takes the dues and is the management company. There is a yearly fee, and you will be required to pay the dues as a homeowner. Mr. Long asked what else, other than the sidewalk, would the HOA handle? Mr. Branch said it would anything that is normally involved with an HOA. It would be landscaping, etc. Mr. Glenn jumped in to explain that the sign, any lighting, and landscaping would be part of the HOA. The roads will be maintained by the town. The roads are not private.

Mr. Glenn then explained the performance guarantee process as some of the planning board questions seemed to be related to the developer's surety. Michael Blakley also jumped in to say that there would be a bond in place. The town will hold a bond that ensures the infrastructure will be constructed to the town standards. Mr. Branch said that, for a developer, the Bond is the bible. You never let a bond go in default. Smith Douglas would never let a bond "go south."

Mr. Willet asked will Smith Douglas put the bond up? Mr. Branch said if he was going to develop the property FOR Smith Douglas then he would put the bond up. Or if he hires a third-party contract or develops the site then they would put the bond up. They may also use another land holding company. Mr. Branch said that Smith Douglas is a good company that he chose because he doesn't want a low-quality builder in Goldston. He said more than likely Wynn Development company would be the developer.

Continued discussion of the performance guarantees.

Mr. Long asked what is the normal performance guarantee process that the county follows? Mr. Glenn explained the process and said the Town process would be the same. Mr. Long's main concern was who would be tracking this process after county staff are no longer involved in working with Goldston.

Continued discussion of the performance guarantees.

Mr. Long asked about the process of Phase 2 approval and when it would be coming back to the planning board.

Mr. Glenn explained the process and that they have a public hearing at this meeting and would then send the matter, if approved, to the Town Board. The planning board has up to two meetings to decide on approval of recommending First Plat. Mr. Glenn said they used both meetings last time.

Phyllis Rankin asked when Mr. Glenn would be leaving, and the Town would no longer have the County Planning services? Mr. Glenn explained that the county manager said the plan is for county be done by July of 2024 and then Mr. Glenn would stay on to train the new town employee.

Continued discussion on the process of finding a new town employee. Also, Mr. Glenn explained that the major subdivision process is front loaded with planning board and town board involvement and the other approvals are done administratively.

The planning board elected to table the item until the January 9th meeting.

VII. NEW BUSINESS:

VIII. BOARD MEMBERS ITEMS:

XII. ADJOURNMENT:

There being no further business, the meeting adjourned.