Goldston Planning Board
Minutes
March 14th, 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	Layton Long
Obie Wicker	
Phyllis Rankin	
Chris Minor	

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

II. DETERMINATION OF QUORUM:
Howard Willet declared a quorum. 4 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:
There were no minutes to approve.

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 gave an overview of actions taken regarding this property. He explained that in 2022 the property was annexed into the town and initially zoned R-15 and added to the towns watershed protection map. Mr. Glenn noted a few items on the plat, namely the mail kiosk, stormwater BMP as part of the open space allocation, and the other small piece of open space that was undesignated.

Mr. Glenn continued by discussing the two site visits that occurred at the property. One on the 28th of February and one on March 2nd. Representatives from the planning board and town board attended the site visits. Mr. Glenn explained the four roads have been submitted to emergency operations. Mr. Glenn stated that while the town does have town roads, it is yet to be decided when or if these roads will be turned over to the town. The roads are built to state standards. After Mr. Glenn finished his presentation, Mr. Willet opened it up to the board for questions. Mitch King, representing the applicant Bobby Branch, clarified where the wetlands are located on the property and that they would not be impacted.

Mr. Willet asked if there were any plans for privacy fencing? Bobby Branch said they hadn't talked about it, but they would do whatever they can. Mr. Willet asked about a Playground? It had been discussed during concept plans, but he didn't see it on the first plat. Bobby Branch said they could definitely add some type of play amenity. Mr. King said there was space for it. Mr. Willet asked about the roads, no curb and gutter? Mr. Blakley said the roads were being built with a 60-foot right-of-way but would not be curb and gutter. Mr. Willet asked if the board had any more comments or questions? Hearing none, he opened up to the audience.

We did not ask for everyone to identify themselves when asking questions. An audience member asked if there would be two entrances? Mr. Blakley answered yes, one on Vernie Phillips and one on Pittsboro Goldston. Discussion about entrances and the locations. A member of the audience asked about the expected impact for surrounding property owners, positive or negative? Mr. Blakely discussed the reason he thought the development would be a net impact, mainly the increase of tax revenue and the limited visual impact to neighbors. The property owners that live on Pittsboro Goldston will have some open space as a buffer between their houses and the development. Mr. Blakley said they tried to keep green areas between the development and existing homes. Mr. Wicker asked if there would be turn lane on Pittsboro Goldston? Mr. Blakley, asked Mr. Glenn if they got any comments from NCDOT in the TRC meeting. Mr. Blakley said if it was needed then they would do it, but he didn't think one would be required. Continued discussion about entrances and traffic. Mr. Blakely explained the site triangles and why the entrances would be safe.

Mr. Glenn explained to the audience that the project has already been to the Technical Review Committee and if any of the entrances had been concerning to development personnel, they most likely would have said something. The project will also go to TRC at least two more times before its completed.

An audience member asked about a park in the community, and also, she was worried about students walking. Mr. Blakley said if they do build a park in phase II it would only be for residents. Mr. Glenn explained that the town would be receiving a rec fee for each lot in the development for park improvements. Discussion about Parks and fee in leu. Ms. Rankin said she agreed that the rec fee should go to town parks, which would be more welcoming than a more private park within the development. Ms. Rankin asked about internet access? Mr. Glenn explained that interest access is not regulated by the UDO. Continued discussion of the internet.

An audience member stated that the property was right next to hers and asked how they were going to separate their property from hers? Are they going to build a fence? Mr. Branch said he doesn't like fences, and he prefers a vegetated berm. 4-5' vegetated berm. Another audience member asked if that would be the case with the houses fronting Pittsboro Goldston. Bobby said he could do that. He has abundant supply of topsoil. Continued discussion of vegetated berms. This led to Mr. Branch stated he would add a vegetated buffer or berm to the site plan as a condition of approval.

The audience then asked some questions about drainage and water than runs under 1010 and across from the project. Mr. Branch said he would take care of any water on his side of the road. Mr. Blakley

then gave a detailed description of the BMP. A member of the audience asked when construction would start. Mr. Blakley explained there was still lots of process to go through. At least six months. Mr. Wicker asked Mr. Branch another question. The other side of 1010 is the high side? Mr. Branch said he didn't know where the pipe was. He said anything that comes off their site he will do like it should be done. Ms. Minor asked if all the fire hydrants and water lines were going-in according to regulations? Mr. Blakley said he has met the state requirements and has talked with Wade at the Goldston Fire Department. He explained they have to meet the fire flow amount that the fire department requires. He said they will probably tie in 8" lines to the 6" lines on Pittsboro Goldston. Ms. Minor asked if the roadways would accommodate emergency vehicles? Mr. Blakley said yes the roads will meet all the minimum radius for ladder trucks and such. Continued discussion on water and sewer. Mr. Willet asked where they intended to tie into the sewer. Mr. Branch explained there was a manhole in front of the property Pittsboro Goldston rd. Continued sewer discussion.

Having no more comments from the audience, Mr. Willet asked Mr. Glenn about next steps. Mr. Glenn explained the process including the addition of the condition of the vegetated berm. Also, explaining that the board had up to two meetings to make a decision and the item could be tabled until the April 11th meeting. Ultimately the board voted unanimously to table the item until there next meeting so that Layton could attend and to take more time for discussion and consideration.

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