Town of Goldston

Land Use Plan

July 17, 2015

Working Draft

Prepared by Triangle J Council of Governments

in consultation with the Town of Goldston Planning Board

Introduction

This plan is intended to serve as a guide for the Town of Goldston in making decisions related to future development, such as zoning and subdivision approvals. The plan begins with an analysis of existing conditions, then presents a set of development-related goals that the Town wishes to achieve. The final section is an analysis of potential future growth within the area.

This plan is designed to cover both the area within the existing Town limits and the area within a proposed Extraterritorial Jurisdiction (ETJ) outside the town limits. North Carolina General Statute 160A-360 allows municipalities the size of Goldston to exercise jurisdiction up to one-mile beyond their boundaries for certain development-related regulations such as zoning and subdivision ordinances. The proposed ETJ boundary shown in this plan extends roughly ½ mile beyond the current Town limits, and has been designed to follow parcel boundaries, roadways, and other clearly-defined boundaries.

Existing Conditions

The Town of Goldston first developed in the late Nineteenth Century, after the Cape Fear & Yadkin Valley Railroad was built through the area in 1882. Goldston was located where a major roadway crossed the railroad, making it a convenient location for a town to develop. The Town was incorporated as a municipality in 1907 and continued growing rapidly until around the 1930s, when railroad access became a less important factor in business development and growth began to slow down[1]. In more recent years, population growth in the Town has been relatively flat-to-declining.

Town of Goldston Historic Population Data (US Census Bureau)

1990 Population	2000		2010		Annual Growth %
	Population	Growth %	Population	Growth %	
299	319	6.7%	268	-16.0%	-0.6%

The Town of Goldston is characterized by a compact downtown business district, much of which consists of buildings dating to the late Nineteenth and early Twentieth Centuries, surrounded by low-density residential neighborhoods. Churches and public buildings are scattered throughout the Town, and there is a park on the western edge of the Town. Industrial uses are clustered at the southern edge of the Town. Nearby development outside the Town limits is primarily low-density residential and focused along the Pittsboro-Goldston Road corridor—this is also the location of the local elementary school.

There has been relatively little development in recent years due to poor soil conditions that are not well-suited for septic systems; however, the Town is in the process of building a sewer system that

[1] National Register of Historic Places Registration Form for the Goldston Commercial Historic District, 1987.

will once again open up the possibility of development in the area. Nearby towns such as Pittsboro and Sanford are experiencing growth as development moves outward from the Triangle area, and it is anticipated that some of this growth demand could spill into the Goldston area as well. There could also be growth pressure in the future from the nascent natural gas drilling industry in the area.

The map on Page 3 provides a visual representation of the existing development in and around the Town of Goldston. A significant amount of land both inside the Town limits and just outside the current limits is currently undeveloped and could potentially be developed in the future.

Historic Structures and Districts

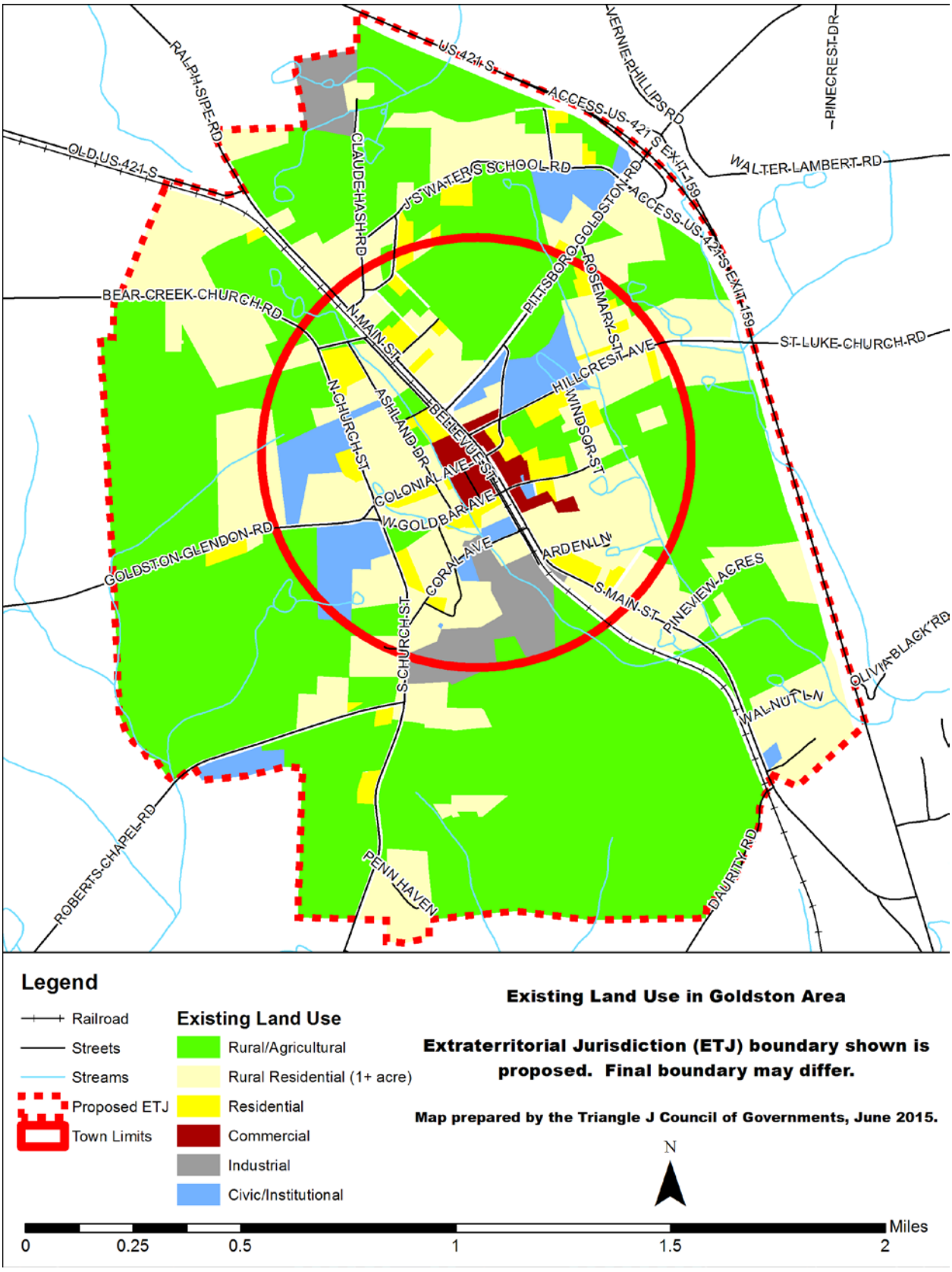
The Town of Goldston contains two areas on the National Register of Historic Places—the Goldston Commercial Historic District, which is located along portions of Bellevue and Main Streets between Goldbar and Colonial Avenues, and the Paschal-Womble House, which is located on Main Street next to the Goldston Library. A third property has been identified for the National Register study list, but is not yet on the register—the John T. Paschal House, which is on Main Street near Arden Lane. Preservation of these historic resources should be a goal of the community. The map on Page 4 shows the location of these historic resources.

Environmental Features

The primary environmental features affecting development in Goldston are streams and watersheds. Three watersheds in the community have designations that may impact future development in these areas:

- Bear Creek watershed (in the northern ETJ area, generally north of J.S. Waters School Road and Bear Creek Church Road) – this is a Targeted Watershed and has a Local Watershed Plan, meaning that water quality has been noted as a concern in the watershed and that a plan has been developed that recommends various activities to reduce runoff and pollution from development activities.
- Indian Creek watershed (in the western ETJ area and western edge of Town, generally west of Church Street and Goldston-Carbonton Road and south of Bear Creek Church Road) – this a WS-IV Water Supply Watershed, meaning that it serves as a source of drinking water and has state-mandated rules generally restricting development to 2 homes per acre or 24% of a site being developed (with exceptions to allow more dense development under certain circumstances).
- Deep River watershed (in the southern ETJ area and southern tip of Town, generally east of Goldston-Carbonton Road) – this is both a WS-IV Water Supply Watershed *and* a Targeted Watershed, meaning that it serves as a source of drinking water and that there are concerns with the quality of water in the watershed. The state-mandated density rules discussed above would also apply in this watershed.

The remainder of the Town and ETJ (central and eastern portions) are within the Cedar Creek watershed, which does not currently have any rules or restrictions on development.


US-421-S
ACCESS-US-421-S EXIT-159
VERNIE-PHILLIPS-RD
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WALTER-LAMBERT-RD
ACCESS-US-421-S EXIT-159
PITTSBORO-GOLDSTON-RD
ROSEMARY-ST
BEAR-CREEK-CHURCH-RD
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ST-LUKE-CHURCH-RD
HILLCREST-AVE
N-CHURCH-ST
ASHLAND-DR
BEEHIVE-ST
WINDSOR-ST
COLONIAL-AVE
W-GOLDBAR-AVE
GOLDSTON-GLENDON-RD
CORAL-AVE
ARDEN-LN
S-MAIN-ST
PINEVIEW-ACRES
OLIVIA-BLACK-RD
S-CHURCH-ST
WALNUT-LN
ROBERTS-CHAPEL-RD
PENN-HAVEN
DAURITA-RD
Legend
Railroad
Streets
Streams
Proposed ETJ
Town Limits
Existing Land Use
Rural/Agricultural
Rural Residential (1+ acre)
Residential
Commercial
Industrial
Civic/Institutional
Existing Land Use in Goldston Area
Extraterritorial Jurisdiction (ETJ) boundary shown is proposed. Final boundary may differ.
Map prepared by the Triangle J Council of Governments, June 2015.
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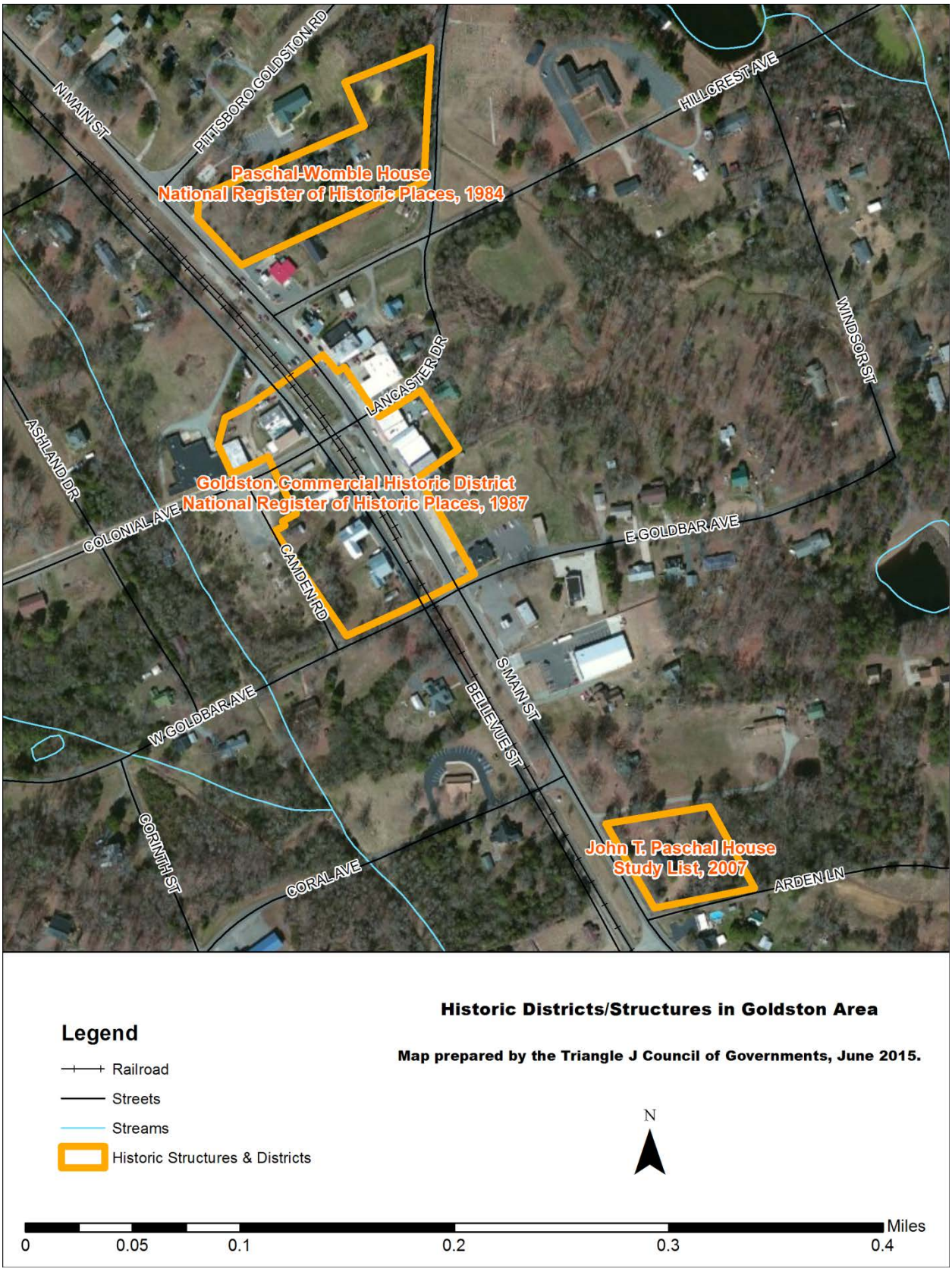
Miles


N MAIN ST
PITTSBORO GOLDSTON RD
HILLCREST AVE
Paschal-Womble House
National Register of Historic Places, 1984
WINDSOR ST
LANCASTER DR
ASHLAND DR
Goldston Commercial Historic District
National Register of Historic Places, 1987
COLONIAL AVE
CAMDEN RD
E GOLDBAR AVE
S MAIN ST
BELLEVUE ST
W GOLDBAR AVE
CORINTH ST
CORAL AVE
John T. Paschal House
Study List, 2007
ARDEN LN
Legend
Railroad
Streets
Streams
Historic Structures & Districts
Historic Districts/Structures in Goldston Area
Map prepared by the Triangle J Council of Governments, June 2015.
N
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0.3
0.4
Miles

In addition to watershed restrictions, the state has also developed a tool to identify areas where it is most critical to preserve the natural environment for biodiversity and wildlife habitat purposes. In the Goldston area, these priority areas generally coincide with stream corridors. Areas adjacent to the tributaries of Cedar Creek and Bear Creek are shown as a relatively-high priority for preservation (scoring 7 out of 10 on the state's prioritization scale), and areas adjacent to the tributaries of Indian Creek are shown as a moderate priority for preservation (scoring between 2 and 4 out of 10).

There are no large areas of floodplain or wetland within the planning area, although there are small pockets of wetlands (typically associated with ponds).

The map on Page 6 shows the environmental features of the area.

Transportation

The Town of Goldston has a well-knit grid of local and collector streets to handle existing traffic. NCDOT and Chatham County are currently developing a Comprehensive Transportation Plan that includes only two roadway recommendations in the Goldston area:

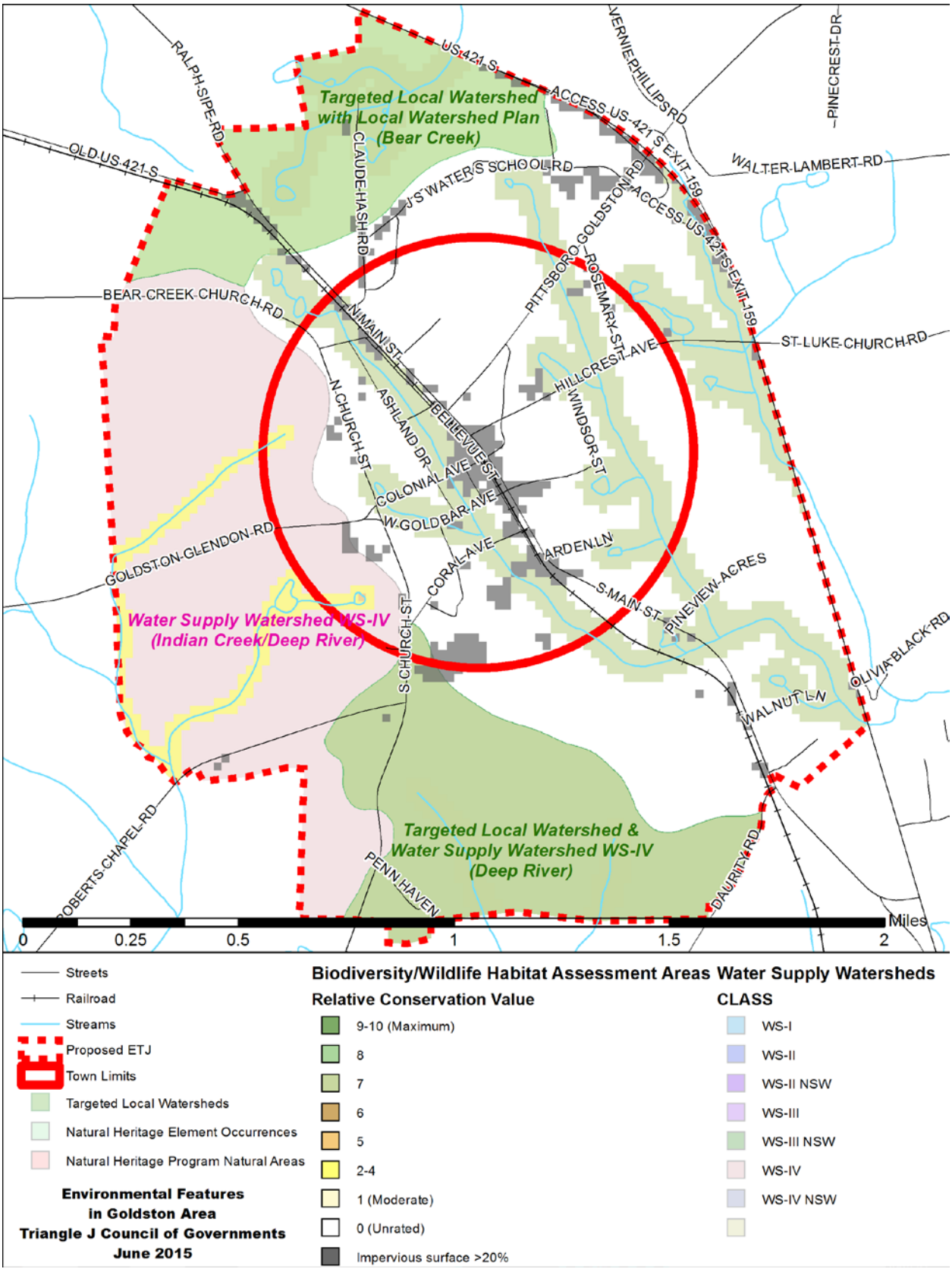
- Improvements to upgrade the US 421 Bypass to a full freeway, with access only at interchange ramps
- Improvements to widen the pavement on Goldston-Glendon Road going west from the Town of Goldston (this section currently has narrow lanes)

Sidewalks and other paths or trails for non-motorized transportation are also an important component of the transportation system. Currently there are only a few sidewalks located in the town: in front of some of the stores along Main Street (between Hillcrest and Goldbar) and Bellevue Street (between Colonial and Goldbar), and along the section of Colonial Avenue between Bellevue Street and Church Street. The NCDOT/Chatham County Comprehensive Transportation Plan recommends the following additional sidewalks:

- Church Street, from Chatham Avenue to Colonial Avenue
- Chatham Avenue, from Church Street to Main Street
- Main Street, from Chatham Avenue to Hillcrest Avenue
- Pittsboro-Goldston Road from Main Street to J.S. Waters School Road
- Lancaster Drive from Main Street to Pittsboro-Goldston Road

Additionally, several roads in the Town have been identified as on-road bicycle routes (where on-road bicycling is appropriate/encouraged), including: Church Street, Colonial Avenue, Goldston-Glendon Road, Pittsboro-Goldston Road, and South Main Street.

The map on Page 7 shows the current transportation network of the Town, as well as transportation projects that have been recommended in the draft Chatham County Comprehensive Transportation Plan.


Targeted Local Watershed with Local Watershed Plan (Bear Creek)
Water Supply Watershed WS-IV (Indian Creek/Deep River)
Targeted Local Watershed & Water Supply Watershed WS-IV (Deep River)
US-421-S
ACCESS-US-421-S EXIT-159
VERNIE-PHILLIPS-RD
PINECREST-DR
RALPH-SIPE-RD
OLD-US-421-S
CLAUDE-HASH-RD
J-S-WATERS-SCHOOL-RD
WALTER-LAMBERT-RD
PITTSBORO-GOLDSTON-RD
ROSEMARY-ST
BEAR-CREEK-CHURCH-RD
N-MAIN-ST
ST-LUKE-CHURCH-RD
HILLCREST-AVE
N-CHURCH-ST
ASHLAND-DR
BELLEVUE-ST
WINDSOR-ST
COLONIAL-AVE
W-GOLDBAR-AVE
GOLDSTON-GLENDON-RD
CORAL-AVE
ARDEN-LN
S-MAIN-ST
PINEVIEW-ACRES
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OLIVIA-BLACK-RD
WALNUT-LN
ROBERTS-CHAPEL-RD
PENN-HAVEN
DAURITA-RD
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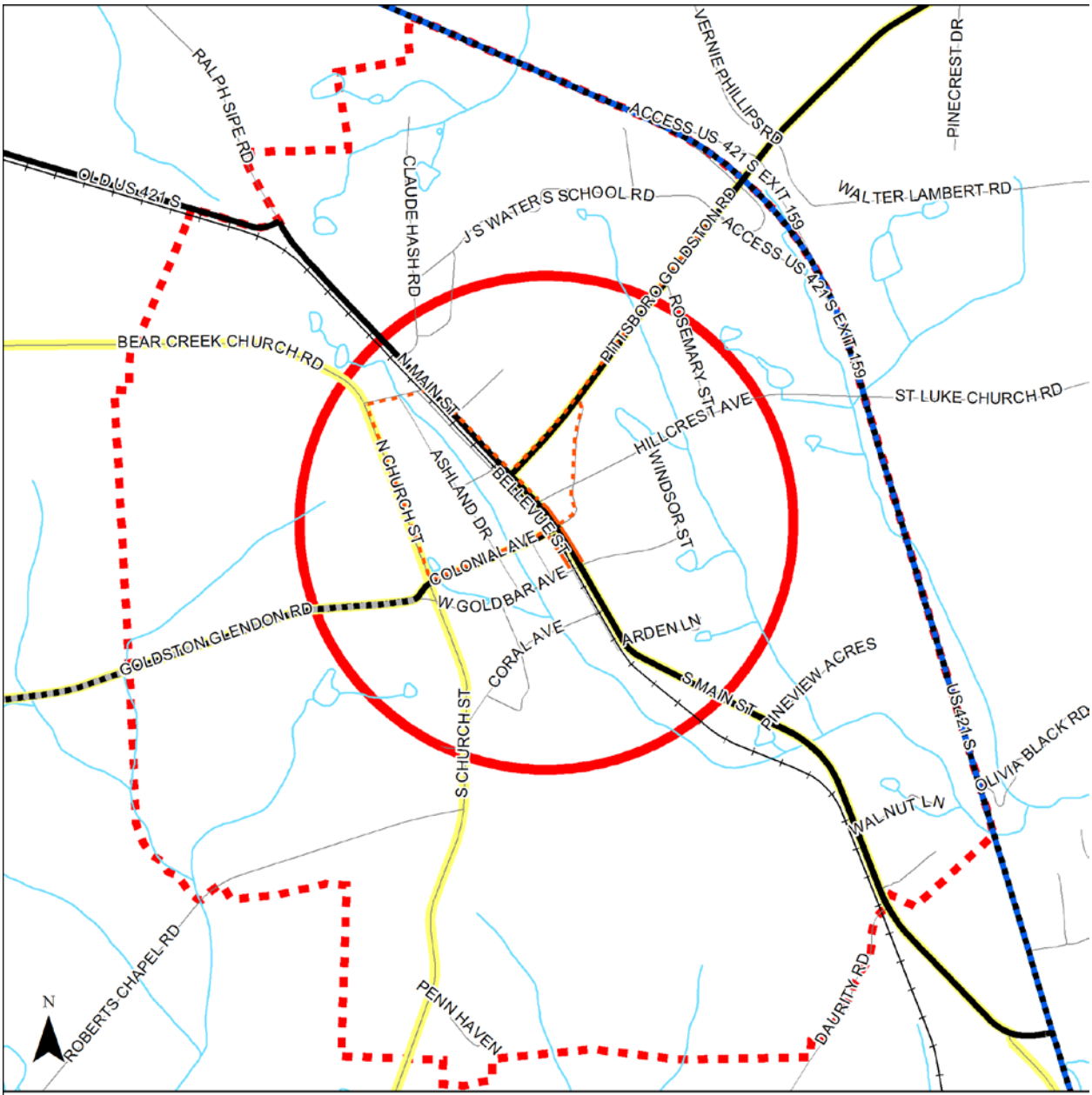
Miles
Streets
Railroad
Streams
Proposed ETJ
Town Limits
Targeted Local Watersheds
Natural Heritage Element Occurrences
Natural Heritage Program Natural Areas
Environmental Features in Goldston Area
Triangle J Council of Governments
June 2015
Biodiversity/Wildlife Habitat Assessment Areas
Relative Conservation Value
9-10 (Maximum)
8
7
6
5
2-4
1 (Moderate)
0 (Unrated)
Impervious surface >20%
Water Supply Watersheds
CLASS
WS-I
WS-II
WS-II NSW
WS-III
WS-III NSW
WS-IV
WS-IV NSW



Legend

- Existing Sidewalks
- Proposed Sidewalks
- Freeway Needs Improvement
- Minor Thoroughfare Existing
- Minor Thoroughfare Needs Improvment
- Streets
- Bike Routes
- Railroad
- Streams
- Proposed ETJ
- Town Limits

Transportation Plans in Goldston Area

Proposed Extraterritorial Jurisdiction (ETJ) boundary is displayed. Final adopted boundary may differ.

Map prepared by the Triangle J Council of Governments June 2015.

0 0.25 0.5 1 1.5 2 Miles

Water and Sewer Infrastructure

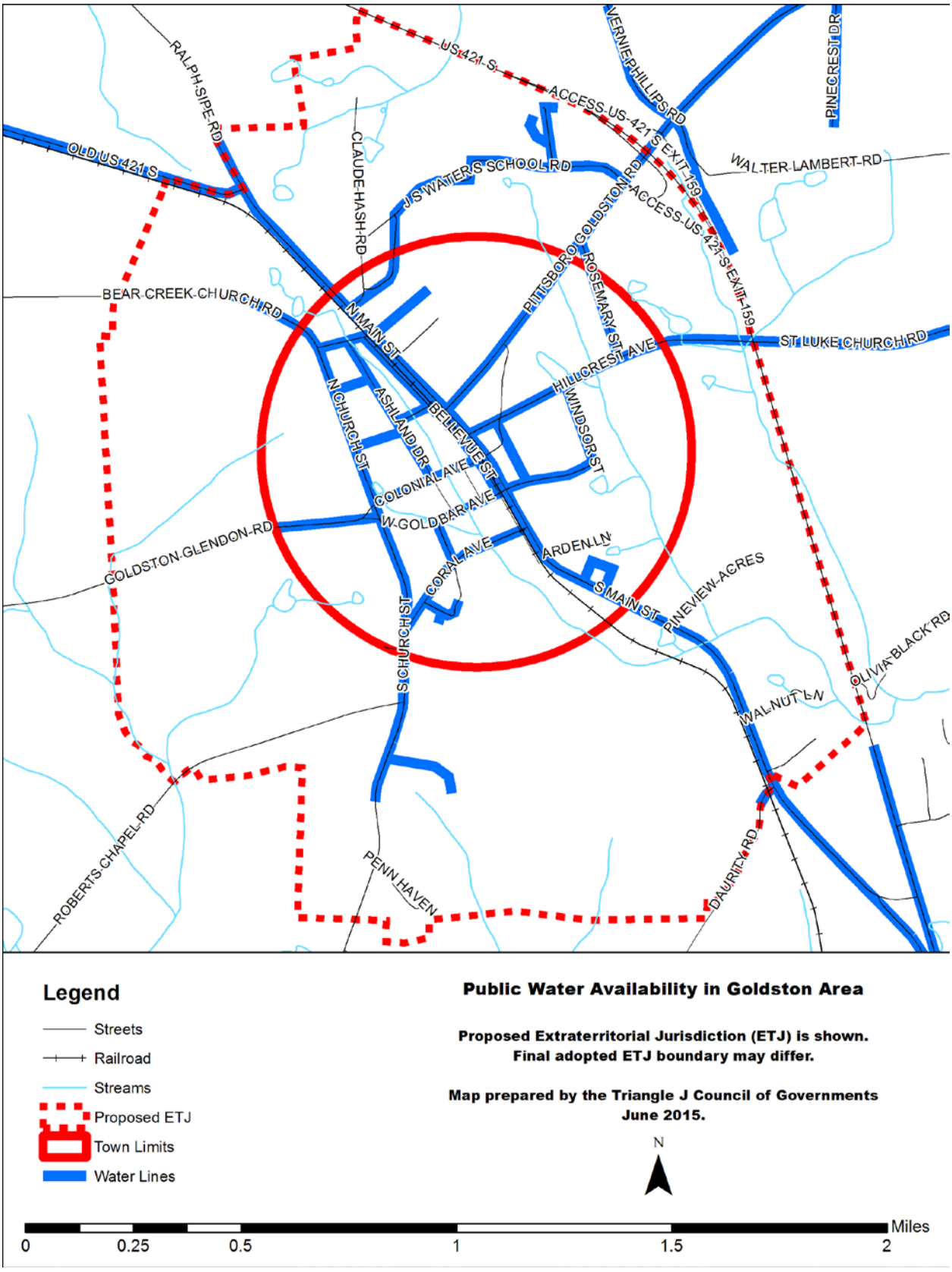
The Town of Goldston and surrounding areas receive water service from the Goldston-Gulf Sanitary District, and the Town is also in the process of constructing a sewer system to serve properties within the Town limits. The availability of these services is essential to development within the Town, particularly due to the poor soil conditions in the area for wastewater septic systems. While water service is generally available throughout the Town and the proposed ETJ area, sewer service is only available within the Town. The map on Page 9 shows the location and extent of the current water system. The map on Page 10 shows the location and extent of the sewer system currently under construction, as well as the suitability of soils within the area to support septic systems.

Soil Condition and Suitability

The majority of soils in the Goldston area are poorly-suited for urban development and moderately suited for agricultural use. The following table describes the soil types present within the planning area, and the common land management concerns with each type[2]:

Soil Type	Acres/ % of Area	Suitability	Land Management Concerns
Cid Silt Loam, 6-10% slopes (CkC)	692 ac. (40%)	Moderately-suited for cropland, pasture, hayland, woodland, camp areas, picnic areas & playgrounds; Poorly-suited for dwellings, septic tanks & roads; Severely-suited for recreational trails	Erodability, wetness, windthrow hazard, equipment use, shrink-swell potential, depth to bedrock, restricted permeability, low strength
Cid-Lignum Complex, 2-6% slopes (CmB)	644 ac. (37%)	Moderately-suited for cropland, pasture, hayland & woodland; Poor-to-moderately-suited for recreational trails; Poorly-suited for dwellings, septic tanks, roads, camp areas, picnic areas & playgrounds	Erodability, wetness, windthrow hazard, equipment use, shrink-swell potential, depth to bedrock, restricted permeability, low strength, steepness of slope
Pittsboro-Iredell Complex, 2-8% slopes (PsB)	166 ac. (10%)	Well-suited for pasture; Moderately-suited for hayland, woodland & recreational trails; Poorly-suited for cropland, dwellings, septic tanks, roads, camp areas, picnic areas & playgrounds	Erodability, wetness, equipment use, seedling mortality, windthrow hazard, shrink-swell potential, depth to bedrock, restricted permeability, low strength, steepness of slope, rock fragment content
Nanford-Badin Complex, 6-10% slopes (NaC)	78 ac. (4%)	Well-suited for pasture & woodland; Moderately-suited for cropland, hayland, dwellings, camp areas, picnic areas, and recreational trails; Poor-to-moderately suited for septic tanks; Poorly-suited for roads & playgrounds	Erodability, rooting depth, equipment use, windthrow hazard, steepness of slope, depth to bedrock, shrink-swell potential, restricted permeability, low strength

[2] *Soil Survey of Chatham County, North Carolina*. USDA Natural Resources Conservation Service, 2006.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WALNUT LN
ROBERTS CHAPEL RD
PENN HAVEN
DAURITA RD
Legend
Streets
Railroad
Streams
Proposed ETJ
Town Limits
Water Lines
Public Water Availability in Goldston Area
Proposed Extraterritorial Jurisdiction (ETJ) is shown.
Final adopted ETJ boundary may differ.
Map prepared by the Triangle J Council of Governments
June 2015.
N
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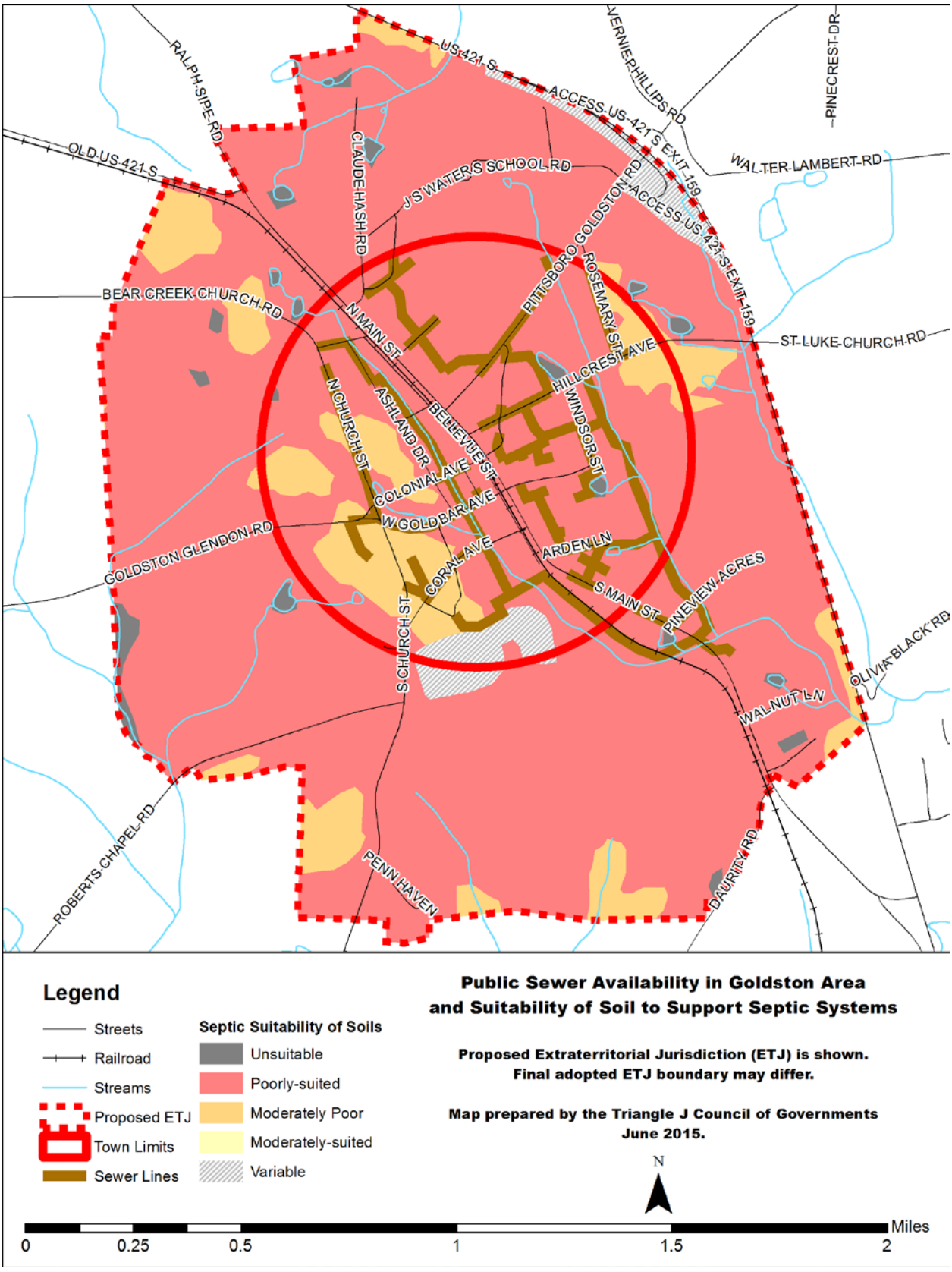
Miles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PINECREST DR
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BEAR CREEK CHURCH RD
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ROBERTS CHAPEL RD
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Streets
Railroad
Streams
Proposed ETJ
Town Limits
Sewer Lines
Septic Suitability of Soils
Unsuitable
Poorly-suited
Moderately Poor
Moderately-suited
Variable
Public Sewer Availability in Goldston Area
and Suitability of Soil to Support Septic Systems
Proposed Extraterritorial Jurisdiction (ETJ) is shown.
Final adopted ETJ boundary may differ.
Map prepared by the Triangle J Council of Governments
June 2015.
N
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1.5
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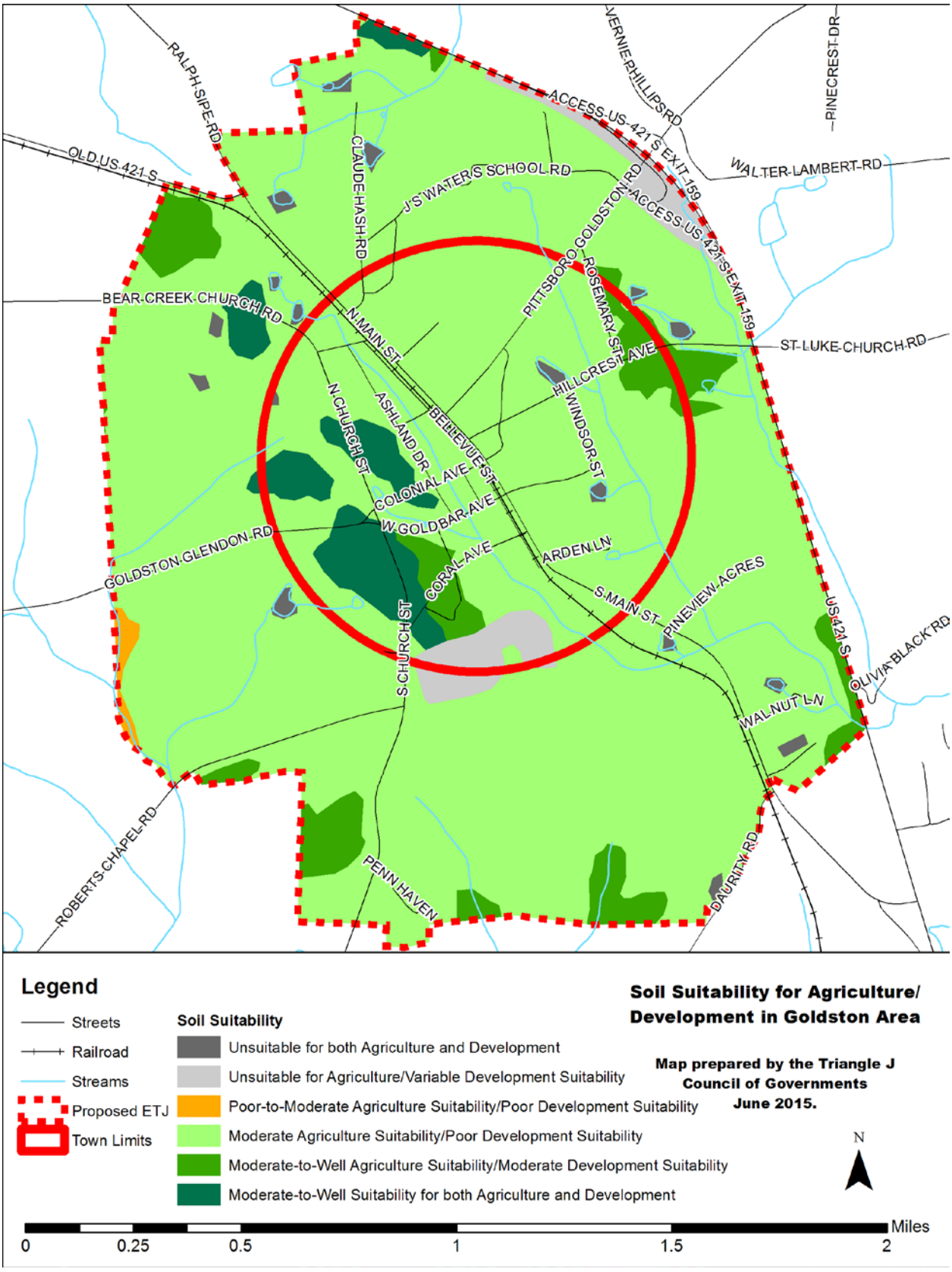
Miles

Soil Type	Acres/ % of Area	Suitability	Land Management Concerns
Nanford-Badin Complex, 2-6% slopes (NaB)	68 ac. (4%)	Well-suited for pasture, hayland, woodland, camp areas, picnic areas & recreational trails; Well-to-moderately-suited for cropland & dwellings; Moderately-suited for playgrounds; Poor-to-moderately-suited for septic tanks; Poorly-suited for roads	Erodability, rooting depth, windthrow hazard, shrink-swell potential, depth to bedrock, restricted permeability, low strength, steepness of slope
Udorthents Loamy, 0-10% slopes (UdC)	47 ac. (3%)	Variable (moderate-to-unsuited) for dwellings; Variable (moderate-to-poorly-suited) for roads, camp areas, picnic areas, playgrounds & recreational trails; Variable (poor-to-unsuited) for septic tanks; Poorly-suited for woodland; Unsuited for cropland, pasture & hayland	Highly-disturbed soils, limited size of areas, soil fertility, differential settling
Nanford-Badin Complex, 10-15% slopes (NaD)	23 ac. (1%)	Well-suited for pasture & woodland; Moderately-suited for cropland, hayland, dwellings, camp areas, picnic areas & recreational trails; Poor-to-moderately-suited for septic tanks; Poorly-suited for roads & playgrounds	Erodability, equipment use, rooting depth, windthrow hazard, steepness of slope, depth to bedrock, shrink-swell potential, restricted permeability, low strength
Water	17 ac. (1%)	Unsuitable for use	N/A
Goldston-Badin Complex, 15-35% slopes (GoE)	6 ac. (<1%)	Moderately-suited for pasture & woodland; Poorly-suited for cropland, hayland, dwellings, roads, camp areas, picnic areas & recreational trails; Poor-to-unsuited for septic tanks; Unsuited for playgrounds	Erodability, equipment use, rooting depth, droughtiness, windthrow hazard, rock fragment content, steepness of slope, depth to bedrock, low strength

The map on Page 12 shows the generalized suitability for agriculture and urban development based on these soil types. As can be seen, much of the soil in the planning area is moderately-suited for agriculture and poorly-suited for urban development—this does not mean that development is impossible, but rather that there may be certain impediments to development (such as the preponderance of wet soils) that would need to be addressed. Some of the areas with higher development suitability are clustered around the Church Street and Hillcrest Avenue corridors.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Streams
Proposed ETJ
Town Limits
Soil Suitability
Unsuitable for both Agriculture and Development
Unsuitable for Agriculture/Variable Development Suitability
Poor-to-Moderate Agriculture Suitability/Poor Development Suitability
Moderate Agriculture Suitability/Poor Development Suitability
Moderate-to-Well Agriculture Suitability/Moderate Development Suitability
Moderate-to-Well Suitability for both Agriculture and Development
Soil Suitability for Agriculture/ Development in Goldston Area
Map prepared by the Triangle J Council of Governments June 2015.
N
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2
Miles

Physical Activity, Healthy Food, and Public Health

Public health impacts are important to consider not only because of their potential benefits to community health, but also for the economic impact public health has on the community. Communities with greater opportunities for physical activity such as walking can serve as an encouragement for residents to be more physically active, which can in turn reduce the risk of obesity and chronic disease, reduce medical expenses, and potentially increase property values.

Physical inactivity and obesity are among the leading causes of preventable deaths in the United States[3], and declines in physical activity have been linked to towns becoming less walkable. For example, when adults have access to neighborhood parks and public open spaces they are two to three times more likely to be physically active[4].

A healthier, more active community also has financial benefits both to individuals and the community. One recent study found that for every one dollar spent on trails, nearly three dollars were saved in direct medical expenses[5]. Furthermore, open spaces and recreational facilities generally increase the value of nearby residents' homes, benefitting both the homeowner and the local government[6].

The map on Page 14 shows some of the issues with regard to active transportation, recreational access, and healthy food access within Goldston. There are relatively few existing sidewalks in the Town (primarily in front of the downtown storefronts and along two blocks of Colonial Avenue). There are also few local sources for healthy food – while both the Dollar General and the Bright Mart do provide some access to food, neither is a major supplier of fresh produce. There is a well-developed park on the west side of Town, which provides recreational opportunities. Several roads in Goldston have been noted in NCDOT and Chatham County plans as bicycle routes or locations for future sidewalks to be constructed—improvements to this walking and bicycling infrastructure, particularly in connecting residents to destinations such as parks, schools, and stores, will have a benefit to public health.

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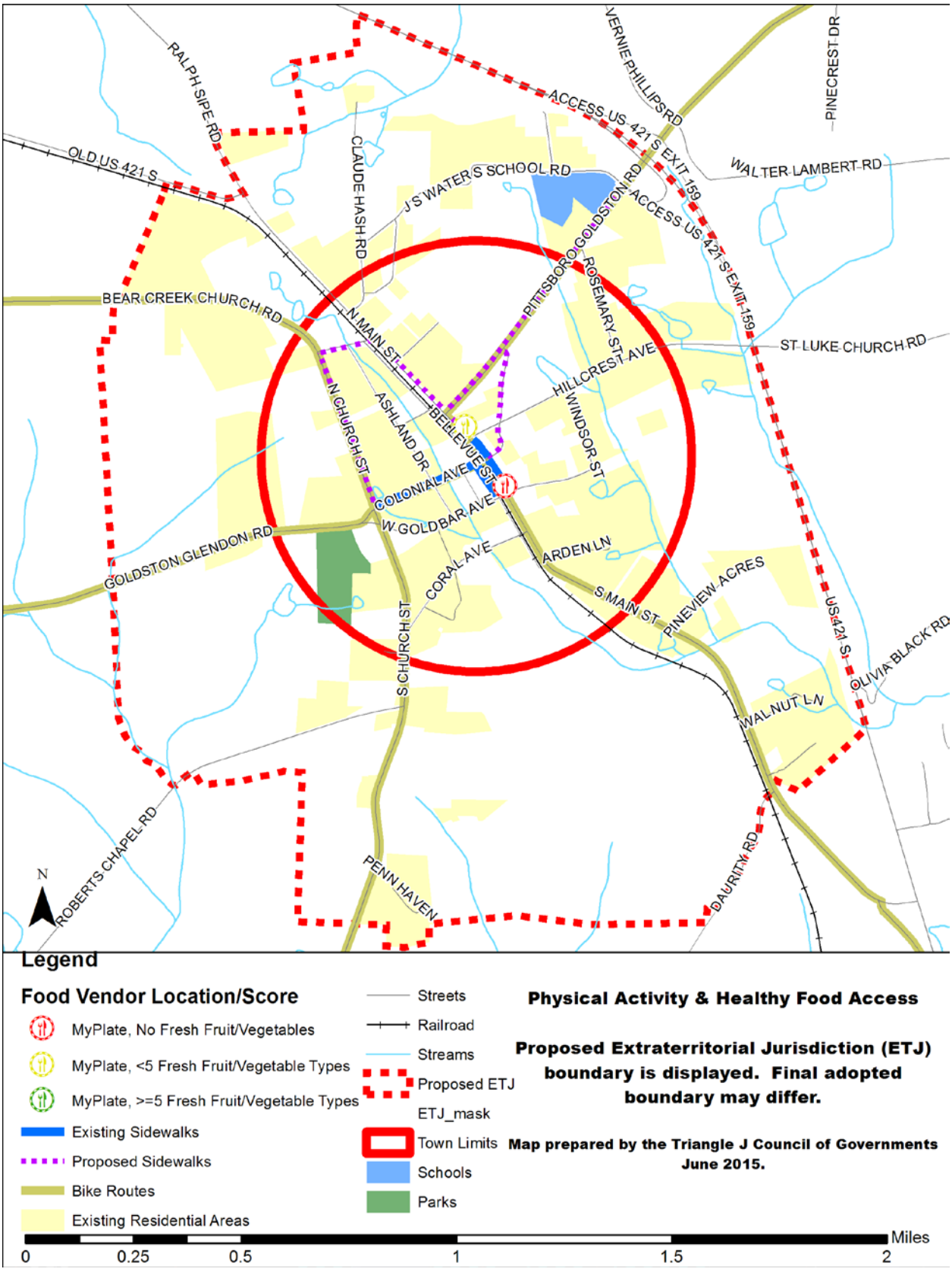
[3] Gordon-Larsen, P. et al. (2006). Inequality in the built environment underlies key health disparities in physical activity and obesity. *Pediatrics, 117(2),* 417-424.
Danaei, G. et al. (2009). The Preventable Causes of Death in the United States: Comparative Risk Assessment of Dietary, Lifestyle, and Metabolic Risk Factors. *PLoS Med 6(4).*

[4] Macdonald-Gibson, J. "Predicting Effects of Urban Design on Public Health: A Case Study in Raleigh, NC." PowerPoint presentation, Quorum Center, Parks for Life Symposium. Raleigh, NC, 21 Feb 2014.
Bors, P. "Park Design for Active Living: Health and Wellness through Parks/Recreation." PowerPoint presentation, Quorum Center, Parks for Life Symposium. Raleigh, NC, 21 Feb 2014.

[5] Wang, G. et al. (2004). Cost analysis of the built environment: the case of bike and pedestrian trails in Lincoln, Nebraska. *American Journal of Public Health, 94(4),* 549-553.
Active Living Research (2010). Research Synthesis: The Economic Benefits of Open Space, Recreation Facilities and Walkable Community Design, May 2010. Retrieved 25 Apr 2014 from www.activelivingresearch.org.

[6] Lutzenhiser, M. and Netusil, N. (2001, July). The Effect of Open Space on a Home's Sale Price. *Contemporary Economic Policy, 19(3),* 291-298.
McConnell, V. and Walls, M. (2005). The Value of Open Space: Evidence from Studies of Nonmarket Benefits. Washington: *Resources for the Future*.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WALNUT LN
ROBERTS CHAPEL RD
PENN HAVEN
DAURITY RD
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Legend
Food Vendor Location/Score
MyPlate, No Fresh Fruit/Vegetables
MyPlate, <5 Fresh Fruit/Vegetable Types
MyPlate, >=5 Fresh Fruit/Vegetable Types
Existing Sidewalks
Proposed Sidewalks
Bike Routes
Existing Residential Areas
Streets
Railroad
Streams
Proposed ETJ
ETJ_mask
Town Limits
Schools
Parks
Physical Activity & Healthy Food Access
Proposed Extraterritorial Jurisdiction (ETJ) boundary is displayed. Final adopted boundary may differ.
Map prepared by the Triangle J Council of Governments June 2015.
Miles
0
0.25
0.5
1
1.5
2

Community Goals

One of the key elements of a land use plan is a statement of goals that the community aims to achieve through its plans and development regulations. The goals below were identified by the Town to serve as guiding principles in future decision making related to development of the community. The goals are grouped into sections addressing: growth; housing; infrastructure; business; parks, recreation, and open space; public/civic facilities; and public health and welfare.

Growth

The Town will encourage future growth to occur in a way that respects the current rural character of Goldston. This will be achieved by:

- Creating an environment that is attractive to new and existing residents who are looking for a rural lifestyle;
- Maintaining the existing rural density and scale of Goldston, as a place where you know your neighbors well, but you are not living on top of them; and
- Addressing and placing reasonable limitations on the growth that will be newly-enabled by things such as the town's new sewer system and possible nearby natural gas drilling.

Housing

The Town will encourage supply of a variety of housing types at a variety of price points, while maintaining/improving the value of current residents' homes. This goal will be achieved by:

- Ensuring that existing residential areas are protected from nearby nuisances, such as certain industrial uses;
- Allowing adequate areas for future residential development, including consideration of appropriate locations for higher-density housing such as duplexes and apartments; and
- Promoting the reuse and/or redevelopment of abandoned homes/buildings and vacant "infill" lots.

Infrastructure

The Town will ensure adequate utility and transportation infrastructure to support future growth. This goal will be achieved by:

- Ensuring that the future capacity of the Goldston-Gulf water system and the Goldston sewer system are adequate to support anticipated growth;
- Ensuring the ability of road network to handle future traffic, and providing a connected system of streets within the Town;
- Encouraging that streets be built to NCDOT secondary road standards and adequate rights-of-way be provided for drainage ditches, utility easements, and sidewalks;
- Encouraging construction of sidewalks, trails, bike paths, and other types of facilities to encourage safe walking and bicycling within the community; and
- Ensuring access to broadband internet and wireless communications.

Business

The Town will encourage businesses to grow and develop, creating jobs, in appropriate locations. This goal will be achieved by:

- Encouraging business development such as retail and office in the downtown area, and in other areas that may be designated as appropriate;
- Encouraging industrial development in appropriate areas, generally away from residential areas;
- Supporting existing businesses to remain and grow within the community, including small home-based businesses;
- Limiting the development of nuisance businesses, such as those with high pollution, loud noise, or high traffic; and
- Ensuring that outdoor signage is appropriate and clear.

Parks, Recreation, Open Space

The Town will ensure adequate access to recreational opportunities and preservation of natural areas by:

- Discouraging development in floodplains, old growth forests, wetlands, endangered species habitats, and other important natural features;
- Encouraging developers to set aside land for parks and open space; and
- Addressing the future park needs of the community, either through improvements to the Town's existing park or through the development of new parks.

Public/Civic Facilities

The Town will ensure continued access to community facilities by:

- Ensuring that public facilities such as the Town Hall, Fire Department, Library, Elementary School, and Post Office remain in place, without cutbacks in service; and
- Allowing and encouraging development of private community facilities, such as churches and assembly halls.

Public Health & Welfare

The Town will ensure that future actions improve the public health and welfare of citizens, which is the primary purpose of development regulations. This goal will be achieved by:

- Promoting more convenient access to health care providers/facilities;
- Ensuring access to sources of healthy food, such as supermarkets and restaurants;
- Promoting development patterns that encourage walking and biking, and providing safe facilities to walk and bike on;
- Ensuring safe access to recreational facilities, such as parks and trails;
- Ensuring that new development has access to public water and sewer systems;
- Promoting development that will have a positive impact on air and water quality; and
- Addressing the upkeep/maintenance of properties, both vacant and occupied.

Future Conditions

Nobody can predict the future. However, it is possible to make reasonable estimates of future growth within the community based on a number of factors, including: past trends, development activities underway in nearby communities, land availability, and forecasts that have been developed by other agencies. These result in a broad range of possible growth estimates for the Town of Goldston.

As of the 2010 Census, the population within the Town of Goldston was 268, and the population within the proposed Extraterritorial Jurisdiction (ETJ) was estimated[7] at 169, for a planning area total of 437 residents. A range of possible future population projections for this planning area are presented and discussed below.

Historical Data Forecast

For many years, growth was hindered in the Goldston area by the poor suitability of the soil for septic systems and the lack of a public sewer system. This led to an overall decline in the Town's population between 1990 and 2010. Because the Town is in the process of installing a sewer system, it is anticipated that this historic trend of declining population will reverse and the population will begin to grow again, meaning that a forecast based on the historic growth trends over the past 20 years has relatively little usefulness. However, this forecast is provided as a minimum baseline for analysis.

	2010 Population	2035 Population
Future Growth at 1990-2010 Annual Growth Rate (-0.6%)	437	376
Future Growth at 1990-2000 Annual Growth Rate (0.6%)	437	507
Future Growth at 2000-2010 Annual Growth Rate (-1.7%)	437	285

State Demographer's Forecast

The North Carolina State Demographer prepares official 20-year county-level population growth estimates that are primarily based on extrapolating historical growth data within the county. These official forecasts are typically used by state and local agencies for things such as long-range transportation planning and school facility planning. The State Demographer is projecting a 1.5% annual population growth rate for Chatham County, which is moderately-fast growth. Of the counties that neighbor Chatham, only Wake (1.8%), Durham (1.7%), and Harnett (1.7%) have higher projected annual growth rates, and several of the counties near Goldston have significantly lower annual growth estimates (Lee at 0.1%, Randolph at 0.4%, Moore at 1%). The State Demographer estimates for Chatham County are shown on the next page.

[7] Exact counts are not available for the ETJ area. The ETJ population was estimated using block-level Census data and assigning a portion of the population in any blocks split by the ETJ boundary based on the number of "address points" inside and outside the boundary. For example, if 40% of the address points in a block were inside the ETJ, then 40% of that block's population was assumed to reside within the ETJ area.

2010 Population	2020		2030		2035		Annual Growth %
	Population	Growth %	Population	Growth %	Population	Growth %	
63,494	75,500	18.9%	86,788	15%	92,434	6.5%	1.5%

Using the State Demographer's projected annual population growth rate for Chatham County, the following forecast would result for the Goldston planning area.

	2010 Population	2035 Population
Future Growth at 1.5% Annual Growth Rate	437	634

Land Availability Forecast

Based on the Existing Land Use Map shown on Page 3, it is possible to calculate the amount of land within the planning area that is currently undeveloped or used for agriculture (marked as Rural/Agricultural on the map). There are 135 acres within the Town limits and 828 acres in the ETJ area categorized as such. A simplified analysis assuming buildout of this land at a density of one home per acre inside the Town and one home per two acres outside the Town would suggest the potential for 549 new homes within the planning area (if built out at these relatively-low densities). 2010 Census data indicates that on average 88.5% of housing units in the county are occupied by households and the average household size is 2.46 persons. This would result in a potential increase of 1,195 persons, as shown below.

	2010 Population	Buildout Population
Future Growth with Low-density Buildout	437	1,632

Impacts from Major Nearby Developments

Much is unknown at this point what impact major nearby developments—such as Chatham Park in Pittsboro, the Chatham-Siler City Advanced Manufacturing Site in Siler City, or potential hydraulic fracturing in Chatham and Lee Counties—will have on development in Goldston. However, it is clearly worth noting that growth from these areas could cause spillover growth in Goldston, which could increase the development potential of this area beyond what has been previously projected. For example, if Chatham Park alone adds 60,000 residents to Pittsboro over the next 40 years as anticipated, it would certainly seem possible to see hundreds (or thousands) of new residents move to Goldston as people looking for a rural lifestyle move farther-out from the Triangle.

Future Land Use Map

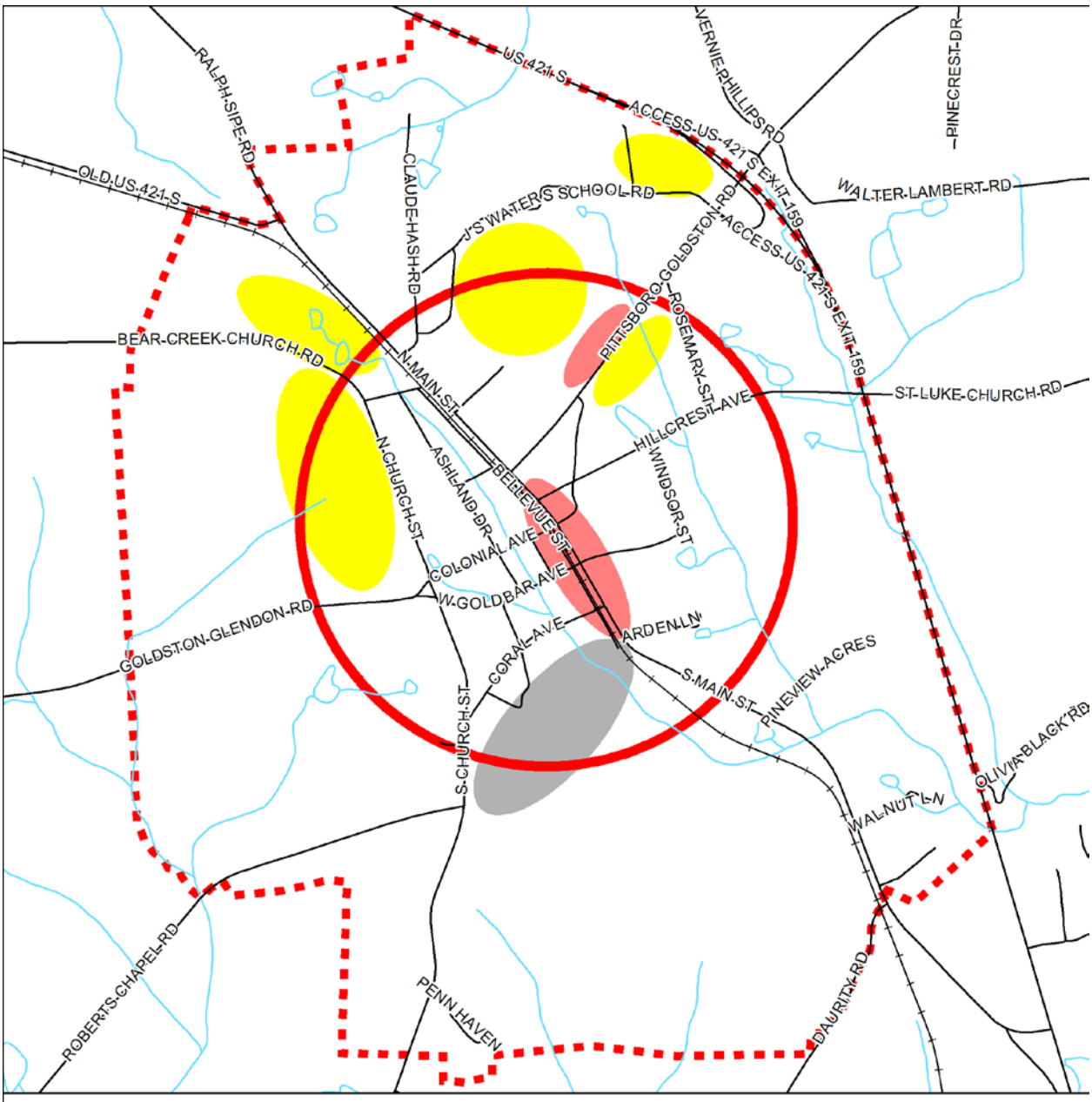
To ensure the orderly development of land to accommodate the anticipated growth of the Goldston area it is necessary to establish regulations such as zoning, and to aid in determining appropriate zoning within the planning area it is worthwhile to envision what Goldston might look like in the future. *What locations might be appropriate for different types of development, such as residential versus commercial? What density of development might be appropriate, and are there areas where this should be higher or lower? Are there certain areas or features that have unique attributes or need preservation? Are there certain areas that may be ideal for redevelopment or infill development?* These are the types of questions that are addressed through a Future Land Use Map.

The map on Page 20 is a generalized map of future land uses within the Goldston planning area. It is not intended to be detailed or regulatory in the way that a zoning map would be, but rather to provide general policy guidance to the Town as it develops a zoning ordinance and as it considers future revisions to that ordinance.

The map shows potential focus areas for future commercial, industrial, and residential growth. Future industrial growth is anticipated in the southern portion of the Town, adjacent to several existing industrial areas. Future commercial growth is concentrated in the Downtown area (along Main Street and Bellevue Street, roughly between Arden Lane and Pittsboro-Goldston Road), as well as along the northwest side of Pittsboro-Goldston Road. Residential growth is anticipated primarily in the northern portions of the Town and ETJ, which would likely be easier to serve with sewer extensions than areas to the south. Other sections of the planning area (not marked with any color) may also be appropriate for residential or agricultural land uses in the future, but are generally considered to have lower likely growth potential.

Conclusion

The Town of Goldston is at a crossroads—the provision of sewer service, as well as the potential for growth related to nearby activities, will open the Town up for growth in a way that has not been possible for many years. This plan provides a basic vision for the Town to aspire to as it considers what that future growth should look like, and how to craft ordinances and regulations that will enable that vision to be achieved.


RALPH SIPE RD
US 421 S
ACCESS US 421 S EXIT 159
VERNIE PHILLIPS RD
PINECREST DR
OLD US 421 S
CLAUDE HASH RD
J S WATERS SCHOOL RD
WALTER LAMBERT RD
ACCESS US 421 S EXIT 159
PITTSBORO GOLDSTON RD
ROSEMARY ST
BEAR CREEK CHURCH RD
N MAIN ST
ST LUKE CHURCH RD
HILLCREST AVE
N CHURCH ST
ASHLAND DR
BERRYVUE ST
WINDSOR ST
COLONIAL AVE
W GOLDBAR AVE
GOLDSTON GLENDON RD
CORAL AVE
ARDEN LN
S MAIN ST
PINEVIEW ACRES
OLIVIA BLACK RD
S CHURCH ST
WALNUT LN
ROBERTS CHAPEL RD
PENN HAVEN
DAURITY RD
Legend
Railroad
Streets
Streams
Proposed ETJ
Town Limits
Future Land Use Type
Commercial
Industrial
Residential
N
Generalized Future Land Use in Goldston Area
Note: Residential/agricultural development is assumed to be appropriate in much of the planning area, not only in the areas called out as high-potential residential areas. However, these high-potential areas are specifically highlighted.
Map prepared by the Triangle J Council of Governments, July 2015.
0
0.25
0.5
1
1.5
2
Miles