

Town of Goldston
Work Session
Presentation October 23, 2018

<http://www.chathamnc.org/government/departments-programs/planning/town-of-goldston>

AGENDA

- Introductions
- Purpose of the work sessions
- Legal Authority
- Implementation steps and decision points
- Work Session #2



PURPOSE OF THE WORK SESSIONS

- Facilitate a group discussion between the Town Board, Planning Board, and staff
 - Land Use Plan
 - Unified Development Ordinance
 - General background information
 - Implementation steps
 - Decision points and actions
 - Next work session will be an in-depth review of the Plan and UDO

Town of Goldston, North Carolina
Unified Development Ordinance

DRAFT

March 2, 2018

Town of Goldston
Land Use Plan

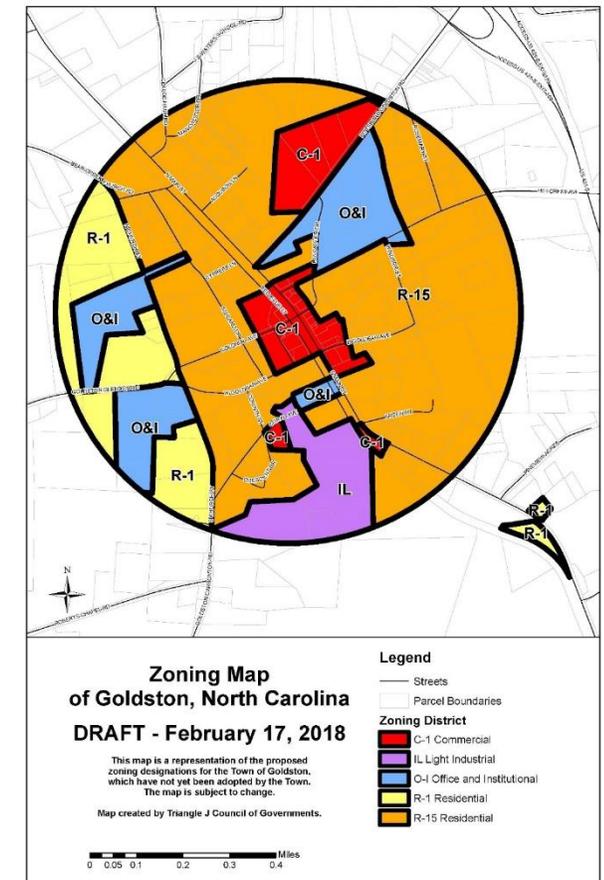
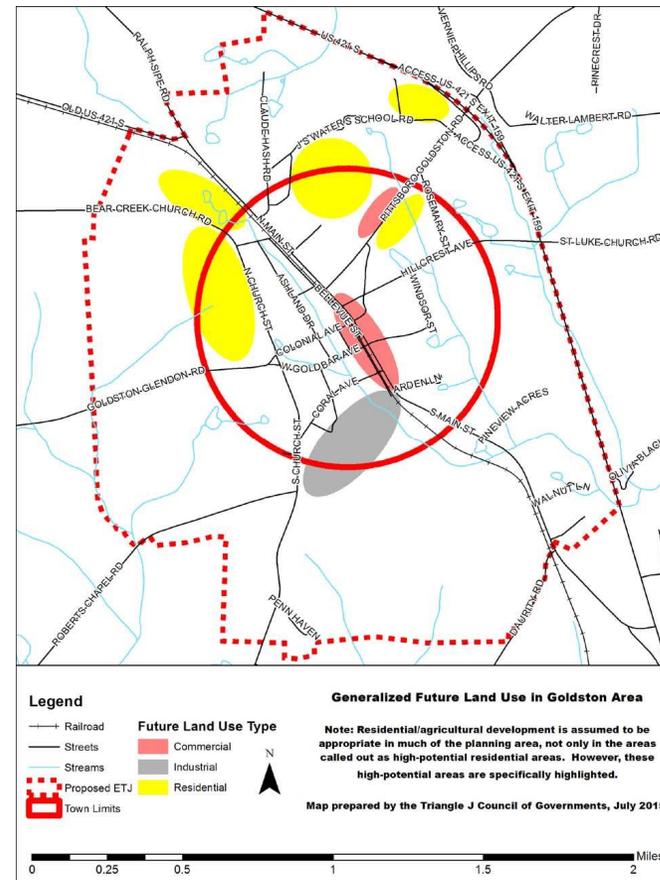


July 17, 2015
Working Draft

Prepared by Triangle J Council of Governments
in consultation with the Town of Goldston Planning Board

LEGAL AUTHORITY

- GS 160A Article 19 – Planning and Regulation of Development
 - Zoning and Subdivision regulations authorized under this article
 - GS 160A-383 – in part “Zoning regulations shall be made in accordance with a comprehensive plan.”
- GS 143, Article 21
 - Water supply watershed regulations
- GS 113A, Article 4
 - Sedimentation and Erosion Control
- GS 143, Article 21
 - Stormwater Regulations



IMPLEMENTATION STEPS & DECISION POINTS

- Draft Land Use Plan and UDO forwarded by Planning Board to the Town Board ✓
- Interlocal agreement between the town and county (needs to be adopted before proceeding with UDO adoption)
 - UDO Implementation
 - Sedimentation & Erosion Control
 - Stormwater
 - Watershed Protection
 - Building and Fire Inspections



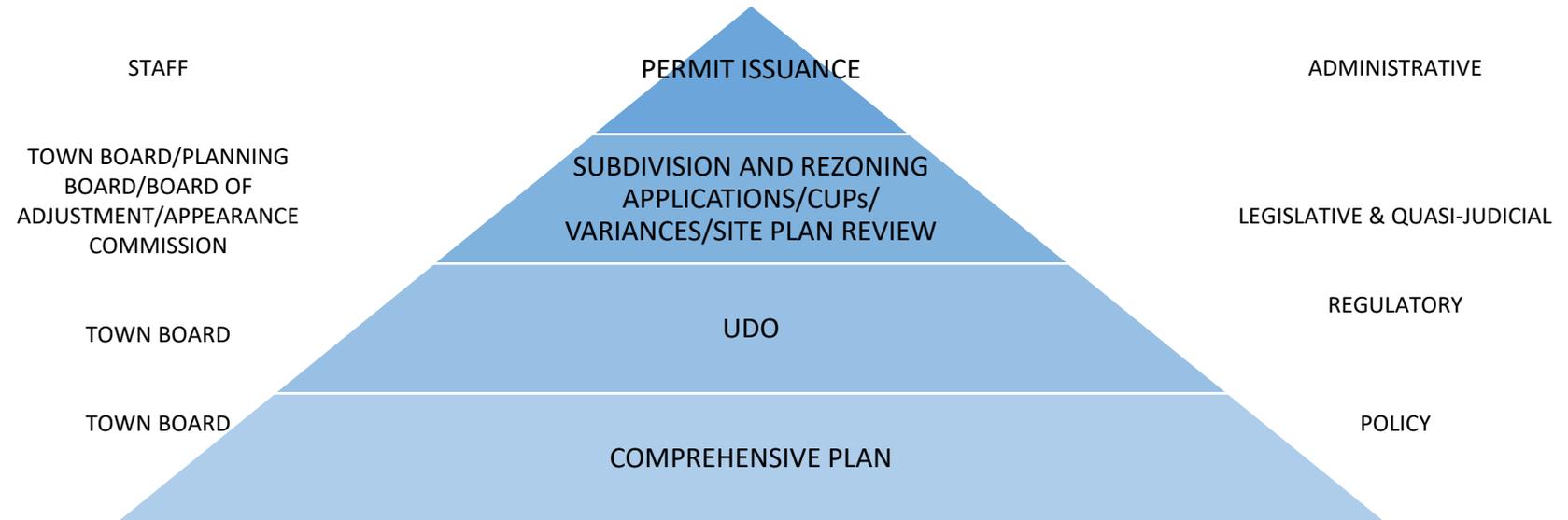
IMPLEMENTATION STEPS & DECISION POINTS

- Advisory Boards

- Advisory
 - Planning Board ✓
- Advisory and Final Decision Making Authority
 - Watershed Review Board
 - Appearance Commission
- Final Decision Making Authority
 - Board of Adjustment

- Issues

- Does the town board want to retain any of these powers?
- Can boards serve multiple roles and how many?
- Dual office holding needs to be reviewed



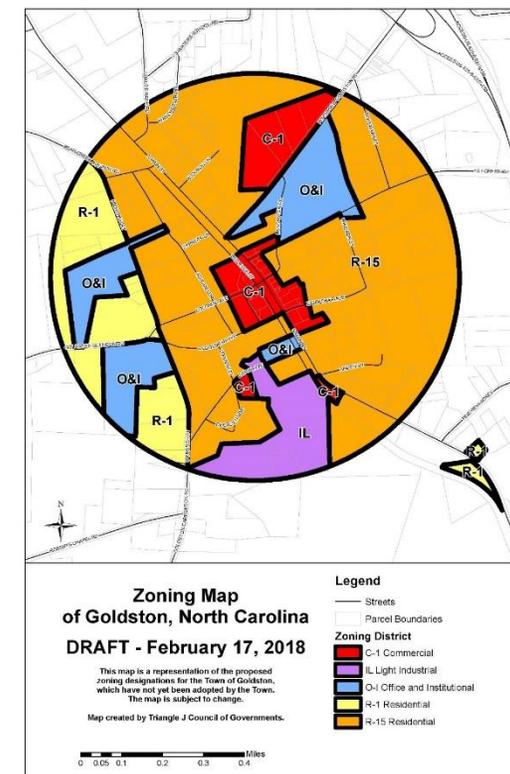
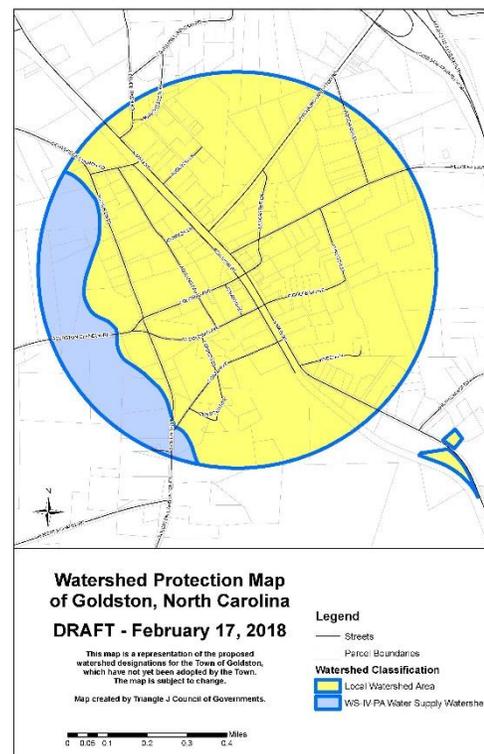
IMPLEMENTATION STEPS & DECISION POINTS

- Public hearings
 - Land Use Plan
 - UDO
 - Zoning Map (initial zoning of property)
 - Watershed Protection Map
 - Repeal Mobile Home Ordinance



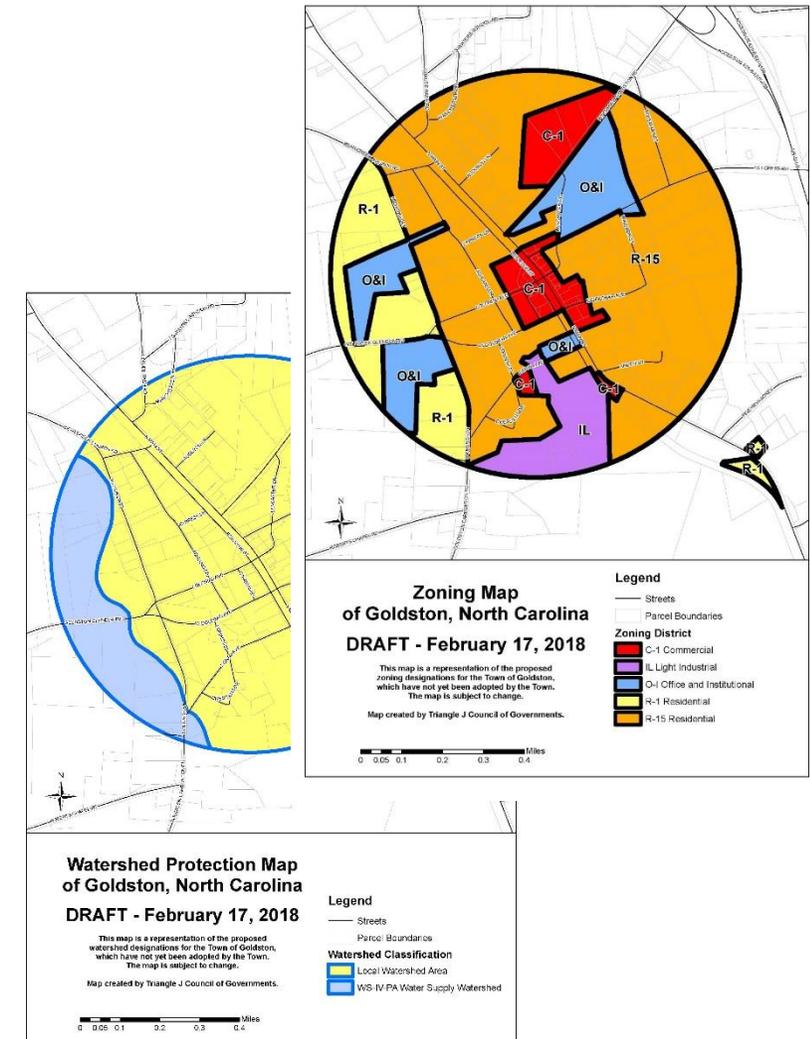
IMPLEMENTATION STEPS & DECISION POINTS

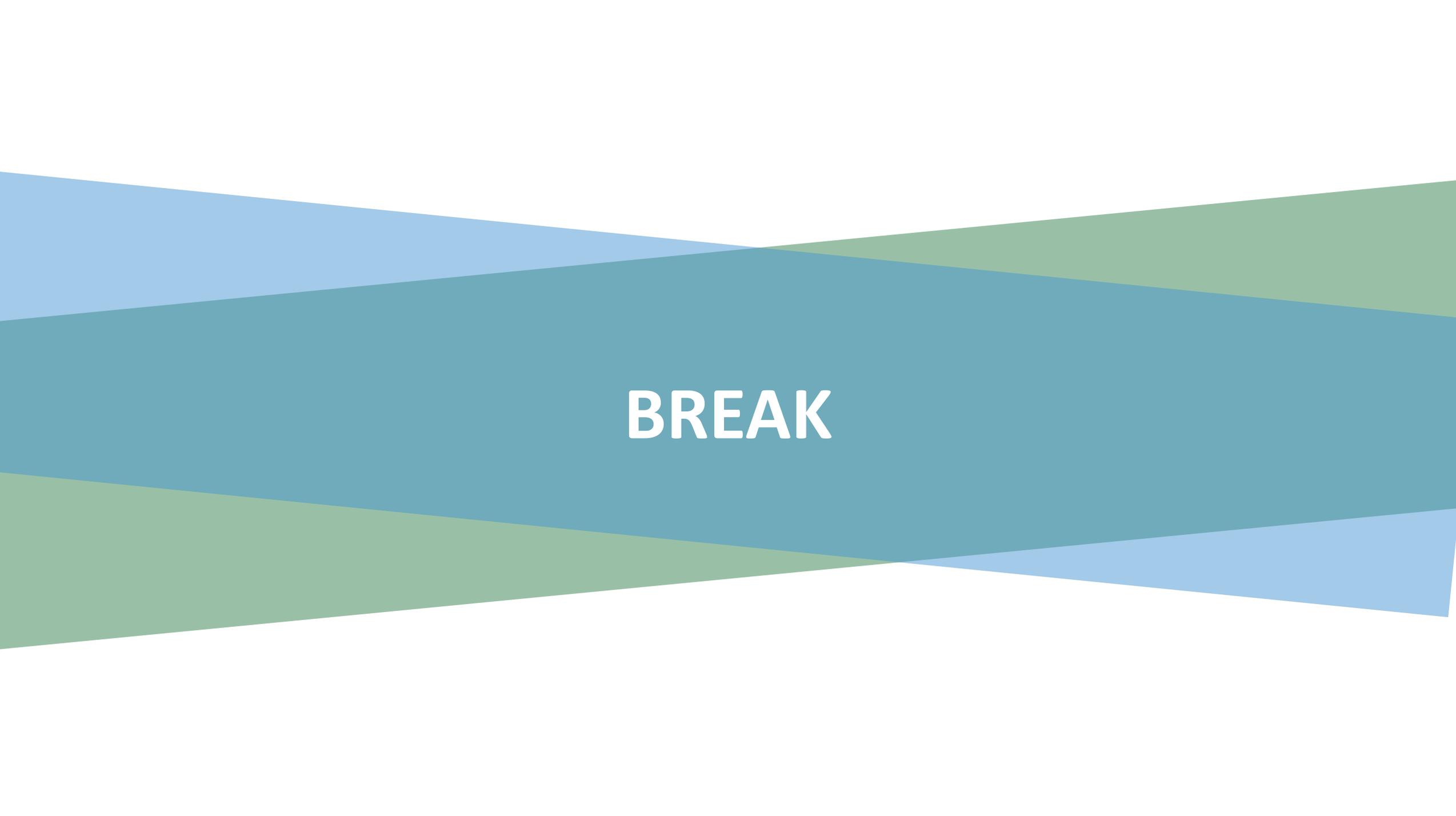
- Discussion Items
 - Need to decide if a recreation fee will apply to residential subdivisions (this would be paid directly to the town)
 - Sidewalks required?
 - When does the town want to accept roads for maintenance?
 - Design Manual for infrastructure installation
 - Annexation Policy
 - Voluntary annexation for access to utilities



IMPLEMENTATION STEPS & DECISION POINTS

- Public hearing process
 - Identify a date for the public hearings
 - Reserve location large enough for meeting
 - Schedule the public hearings during a regular meeting
 - Public hearing notice requirements
 - Mailed notice to property owners (need to clarify with Town Attorney if mailed notice needs to include separate statement for watershed map changes)
 - Legal ad in paper for all of the public hearing items
 - Public hearing signs posted throughout town
 - Hold public hearings
 - Planning Board review
 - Watershed Protection Board review
 - Adoption by the Town Board
 - Adoption of a fee schedule
 - Adopted watershed protection amendments forwarded to NCDEQ for approval by the EMC
 - Update website to include UDO, applications, fee schedule, etc.
 - Coordinate with county gis staff to update online viewer to reflect zoning and watershed updates





BREAK

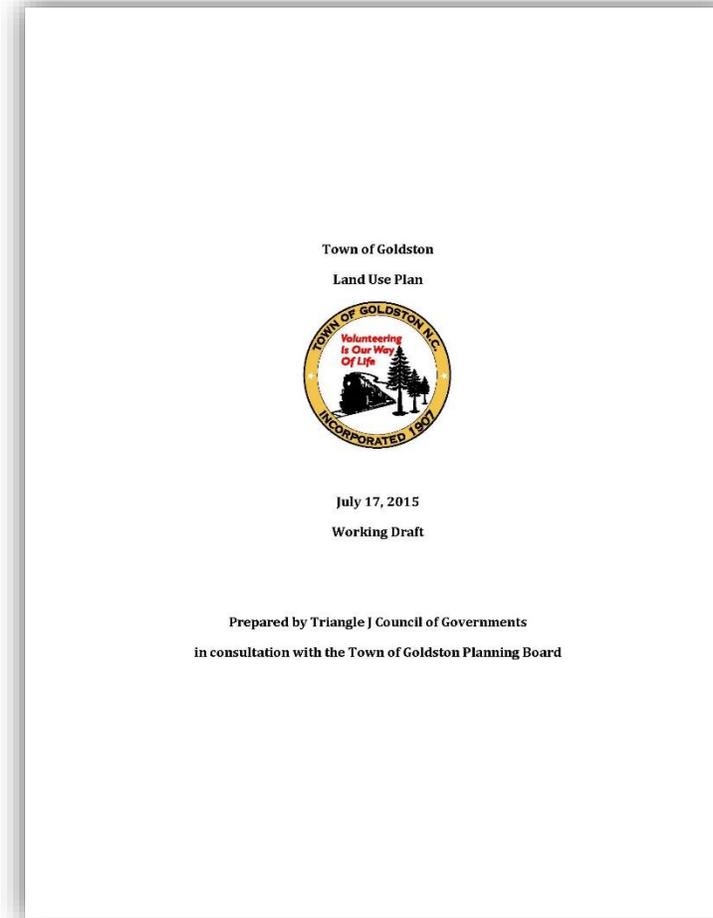
AGENDA – WORK SESSION #2

- Review the Land Use Plan
- Review the Unified Development Ordinance
- Discuss Expectations of the Town Board, Planning Board, and Staff
- Direction moving forward based on implementation steps and decision points
- Questions
- Closing Remarks



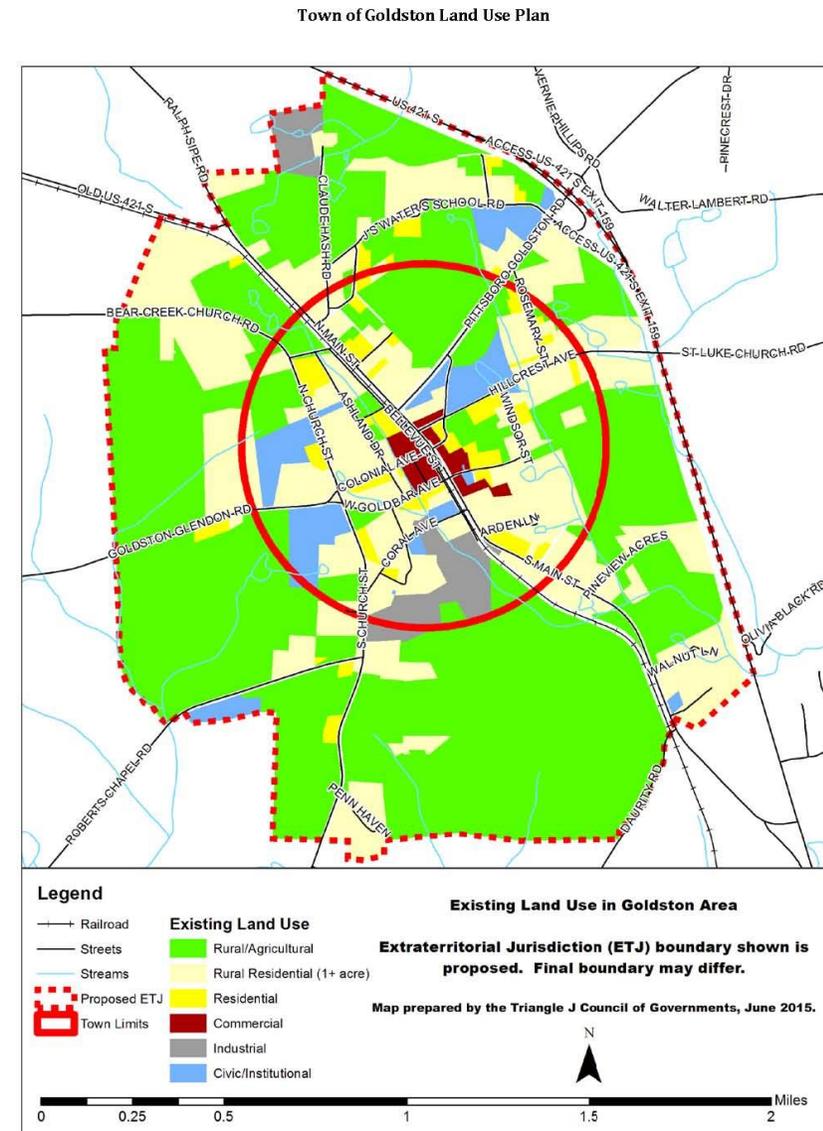
LAND USE PLAN

- Establishes policy direction and vision for the future
- Is not regulatory, but does inform decision making
- Draft prepared by Triangle J Council of Governments (2015)
- Coordinated with Town Steering Committee
- GS 160A-383 – in part “Zoning regulations shall be made in accordance with a comprehensive plan.”



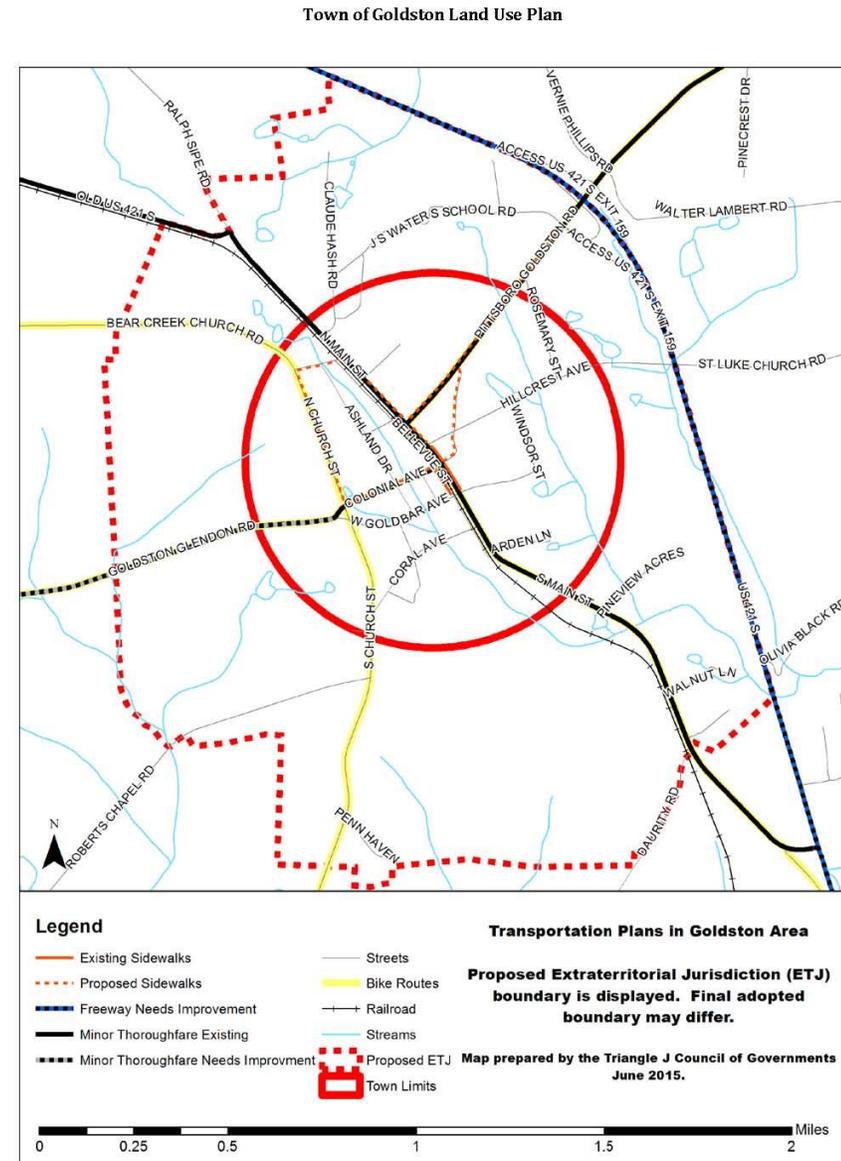
LAND USE PLAN

- Background information
- Existing Conditions
- Historic structures
- Environmental Features



LAND USE PLAN

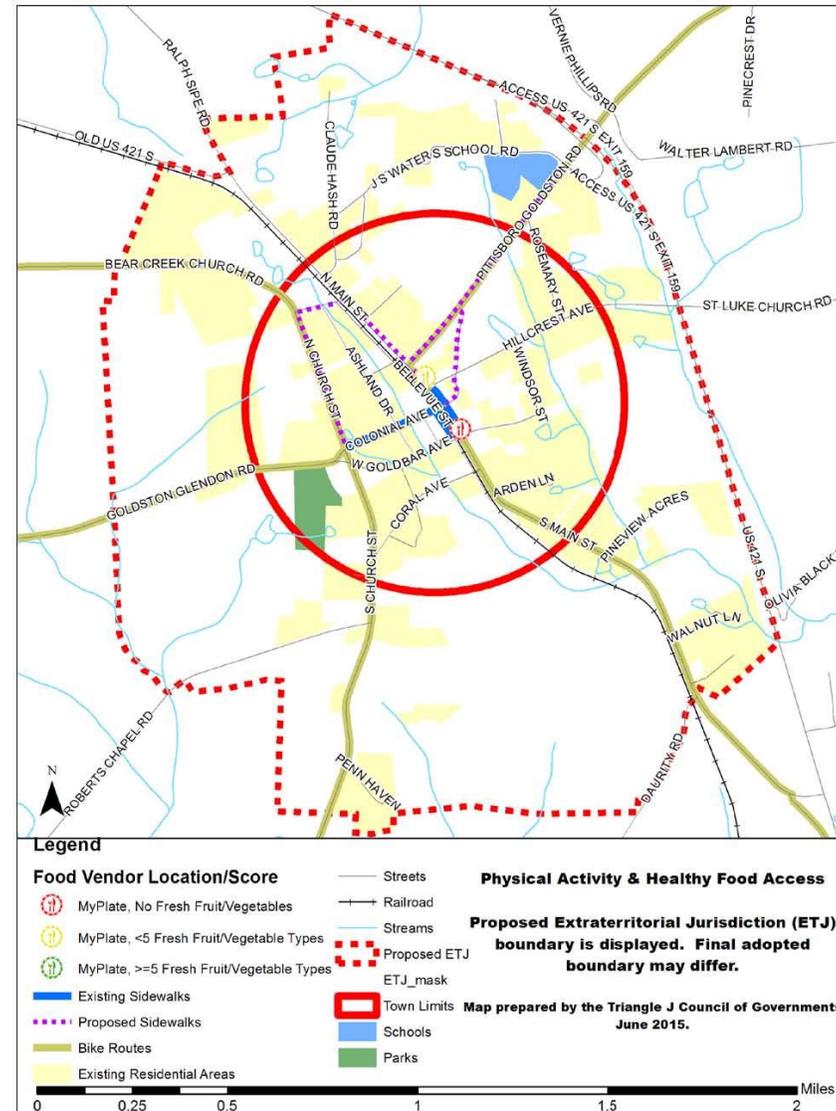
- Long range transportation plan
- Water and Sewer layout



LAND USE PLAN

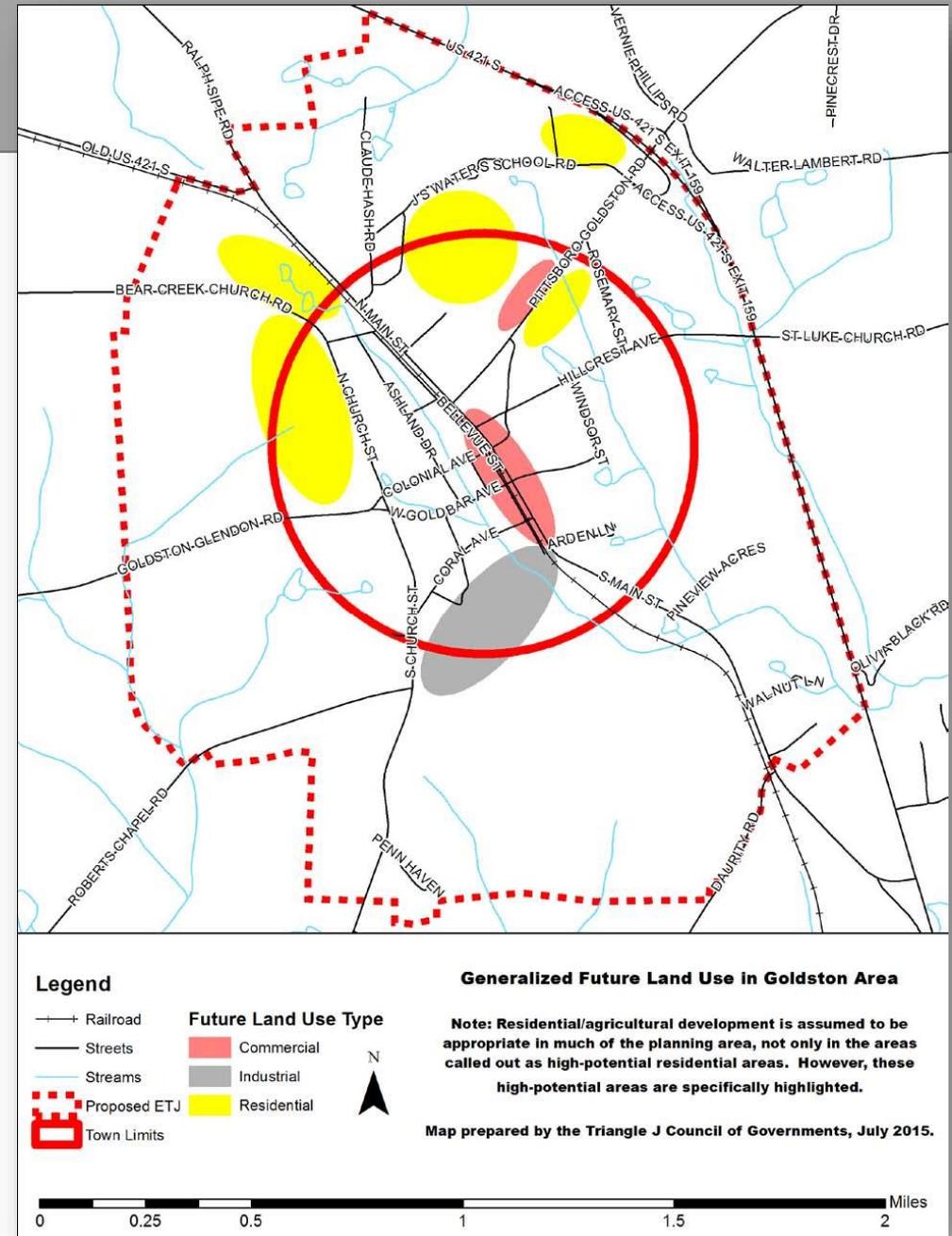
- Physical activity and healthy food access
- Community goals
 - Growth
 - Housing
 - Infrastructure
 - Business
 - Parks, Recreation, Open Space
 - Public/Civic Facilities
 - Public Health & Welfare

Town of Goldston Land Use Plan



LAND USE PLAN MAP

- Future Conditions
 - Population growth forecast
 - Land Availability Forecast
 - Impacts from major nearby developments
 - CAM Site in Siler City
 - Chatham Park
- Future Land Use Map



UNIFIED DEVELOPMENT ORDINANCE

- Where the rubber meets the road.
- Establishes the standards, guidelines, and decision making process
- The tool to implement the comprehensive plan
- Includes text that outlines the standards and a map
- Establishes where certain uses are encouraged and others restricted
- Legislative v. Quasi-Judicial Decisions

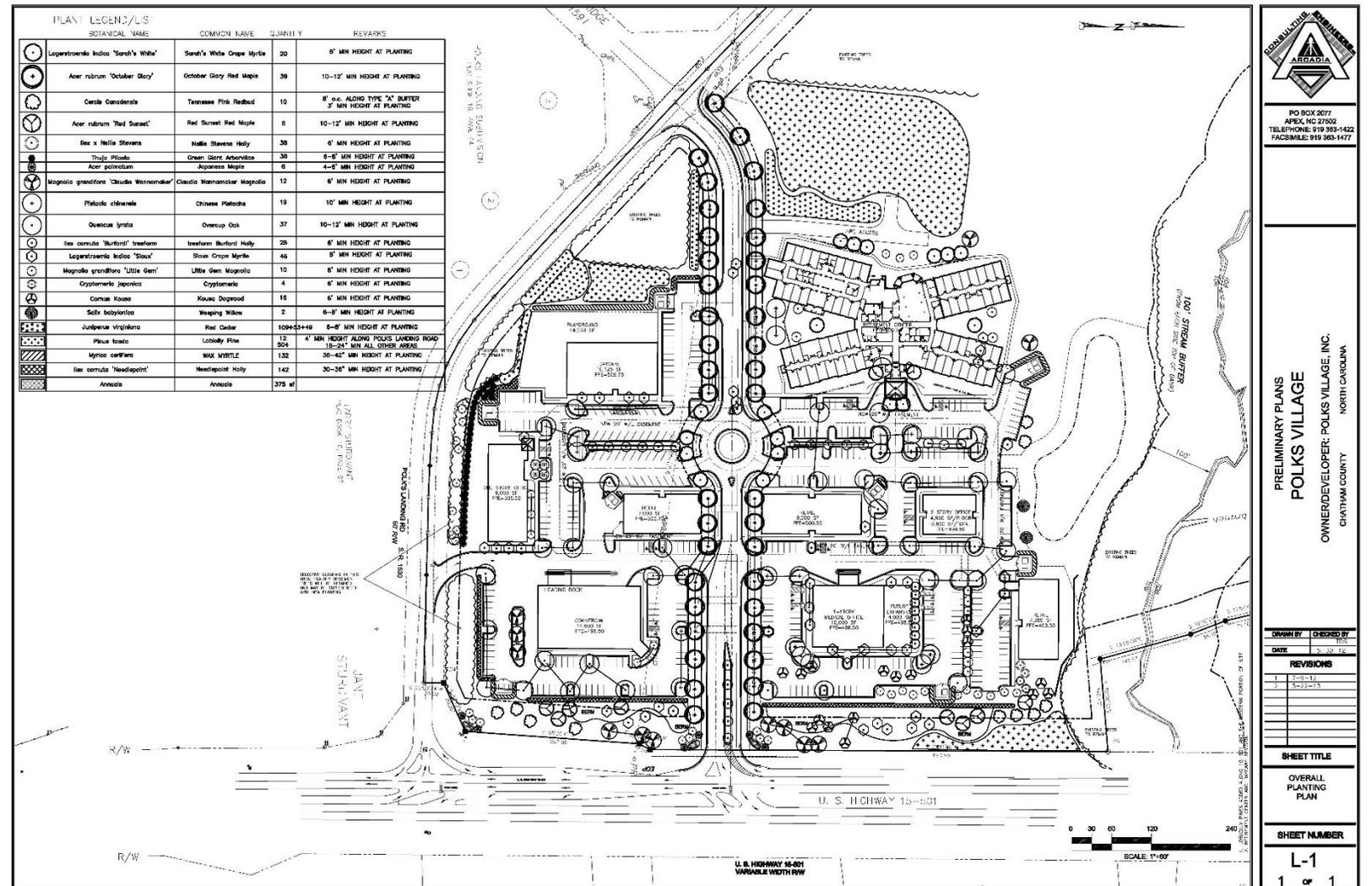
Town of Goldston, North Carolina
Unified Development Ordinance

DRAFT

March 2, 2018

UNIFIED DEVELOPMENT ORDINANCE

- Chapter 1 – General Provisions
 - Authority to adopt
 - Definitions
- Chapter 2 - Zoning
 - Zoning Districts
 - Non-conformities
 - Landscaping
 - Lighting
 - Parking
 - Signs
 - Conditional Use Permits
 - Amendment Process
 - Enforcement



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PRELIMINARY PLANS
POLKS VILLAGE
OWNER/DEVELOPER: POLKS VILLAGE, INC.
CHATHAM COUNTY
NORTH CAROLINA

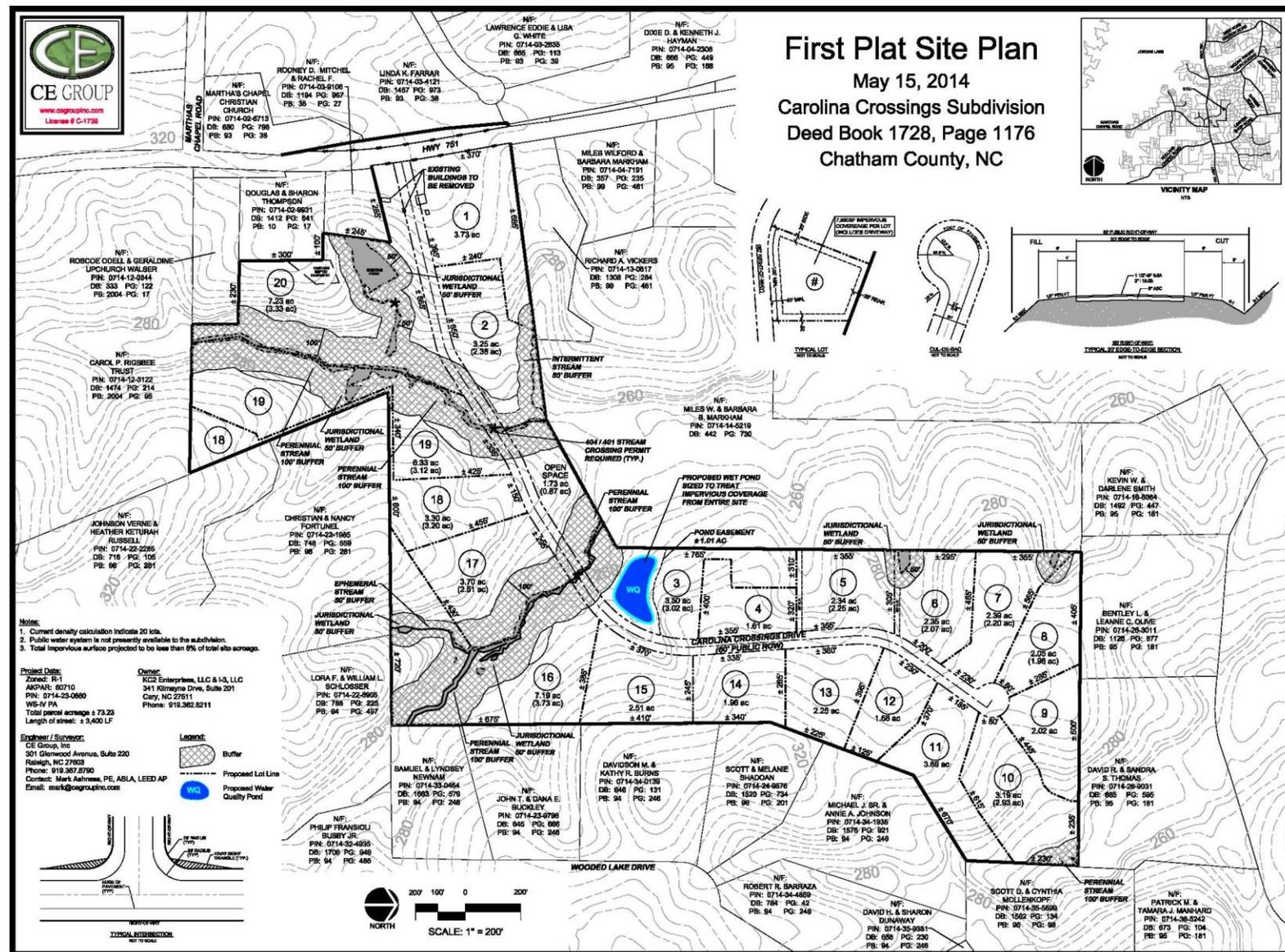
DATE	BY	REVISIONS

SHEET TITLE
OVERALL PLANTING PLAN

SHEET NUMBER
L-1
1 of 1

UNIFIED DEVELOPMENT ORDINANCE

- Chapter 3 – Subdivision
 - Major (> 5 lots)
 - Concept Plan – Community Meeting b/w applicant and neighbors
 - First Plat - Planning Board review and Town Board approval
 - Construction Plan and Final Plat – Administrative approval
 - Minor (≤ 5 lots)
 - All lots to front public road
 - Administrative approval



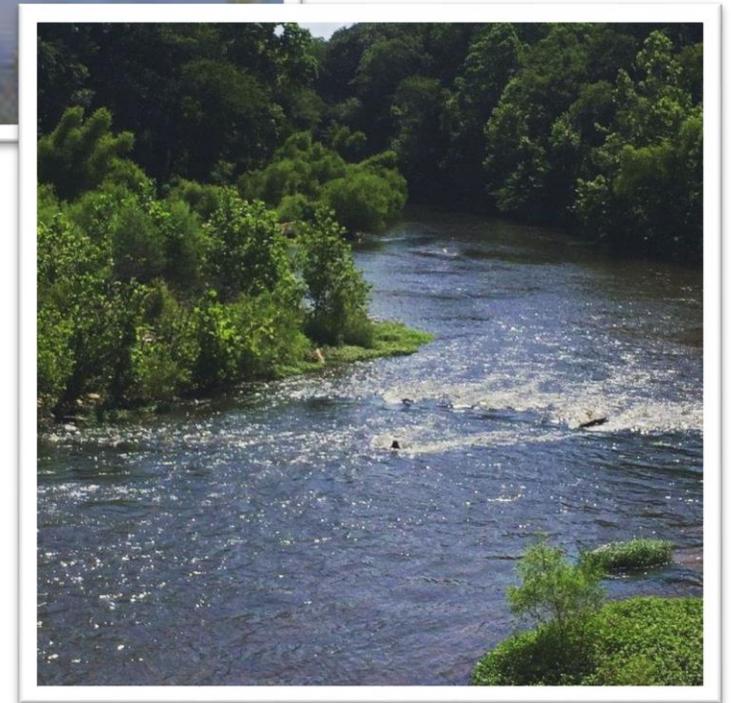
UNIFIED DEVELOPMENT ORDINANCE

- Chapter 4 – Mobile Home Regulations
 - Mobile home parks prohibited
 - Mobile homes on individual lots requires 1.5 acres on well and septic or 40,000 sq. ft. on water and sewer
- Chapter 5 – Junkyards
 - Performance standards
- Chapter 6 – Off-Premise Signs
 - 1 mile separation b/w off-premise signs



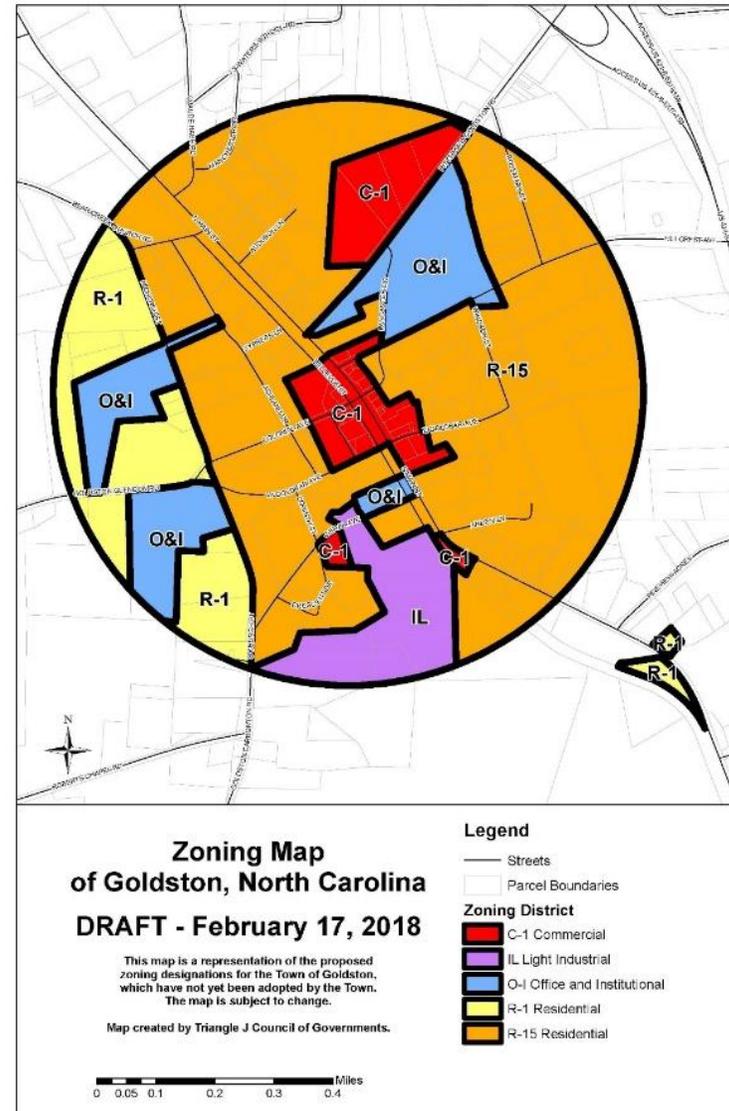
UNIFIED DEVELOPMENT ORDINANCE

- Chapter 7 – Erosion Control & Stormwater
 - Pre- and post-construction stormwater management
- Chapter 8 – Watershed Protection
 - Mandated in certain areas of town (WS-IV PA) and voluntary in Local
 - WS-IV PA to follow minimum state requirements
 - Local – eliminates built upon area for non-residential and allows for smaller residential lots



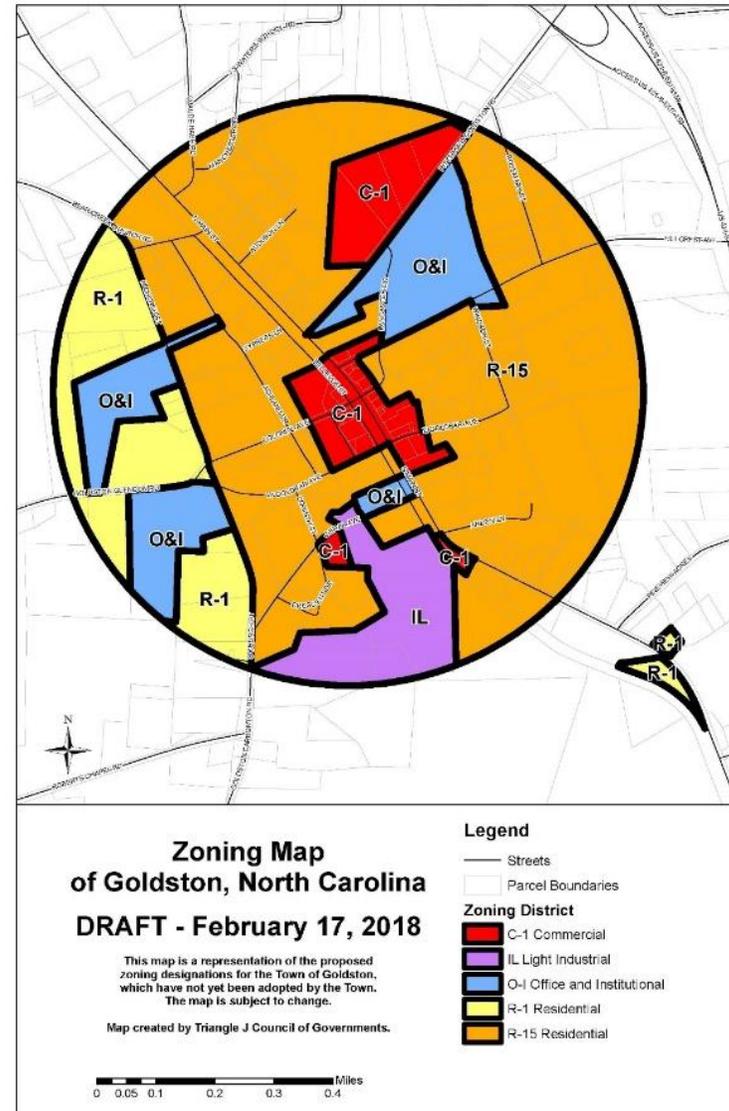
UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP)

- Zoning Districts (Residential)
 - Accessory dwelling units allowed in all residential districts
 - Mobile homes require 40,000 square feet per lot
 - R-2
 - 90,000 square foot lots
 - Setbacks (40' Front, 25' Side and Rear)
 - R-1
 - 40,000 square foot lots
 - Setbacks (40' Front, 25' Side and Rear)
 - R-15
 - 15,000 square foot lots
 - Setbacks (35' Front, 10' Side and 25' Rear)
 - R-MF
 - 8,000-15,000 square feet per unit
 - Setbacks (40' Front, 25' Side and Rear)



UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP)

- Zoning Districts (Non-residential)
 - O&I – Office and Institutional
 - C-1 - Commercial
 - IL – Light Industrial
 - IH –Heavy Industrial
 - CD-MU –Mixed Use Conditional District



EXPECTATIONS

- Open and transparent
- Respect differing opinions
- Follow procedures (and they can be complicated)
- Consider impacts of decisions at the site specific, community, and regional levels
- Consider the long-term impacts of your decisions (once it's built it'll be there for decades or longer)
- Don't base decisions on individual circumstances (this can be difficult in small communities)
- Consistency in decision making and application of the land use plan



EXPECTATIONS

- Once Plan and UDO are adopted you'll realize they aren't perfect and amendments will be needed
- The Planning Board is resource, can research topics, and advise the elected officials
- County staff are a resource, so please contact us if you have questions



EXPECTATIONS

- Keys to successful ordinance implementation
 - Be familiar with the land use plan and regulations so you're prepared to review development proposals
 - Consistent application of the regulations
 - Have open and on-going communication
 - Follow the processes outlined in the UDO
 - Keep an open mind and avoid having a predetermined position on proposals
 - Maintain the vision outlined in the land use plan



QUESTIONS

- Questions
- Closing Remarks

