

..TITLE

A Legislative public hearing for a request by the Town of Goldston to amend the town of Goldston Watershed Protection Map to include the 25.56-acre tract of land at 12365 US 421 South, Goldston, NC, (Chatham County Tax Parcel 9032) owned by Rock Hill Farms Holdings, LLC as part of the Towns Local Watershed.

..ABSTRACT

A Legislative public hearing for a request by the Town of Goldston to amend the town of Goldston Watershed Protection Map to include the 25.56-acre tract of land at 12365 US 421 South, Goldston, NC, (Chatham County Tax Parcel 9032) owned by Rock Hill Farms Holdings, LLC as part of the Towns Local Watershed.

Action Requested:

Introduction & Background:

The 25.56-acre tract of land at 12365 US 421 South, Goldston, NC, (Chatham County Tax Parcel 9032) owned by Rock Hill Farms Holdings, LLC has been annexed into the Town of Goldston via the satellite annexation process. As a result, the parcel needs to be added to the Goldston Watershed and Zoning Maps. The rezoning process has resulted in a recommendation by the planning board for approval and the Parcel is now being added to the Goldston Zoning and Watershed Maps.

Discussion & Analysis:

The Chatham County GIS Department has created an updated version of the Goldston Watershed Map with parcel 9032 added to the Local Watershed Area. Changing the watershed from Chatham County to Goldston causes some changes. In the Chatham County jurisdiction, the maximum built upon area for LWA's is 36%. The Town of Goldston's Unified Development Ordinance imposes no such regulation.

Parcel 9032, as apart of the Town of Goldston and its land-use regulations has more development opportunity because of the less restrictive zoning and watershed regulations.

How does this relate to the Comprehensive Plan:

This item satisfies the community goal of encouraging "businesses to grow and develop, creating jobs, in appropriate locations" specifically, "Encouraging industrial development in appropriate areas, generally away from residential areas," while "supporting existing businesses to remain and grow within the community."

Recommendation:

Send the item to the Watershed Review Board for Approval.