

**AN ORDINANCE AMENDING THE WATERSHED MAP
OF THE TOWN OF GOLDSTON
8182 Pittsboro-Goldston Rd, Goldston, NC (Branch Project)
(Tax Parcel 9533)**

WHEREAS, the Board of Commissioners of the Town of Goldston has considered the application of Michael Blakley on behalf of Bobby Branch to amend the Watershed map of the Town of Goldston to add the property described on Exhibit A attached hereto and incorporated herein by reference to the Town of Goldston Watershed Map as local watershed pursuant to the provisions of the Town of Goldston Unified Development Ordinance; and

WHEREAS, the Town Planning Board reviewed the application in detail and forwarded the request to the Town Board of Commissioners with a recommendation for approval and finding the Proposed Amendment was consistent with the Town's comprehensive plan, including the Land Use Plan, and other officially adopted and applicable Town plans and policies by furthering the community goal elements of Growth, Housing, and Infrastructure ; and

WHEREAS, the Town Planning Board found that the map amendment request was reasonable, in the public interest, and would benefit the surrounding community considering the site is located adjacent to a major highway (US Hwy 421 South) and other residential uses and is located near the city limits of the Town of Goldston, providing practicality, easy access, and reduced travel times to the community. Contributing factors in recommending approval were also the fact that the Proposed Amendment satisfies the community goals of Growth, Housing, and Infrastructure; and also, the stated goal of the town to encourage residential growth, and

WHEREAS, approval of the map amendment request should also be deemed an amendment to the Land Use Plan and Future Land Use Map if the site is reclassified Town of Goldston Local Watershed; and

WHEREAS a Public Hearing was held on March 4, 2022 to solicit comments and concerns which were duly considered and acknowledged; and

WHEREAS, the Town Board of Commissioners makes the following findings and conclusions:

1. The portion of the subject parcel to be added is located at 8182 Pittsboro Goldston Rd, Goldston, NC, and is also known as a portion of Chatham County Tax Parcel ID 9032.

2. That the Board has examined the application and associated public testimony to rezone the property described in the Application and incorporated herein by reference and finds that the amendment is reasonable considering the size and location of the property subject to the proposed amendment and the potential benefits to the development of the Town of Goldston and surrounding community; considering the site is located adjacent to the Pittsboro-Goldston Road (SR 1010) , and is located near the city limits of the Town of Goldston, providing practicality, easy access, and reduced travel times to the community. Contributing factors in recommending approval were also the fact that the proposed amendment satisfies the community goals of Growth,

EXHIBIT A
PROPERTY DESCRIPTION

Commencing at a beginning point at existing iron pin on Pittsboro Goldston Road right of way with a bearing S 59-

41-41 W a distance 73.05 to a point;
Thence bearing S 58-06-18 W a distance of 79.16 to a point;
Thence bearing S 55-10-34 W a distance of 76.65 to a point;
Thence bearing S 51-42-38 W a distance of 79.32 to a point;
Thence bearing S 48-19-05 W a distance of 71.70 to a point;
Thence bearing S 46-25-05 W a distance of 90.16 to a point;
Thence bearing S 45-24-37 W a distance of 198.91 to a point;
Thence bearing N 44-34-02 W a distance of 177.10 to a point;
Thence bearing S 46-09-47 W a distance of 125.00 to a point;
Thence bearing S 46-09-47 W a distance of 100.79 to a point;
Thence bearing S 45-09-52 W a distance of 50.01 to a point;
Thence bearing S 45-24-43 W a distance of 25.03 to a point;
Thence bearing S 44-49-32 E a distance of 179.85 to a point;
Thence bearing S 45-24-37 W a distance of 25 to a point;
Thence bearing N 44-49-32 W a distance of 179.85 to a point;
Thence bearing S 45-17-24 W a distance of 99.73 to a point;
Thence bearing S 44-47-55 E a distance of 179.64 to a point;
Thence bearing N 44-47-55 W a distance of 21.13 to a point;
Thence bearing S 45-24-37 W a distance of 75 to a point;
Thence bearing N 44-53-21 W a distance of 179.36 to a point;
Thence bearing S 46-08-46 W a distance of 50.04 to a point;
Thence bearing N 44-17-50 W a distance of 592.57 to a point;
Thence bearing S 46-09-30 W a distance of 239.68 to a point;
Thence bearing N 89-15-13 W a distance of 202.27 to a point;
Thence bearing N 09-15-15 W a distance of 100.03 to a point;
Thence bearing N 89-05-59 W a distance of 149.92 to a point;
Thence bearing N 09-56-01 W a distance of 376.72 to a point;
Thence bearing S 86-47-49 W a distance of 116.62 to a point;
Thence bearing N 21-54-31 W a distance of 123.35 to a point;
Thence bearing N 71-23-15 E a distance of 176.67 to a point;
Thence bearing N 77-06-33 E a distance of 50.14 to a point;
Thence bearing N 80-14-45 E a distance of 42.92 to a point;
Thence bearing N 80-42-37 E a distance of 85.00 to a point;
Thence bearing S 09-45-15 E a distance of 191.54 to a point;
Thence bearing S 85-06-26 E a distance of 133.63 to a point;
Thence bearing S 88-17-07 E a distance of 901.00 to a point;
Thence bearing N 01-42-53 E a distance of 150.00 to a point;
Thence bearing N 08-04-10 E a distance of 60.37 to a point;
Thence bearing S 88-17-07 E a distance of 112.00 to a point;
Thence bearing S 88-17-07 E a distance of 125.84 to a point;
Thence bearing N 59-12-40 E a distance of 142.78 to a point;

EXHIBIT B
STATEMENT
REGARDING AMENDMENT
TO
TOWN OF GOLDSTON WATERSHED MAP

Action taken by the Board of Commissioners approving this amendment to the Watershed Map of the Town of Goldston is consistent with the adopted comprehensive plan, including the Land Use Plan, and other officially adopted and applicable Town plans, and by the adoption of the amendment requested herein the Land Use Plan and Future Land Use Map are deemed to be amended to conform hereto.

Such action and amendment to the Town of Goldston Watershed Map as requested is reasonable, in the public interest, and would benefit the surrounding community considering the site is located adjacent to a major highway (US Hwy 421 South) and other residential uses and is located near the city limits of the Town of Goldston, providing practicality, easy access, and reduced travel times to the community. Contributing factors in recommending approval were also the fact that the Proposed Amendment satisfies the community goals of Growth, Housing, and Infrastructure; and also, the stated goal of the town to encourage residential growth.