

Zoning Summary

1. No error in the ordinance

2.

A. NEED AND DESIRABILITY: The application should describe why there is a need for the proposed use in the area being applied for. Describe how this was determined. This is an opportunity for the applicant to establish the benefit to the county that will result from approval of this permit. Why is the proposed use more desirable than other uses permitted under the existing zoning?

The proposed use is needed to support the future employment centers and major manufacturers that are planned in the region. This use is more desirable than the existing zoning to provide a commercial need for supporting the employment uses. Referencing the Business Section on page 16 of the *Goldston Land Use Plan*, this site will support existing businesses as well as encouraging industrial development in areas away from residential.

B. SURVEY OF SIMILAR USES: How many other instances of this use are currently in the Chatham or within an adjacent county? Are there similar uses already approved for the requested use on adjacent properties? Provide summary of existing similar uses. If there are existing such uses in the town, why is this new instance essential? Are these instances currently in operation and successful?

C. PUBLIC PROVIDED IMPROVEMENTS: Identify public improvements the town or county would be required to provide if the use is approved? If no such improvements are needed, state this as the case.

The town or county would not be required to provide any improvements to any existing infrastructure if this use is approved. Coordination has been initiated with the Town and the Town's engineer on improvements/adjustments to the existing pump stations.

3. The manner in which the proposed rezoning will carry out the intent and purpose of the adopted Town of Goldston Land Use Plan or part thereof. You must note specifics from the Plan giving reference to page number and section

The proposed rezoning for the subject parcel is for a large storage warehouse for industrial supplies which is allowed under the Town of Goldston UDO IH zoning district (Section 2.8.10).

This project will supply Goldston with much needed supplies to improve infrastructure, in compliance with the *Goldston Land Use Plan Infrastructure section – page 15*.

In addition, this site, will provide stable jobs to the Town of Goldston residents in industrial fields by utilizing a mainly rural populations hands-on skills that they already have as well as giving additional skills in the industrial field, supporting the *Land Use Plan Business Section –*

page 16.

4.

A. TRAFFIC: Talk about current traffic capacity, traffic increase, road improvement financing. If significant traffic loads or high amount of wrecks, need a letter of opinion from NCDOT. Will the roads in the County Thoroughfare Plan accommodate these anticipated requirements?

- This site has been an industrial site for decades and we shall expect a similar traffic load to what this site has been adding for that time. US 421 has ample capacity to take the traffic load of large trucks and employees coming and going from the site.

B. VISUAL IMPACT AND SCREENING: Describe visual presentation of the completed project in context with adjoining properties. How will fencing and plantings alter future visual presentation?

- This project is just a renovation of the existing structure and will be using all of the fencing and plantings that are already present on the site.

- C. LIGHTING: Will there be lights associated with the use? Describe wattage, type, and method of support (give height of light pole), times of night that the lights would be used. How will shield light from adjacent properties?**

The lights associated with the use will simply be the outdoor lights that already exist on the property.

- D. NOISE: Will there be noise generated by the use? If so, what is the source of the noise? Provide levels of noise in decibels at the property lines?**

No noise will be generated by the use, other than on-site vehicular use.

E. CHEMICALS, BIOLOGICAL AND RADIOACTIVE AGENTS

No chemicals, biological or radioactive agents are associated with this use.

- F. SIGNS: Will the use include the display of a sign? If so, describe the method of display, lighting, color, size, number and location on site.**

The sign that already exists on the site will be maintained.

5.

- A. WATER SOURCE AND REQUIREMENTS: How much water will the use require? What is the source of water (town water, county water or private well)? If the supply is to be supplied by the town, please contact the GGSD**

This site will use Town of Goldston water, which will have a total water requirement of 5,000 gallons per day. There is an existing public water line at the site.

- B. WASTEWATER MANAGEMENT: What is the wastewater capacity needs for this use? Specify the treatment and disposal methods to be used. WWTP, public, or private septic. If individual septic, provide septic improvements permit letter from the Chatham county Environmental Health Department. If other than individual septic systems are to be used, submit a plan for wastewater management. If system requires approval from the Town of Goldston, NCDENR or any other state or public source, please provide preliminary approval towards getting approval.**

Wastewater capacity needs of this site total to 5,000 gallons per day, which will be gravity flowed to a future pump station that the client has been interested in constructing for this site. Preliminary approval for the system will be given once past the preliminary portion of this project and we are moving towards design and construction drawings.

- C. WATER/SEWER IMPACT STATEMENT: All applications where a public utility is to be utilized (water or sewer) must clearly state the amount of usage that is anticipated. The usage estimate must be validated by the Town of Goldston engineer or designee along with an updated usage vs. capacity statement. The impact statement should provide a projection of the demand after the site is fully developed.**

The subject property will require 5,000 gallons per day (peak). We don't anticipate any higher flows from this site.

- D. ACCESS ROADS: Describe the access to and from the site to public highways or private roadways. If the requested use will require a new driveway or enhancement to existing highways, address the following questions. If a new driveway access is part of the proposal, has NCDOT approved this access? If the site is located on a road designated as a major collector, is the site accessed by an existing or proposed service road? Describe any upgrades of public or private roads necessary to serve the property.**

This site has driveway already that serves the site, and possible reconstruction/renovation of that driveway may occur, but it currently is suitable for the use. During construction drawings, we will detail all changes to the existing driveway.

- E. STORMWATER RUNOFF: Detail the methods and various structures that will be used to control stormwater runoff. Submit stormwater management plan with this application. This information will detail all points of offsite discharge with design techniques used and projected impact on neighboring properties.**

There are no current stormwater measures in place on the site. During construction drawings we will do much due diligence on determining whether this site will need a BMP or a similar measure. This will be determined as we get further into the design process.