

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 that are proposed with the county future land use plan and major manufactures 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.

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 53 lot phase of a 94 lot single family subdivision (15,000 sf min lot size) which is allowed under the Town of Goldston UDO R-15 zoning district (Section 2.8.3) . This district allows for increased density that is supported by public water and sewer utilities provided by the Town of Goldston and the Gulf-Goldston Sanitary District.

This new subdivision is surrounded by hundreds of acres of managed timber and rural farmland, giving new residents that feel of a rural lifestyle. This benefit corresponds with the intent of the *Growth section on page 15* of the *Goldston Land Use Plan*

By utilizing Goldston's new sewer system, ultimately 94 new single family homes (53 lot phase with this request) will be constructed and will begin to reverse Goldston's declining population as shown in the *Historical Data section* of the *Goldston Land Use Plan on page 17*. Based on average household size cited by the Goldston Land Use Plan, the final phase of 53 new homes when occupied will result in the Goldston population increasing by 129 residents, a 48% increase relative to the 2010 population of Goldston of 268 people.

The proposed zoning is in cooperation with the *Housing section on page 15* of the *Goldston Land Use Plan*, "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. Although the exact price point has not been set for this subdivision, the developer is estimating the houses will sale for \$250,000. These will be nice homes that will maintain or improve the surrounding properties. Another goal under the *Housing section on page 15* allows for a higher-density housing. This site has a higher density relative to the rest of the Town of Goldston, which will be the first new subdivision of this kind in the Town of Goldston.

Another section of the Town of Goldston's Land Use Plan where this subdivision is in line is *Infrastructure on Page 15*. There is plenty of capacity in the Goldston-Gulf water system and the Goldston sewer system for this subdivision. The existing roads Vernie Phillips (S.R. 2189) and Pittsboro Goldston Road (S.R. 1010) have been proven to be able to support the additional trips per day easily. All streets inside the subdivision will be built to NCDOT secondary road standards and adequate rights-of way will be provided for drainage ditches and utility easements.

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?

- Current Traffic - Pittsboro-Goldston Road currently has an average daily traffic (ADT) of 1,600 vehicles per 2020 traffic counts. Vernie Phillips Road has no data associated with it, via NCDOT ADT mapping, but it is reasonable to estimate that it has 10-499 vehicles that travel along it, which is the smallest threshold that NCDOT maps out. The subject property will be developed as 53 new homes, which will produce approximately 2 cars per household. The total ADT will be a 430 vehicles split between Vernie Phillips Road (215 vehicles) and Pittsboro-Goldston Road (215 vehicles). Vernie Phillips Road will increase of 215 vehicles will be substantial given the low volume that is currently observed on the road in the 2020 traffic count. However, the road is constructed with 10 foot travel lanes that will support 10,000 vehicles per day. The proposed use is less than 10% of the allowable capacity. Pittsboro-Goldston Road will increase by 215 vehicles per day, which is a 13% increase from the 2020 traffic counts. However the road is constructed with 10 foot travel lanes that will support and a minimum 10,000 vehicles per day. The proposed use is less than 10% of the allowable capacity.
- This project will not require, affect or be affected by the County Thoroughfare Plan. The

closest road to be affected by NCDOT improvements is Hwy 421 by-pass that is not adjacent to the subject property.

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?

The subject property will be single family lots with fenced backyards per HOA standards that comply with zoning requirements for the Town of Goldston.

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?

Lighting will be provided along the streets with Duke Power pole Fixtures to meet full cutoff requirements of the Goldston UDO.

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.

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.

This use will include a 3' x 6' masonry monument sign to identify the subdivision located at both entrances. It will be illuminated after sunset by ground mounted flood lights.

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 25,440 gallons per day.

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 25,440 gallons per day, which will be gravity flowed to the Town of Goldston Vernie Phillips Road Pump Station which discharges into the Main Street Pump Station that discharges to the City of Sanford wastewater treatment plant (WWTP). An email from Michael Wicker has been attached to indicate there is available capacity in the existing pump stations. Also preliminary discussions have been conducted with the City of Sanford to determine if they will accept additional capacity. They have responded they will but will want an official request once the project is ready for preliminary plat submission.

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 25,440 gallons per day (peak) for the first phase of 53 lots. Full build-out the project will consist of 94 lots that will require 45,120 gallons per day (peak). Preliminary Discussions have been discussed with the Goldston Gulf Sanitary District and the capacity is available. Attached is the response from the Sanitary District stating acceptance of the additional required flow.

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 two means of access, one on Vernie Phillips road, and another on Pittsboro-Goldston Road, both of which have been designed to meet all of NCDOT Standards.

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.

A BMP is proposed on the southern end of the site. The BMP will be a wet pond with a riser to control outlet flow of treated water to meet the requirements of the Chatham County Stormwater requirements. The outlet is at the southern end of the BMP and flows into an existing natural drainage which will be lined with Class A stone to minimize

erosion. The pond outlet will discharge at pre-development flows and velocities. The 10yr-100yr storm events will be controlled through the BMP outlet structures.