



GENERAL USE  
DISTRICTS  
REZONING MAP  
AMENDMENTS

APPLICATION ACCEPTANCE  
POLICY

Chatham County  
Planning Department

PO Box 54, Pittsboro, NC, 27312  
Telephone 919-542-8204 | Fax 919-542-2698  
[www.chathamnc.org/planning](http://www.chathamnc.org/planning)

The Town of Goldston and Chatham County understand that clear expectations make the application and development review processes easier for both applicants and staff. The policies outlined below will enable the Town Board and Planning Department staff to move the process along in a way that ensures that each application receives the attention it deserves. Staff desires to complete review of projects in an accurate and timely manner. Due to the preparation, reviews, and public hearing schedules, working with incomplete materials detracts from the timely review of applications.

1. Applications are to be reviewed for completeness by staff prior to being officially accepted for review. Applications that are dropped off or mailed in cannot be accepted without prior approval from the Zoning Administrator.
2. Checklists for each type of request are provided with each application package. If the application does not contain all required items on the checklist, it will be considered incomplete and shall not be accepted. **PLEASE REVIEW SECTION 2.17.4 FOR GENERAL USE REZONINGS IN THEIR ENTIRETY TO MAKE SURE ALL AREAS FOR SUBMISSION ARE COVERED.**
3. Application fees must be paid at the time an application is submitted for acceptance. **Please provide ONE complete set of the application and all supporting materials when submitting.** More copies will be requested by the Planning Department (16 sets) once the sufficiency review period has been completed.
4. In order to allow time to process fees, applications will not be accepted after 4:00 pm each day.
5. For your convenience, applicants may schedule an appointment with staff to review the application package before the official submission.

The Town of Goldston and the Planning Department staff look forward to working with you during the application process. If you have questions or need further assistance, please call 919-542-8285.



Chatham County Planning Department  
PO Box 54/80-A East Street  
Pittsboro, NC 27312  
Ph: (919) 542-8204  
Fax: (919) 542-2698

TOWN OF GOLDSTON APPLICATION  
FOR CHANGE IN GENERAL USE  
ZONING DISTRICTS

Applicant Information:

NAME: Drafting and Design Services, Inc.

ADDRESS: 6728 Carbondon Road  
Sanford, NC 27330

CONTACT PH: (919) 499-8759

EMAIL: draftinganddesign@ymail.com

Landowner Information:

NAME: Bobby A. Branch

ADDRESS: 406 Forrestwood Park Road  
Sanford, NC 27330

CONTACT PH: (919) 708-8465

EMAIL: redmud@windstream.net

PROPERTY IDENTIFICATION

Physical (911) Address: 8182 Pittsboro Goldston Road PARCEL (AKPAR) No.: 95591

Township: Goldston Total Acreage: 25.07 Acreage to be Rezoned: 25.07  
(Do not round acreage. Use exact acreage from tax record or survey)

CURRENT ZONING DISTRICT/CLASSIFICATION: County R-1

PROPOSED ZONING DISTRICT/CLASSIFICATION:

- R-1 Residential   
 R-2 Residential   
 R-15 Residential   
 R-MF Residential   
 CD-MU Mixed Use  
 C-1 Commercial   
 O & I Office & Institutional   
 IL Light Industrial   
 IH Heavy Industrial

FEMA Flood Map Information:

Flood Map No. : 3710960600J Map Date: 2/2/2007 Flood Zone: X

WATERSHED Information:

Current Watershed Classification: County Local Watershed Within Jordan Lake Buffer Area:  Yes  No  Unknown

APPLICATION SUBMITTAL REQUIREMENTS

Attach the following as required:

1. Map of the property showing the parcel or portions thereof that are affected by this rezoning request.
2. Written legal description of such land

Please address the following on a separate summary attachment:

1. Any alleged error in the Ordinance, if any, which would be remedied by the proposed amendment
2. The changed or changing conditions, if any, which make the proposed rezoning reasonably necessary
  - a) Need and Desirability <Required> The application should describe why there is a need for the proposed use in the area being applied for. Describe how this was determined (for example, an analysis of present or projected demands on existing similar uses). This is an opportunity for the applicant to establish the benefit

to the town that will result from approval of this permit. Why is the proposed use more desirable than other uses permitted under the existing zoning?

- b) Survey of Similar Uses <Required> How many other instances of this use are currently in the Town or within close proximity? Are there similar uses already approved for the requested use on adjacent properties? Provide summary of existing similar uses. If there are already a number of such uses allowed in

the Town or another similar use in reasonably close proximity to the new requested site, why is this new instance of this use essential? Are these other instances currently in operation and successful?

- c) Public Provided Improvements <Required> Identify any public improvements, services, etc., that the town or county would be required to provide in support of this site if the use is approved. If no additional public improvements are needed, then state this as the case.
- d) Tax considerations <Optional> If appropriate, or of advantage to the application, provide an estimate of the tax revenue (direct and indirect) to the Town or the County that this use would provide. Describe how this estimate was determined. What is the net result of expenditure of Town or County services and facilities required vs. the tax revenue generated?
- e) Employment <Optional> Discuss the number of jobs that would be created by this use. Designate these positions as full time or part time. If possible, describe the salary ranges of the employees.

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/s giving reference to page number and section.**

4. List all other circumstances, factors, and reason which the applicant offers in support of the proposed amendment

- a. Traffic <Required> Document projected traffic generated by the use. Document current capacity for the road that serves this site (available for all/most roads from NCDOT). What kinds of traffic will this be (car, bus, truck, etc.,) and what will be the peak time of day for the traffic? Do you anticipate changes to the speed limit on the principal service road for this site? Are modifications to the road system needed (e.g. a turning lane)? How will these road improvements be financed? A letter of opinion from NCDOT would be required if introduction of significant new traffic loads were expected or there is already a high accident rate at this location. Will the road(s) included in the County Thoroughfare Plan accommodate these anticipated requirements?
- b. Visual Impact & Screening <Required> Describe the visual presentation of the completed project in context with the adjoining properties. How will fencing and/or plantings alter the future visual presentation?
- c. Lighting <Required> Will there be lights associated with the use? This includes but is not limited to pole lights whether for security or decorative post mounted lights, lights on buildings/structures, landscape lighting, flood lights, etc. If so, describe the wattage, type, method of support (if on poles, give height of pole), and times of night the lights would be in use. What considerations and methods have been considered to the shielding of the light from adjacent properties? Are similar lights in use elsewhere that can be evaluated?
- d. Noise <Required> Will there be noise generated by the use? If so, what will be the source of this noise? Provide an estimate of the level of noise in decibels at the property lines of the site. Provide the basis for this estimate. If the noise generated is anticipated to exceed the County Noise Ordinance, a permit must be requested and approved to exceed the ordinance requirements.
- e. Chemicals, Biological and Radioactive Agents <Required>. Identify types and amounts of chemicals, explosives, biological and radioactive materials that will be utilized by the requested use. What is the estimated amounts of these agents that will be generated as waste; how will they be disposed? Identify the possible biochemical or radioactive hazards that may be associated with this use; how will these be handled? Identify the potential for emissions into the air. Identify the potential for discharges or runoff of liquids that would pollute the surface and/or groundwater sources.
- f. Signs <Required> Will the use include the display of a sign (advertisement or identification)? If so, describe the method of display, lighting, color, size, number and location on the site.

g. Emergency Services <Optional>

1. Fire Protection - Document the impact on respective volunteer fire department's ability to service the site with the requested use. This should come from the Chatham County Fire Marshal as a letter.
2. Police Protection - Document the impact to the Chatham County Sheriff Department's ability to provide protection for the site with the requested use. This should come from the Sheriff in the form of a supporting letter.
3. Rescue 911 - Document the impact to rescue and ambulance ability to provide support to the site; provide approximate arrival time to site after a 911 call is placed.

h. Impact to surrounding Land Values <Optional> What will be the impact to surrounding land values as a result of the proposed use? Is this impact anticipated to change with time or create possible changes in use of the surrounding properties? Note that if the applicant does choose to provide this information to support the application, then the basis for the information must be provided. For example, if a real estate appraiser's opinion is presented, then the opinion is expected to be derived from an analysis of comparison sites with requested use, some other real estate study or survey.

5. All other information required on this application or as offered by the applicant in support of the request.

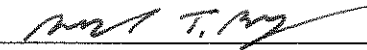
- a) Water Source and Requirements <Required>. How much water will the use require? What is the source of the water (town water, county water or private well)? If the supply is to be supplied by the Town, please contact the GGSD.
- b) Wastewater Management <Required>. What is the wastewater capacity needs for this use? Specify the treatment and disposal methods to be used. WWTP, public (i.e. Town of Goldston etc.), 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.
- c) Water/Sewer Impact Statement <Required>. 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.
- d) Access Roads <Required>. 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 highway(s), address the following questions. If a new driveway access is part of the proposal, has NCDOT approved this access (include copy of the preliminary approval for a commercial driveway permit)? 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.
- e) Stormwater Runoff <Required>. Detail the methods and various structures that will be used to control stormwater runoff. (If disturbing more than 20,000 square feet of area, a stormwater management plan must be submitted with this application) This information will detail all points of offsite discharge with design techniques used and projected impact on neighboring properties.

No application packets will be taken after 4pm. All fees must be paid at the time of application submittal. For the purposes of calculating this application fee, use the following: **DO NOT ROUND ACREAGE**

Application Fee: \$500.00 plus \$25/per acre (ex: \$25 x 1.42ac = \$35.50 plus \$500 = \$535.50 total fee)

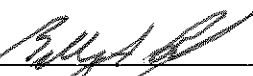
**PLEASE SIGN THE MOST ACCURATE SIGNATURE OPTION BELOW (1, 2, OR 3)**

(1) I hereby certify that I am the owner or authorized agent of said property and that the information provided is complete and the statements given are true to the best of my knowledge.

  
 Signature \_\_\_\_\_ Date 11/3/2023  
DOO - MICHAEL T. BLAKLEY  
 Print Name

The owner must sign the following if someone other than the owner is making the application.

(2) I hereby certify that (please print) \_\_\_\_\_ is an authorized agent for said property and is permitted by me to file this application.

  
 Signature \_\_\_\_\_ Date 11/3/2023  
Bobby A. Branch  
 Print Name

(3) I acknowledge that I am not the landowner OR authorized agent of the property for which this application is being made, but I do live within the zoned area of the county.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Print Name \_\_\_\_\_

**FOR OFFICE USE ONLY**

Application No.: PL20

Date Received: \_\_\_\_\_ 20\_\_\_\_

Payment Received: \$ \_\_\_\_\_

Check No. \_\_\_\_\_ 
  Cash 
  Credit Card 
  Money Order

Planning Department