

# Watershed Summary

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.

**1. Any alleged error in the ordinance, if any, which would be remedied by the proposed amendment.**

N/A

**2. The changed or changing conditions, if any, which make the proposed text and map amendments reasonably necessary.**

The changing map amendment is to amend the current watershed map that shows the subject area as County Local Watershed to Town of Goldston Local Watershed. The conditions of the Town of Goldston Watershed ordinance defer from the County and this amendment also recognizes that subject property is part of the Town of Goldston's jurisdiction.

**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**

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.