

**..TITLE**

Michael Blakley, on behalf of Kelly Properties of Goldston, LLC, has requested an amendment to the Town’s watershed protection map incorporating a 72.17-acre portion of a 122.23-acre tract located at 13415 US 421 S. (Parcel 62615) as Local Watershed.

**..ABSTRACT**

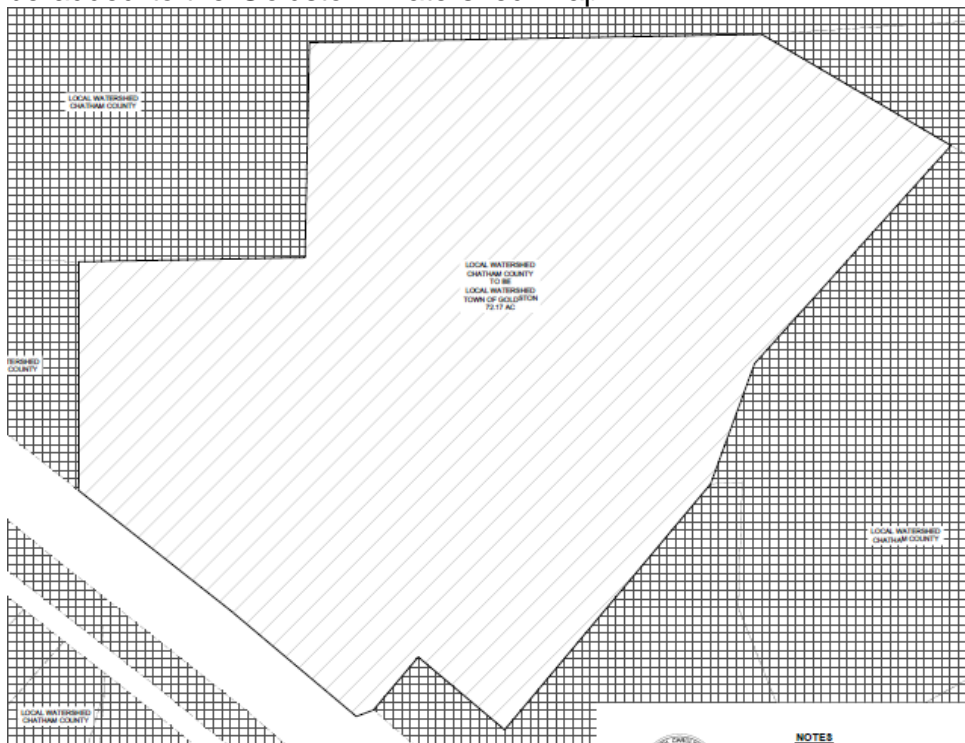
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**Action Requested:**

Hold the Public Hearing and refer matter to the Planning Board.

**Introduction & Background:**

The applicant has requested voluntary annexation into the town of Goldston for 72.17 acres of a 122.23-acre tract. The tract is currently zoned as county IH-Heavy Industrial and R-1 Residential. The applicant is requesting to zone the entire 72.17 acres as town of Goldston IH-Heavy Industrial. When the tract is annexed into the town it will need to be added to the Goldston Watershed Map.



Planning staff received the completed application for this project on February 17<sup>th</sup>, 2023, and mailed the notifications letters on March 14<sup>th</sup>.

**Discussion & Analysis:**

When determining whether a UDO amendment request should be approved under UDO section 2.17.4, the following findings must be supported.

**1. Any alleged error in the ordinance, if any, which would be remedied by the proposed amendment.** The applicant is not claiming any errors in the ordinance.

**It is planning staff opinion that this finding is met.**

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

This is required amendment to the Towns Watershed map. Anytime new land is annexed into the town it must be added to the Zoning and Watershed Maps. The 72.17 acres will be local watershed, which is the same designation it holds under the county.

**It is staff opinion that this finding is met.**

**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 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.

**It is staff opinion that this finding is met.**

**How does this relate to the Land Use Plan:**

This application supports the community goal of encouraging industrial development in appropriate areas, generally away from residential areas.

However, there is a community goal to limit the development of nuisance businesses, such as those with high pollution, loud noise, or high traffic etc.

**Recommendation:**

Hold the Public Hearings and send the item to the Planning Board.