

**..TITLE**

Michael Blakley, on behalf of Bobby A. Branch, has requested an amendment to the Town's zoning map to zone as R-15 a 25.07-acre tract located at 8182 Pittsboro Goldston Rd (Parcel 95591).

**..ABSTRACT**

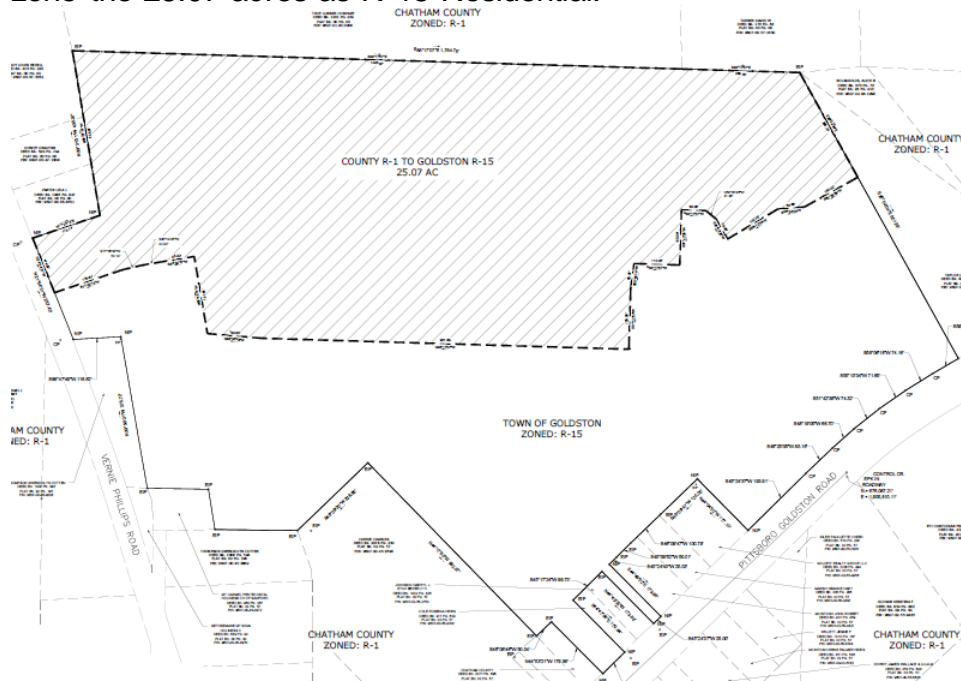
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**Action Requested:**

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

**Introduction & Background:**

The Town Board voted to approve the initial annexation, rezoning, and watershed map amendment for Phase I back in June of 2022. The first phase is now going through the Subdivision process as codified in the UDO. Because at the time the town could not annex the entirety of the property it was split into phases. The applicant is requesting to zone the 25.07 acres as R-15 Residential.



The R-15 Residential zoning district is the primary residential zoning district within the town of Goldston. The minimum lot area within such a district is 15,000 square feet. The required front set back is 35 feet. Side setbacks are 10 feet each, and the rear is 25 feet. With water and sewer available on this site the R-15 zoning designation is an appropriate use for the tract.

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 rezoning 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 rezoning reasonably necessary to the promotion of the public health, safety, and welfare.** The application is split into subsections to address specific aspects of this finding. The applicant answered all the required sections. The area is expected to experience growth in the coming years with the expansion of the 421 industrial corridor and the Triangle Innovation Point mega site. There is similar use to this as this is phase II of the project. This project is expected to utilize the town water and sewer.

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

- 3. The manner in which the proposed amendment will carry out the intent and purpose of the adopted Land Use Plan or part thereof.**

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.

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

- 4. All other circumstances, factors, and reasons which the applicant offers in support of the proposed amendment.**

**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 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.

**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.

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

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

**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.

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

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

The Community goal of encouraging the supply of a variety of housing types at a variety of price points, while maintaining/improving the value of current residents' homes.

**Recommendation:**

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