

..TITLE

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

..ABSTRACT

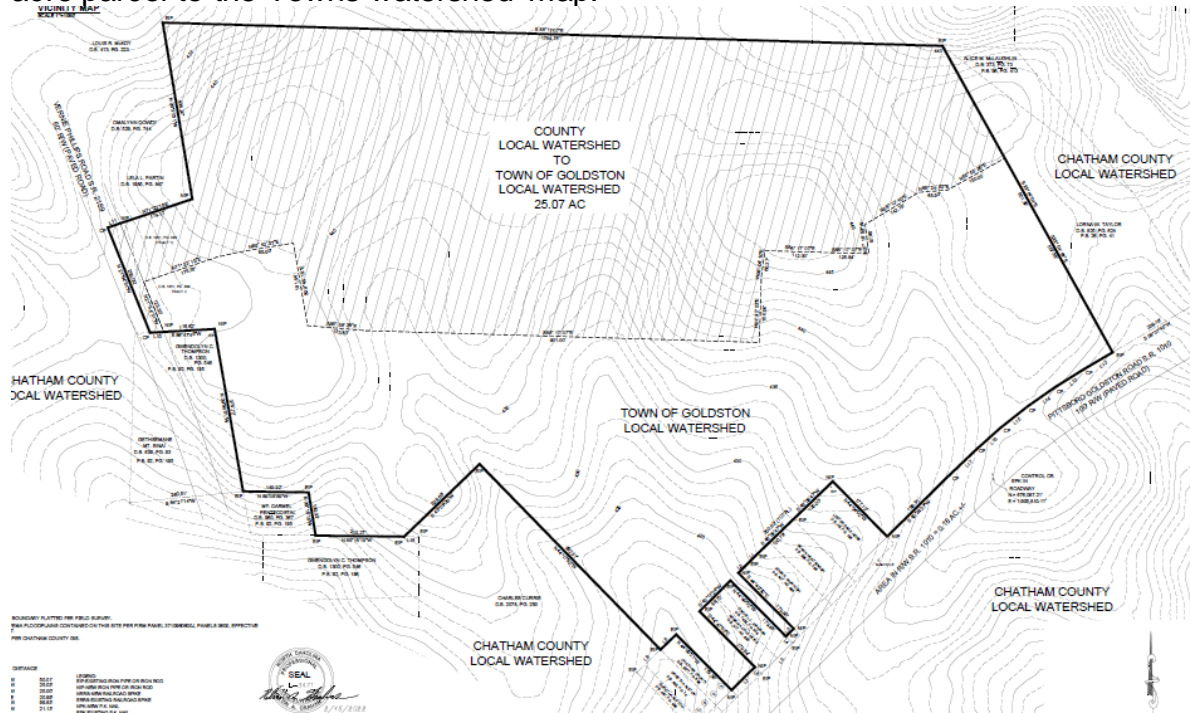
Michael Blakley, on behalf of Bobby A. Branch, has requested an amendment to the Town's watershed protection map incorporating a 25.07-acre tract located at 8182 Pittsboro Goldston Rd (Parcel 95591) as Local Watershed.

Action Requested:

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

Introduction & Background:

This is the first step in the process for Phase II of Goldston Fields. 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 add 25.07-acre parcel to the Towns watershed map.



The area is currently in the County Local watershed and will simply be added to the Town of Goldston Local Watershed.

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

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 a 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 25.07 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 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. 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.

It is 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.