

## Goldston Town Planning Board Agenda Notes

Date: May 9, 2023

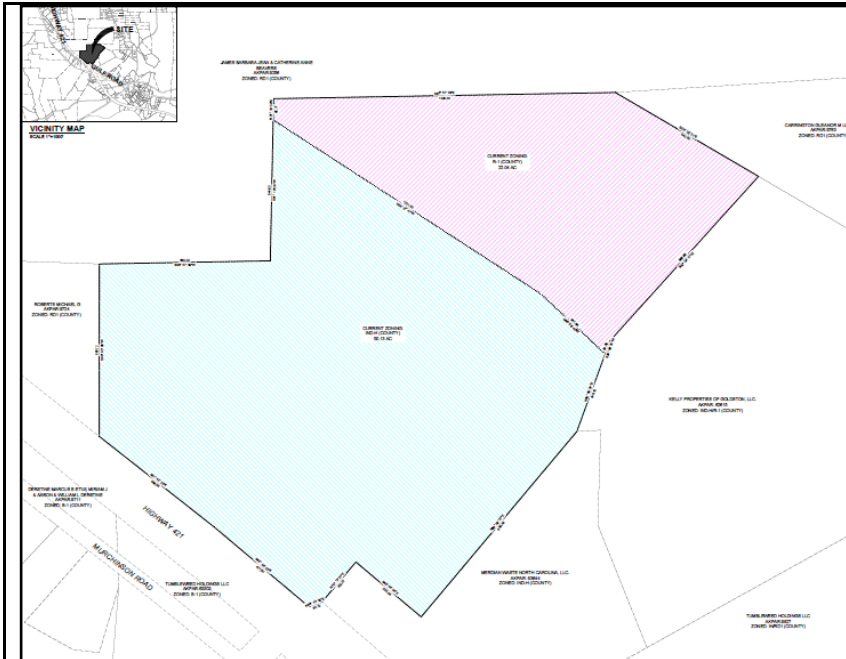
Agenda Item: **2**                      Attachment #:

- Subdivision                       Conditional Use Permit                         
**Rezoning Request**   
 Other:

<b>Subject:</b>	Michael Blakley, on behalf of Kelly Properties of Goldston, LLC, has requested an amendment to the Town of Goldston Zoning Map to zone as IH-Heavy Industrial 72.17 acres of a 122.23-acre parcel located at 13415 US 421 S. (Parcel 62615).
<b>Action Requested:</b>	See Recommendation
<b>Attachments:</b>	1. Annexation Area Maps

**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 Zoning map.

The majority of the site is currently zoned IH and will remain within a IH district when it is added to the towns zoning map. However, the applicant is requesting a portion of the property currently zoned County R-1 be zoned Town IH.



The I-H Heavy Industrial Zoning District is primarily for manufacturing operations involving heavy manufacturing processes such as dyeing, chemical mixing, melting, and stamping, but which control such processes so as not to exceed the environmental performance standards of this Ordinance. IH also permits all uses as permitted in the IL district.

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>.

The Town Board held the public hearing for this item at the April 3<sup>rd</sup> meeting. There was no public comment on this item, and the town board sent the item to the planning board for review and recommendation.

**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 applicant claims the proposed use is needed to support the future employment centers that are proposed with the county future land use plan and major manufactures that are

planned in the region. The applicant suggests the potential use is more desirable than the existing zoning to provide a commercial need for supporting the employment uses. The town or county would not be required to provide any improvements to any existing infrastructure if this use is approved. Coordination has been initiated with the Town and the Town's engineer on improvements/adjustments to the existing pump stations.

**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.**
4. The applicant cites the proposed rezoning for the subject parcel is for a large storage warehouse for industrial supplies which is allowed under the Town of Goldston UDO IH zoning district (Section 2.8.10). 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 planning staff opinion that this finding is met.**

5. **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?**

This site has been an industrial site for decades and we shall expect a similar traffic load to what this site has been adding for that time. US 421 has ample capacity to take the traffic load of large trucks and employees coming and going from the site.

- 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?**

This project is just a renovation of the existing structure and will be using all of the fencing and plantings that are already present on the site.

- 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?**

The lights associated with the use will simply be the outdoor lights that already exist on the property.

- 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, other than on-site vehicular 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.**

The sign that already exists on the site will be maintained.

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

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

The applicant answered all five of the questions related to this part of the application. This site will use the Town of Goldston water. It will have a total water requirement of 5,000 gallons per day. There is an existing public water line at the site. Wastewater capacity needs of this site total to 5,000 gallons per day, which will be gravity flowed to a future pump station that the client has been interested in constructing for this site. Preliminary approval for the system will be given once past the preliminary portion of this project and we are moving towards design and construction drawings. This site has driveway already that serves the site, and possible reconstruction/renovation of that driveway may occur, but it currently is suitable for the use. There are no current stormwater measures in place on the site, and it is unclear at this time whether any will be needed. That will come up on the construction phases when plans are submitted to the county.

**It is planning 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:**

It is planning staff opinion that the findings are supported, and therefore recommends approval of the rezoning and zoning map amendment request with the following consistency statement:

**This rezoning is consistent with the Goldston Land Use Plan by supporting the community goal of encouraging industrial development in appropriate areas, generally away from residential areas. The area to be rezoned has been an industrial use for many years, is along a highway corridor, and is currently designated as IH-Heavy Industrial under the county zoning ordinance.**