Zoning Summary

1. No error in the ordinance

2.

A. NEED AND DESIRABILITY: Establish the benefit to the town that will result from approval of this permit. Why is this proposed use more desirable than other uses under the existing zoning?

The proposed use is a more desirable use since the previous use of this site was a clay mine and current zoning for this property already includes Heavy Industrial but also Residential. With this site being a former clay mine, it would be costly and difficult for it to be utilized for residential purposes. By allowing another industrial use on these parcels, it maintains the existing character and use the community has seen at this location for over 50 years.

B. SURVEY OF SIMILAR USES: How many other instances of this use are currently in the town or within close proximity? Are there similar uses already approved for the requested use on adjacent properties? Provide summary of existing similar uses. If there are existing such uses in the town, why is this new instance essential? Are these instances currently in operation and successful?

There are 4 parcels in the Town of Goldston city limits with the IL zoning designation, with industrial uses present. The subject property is currently being annexed to contribute to the tax base of the Town and hopefully promote additional beneficial residential, commercial and industrial growth. Also, the is a newly open quarry immediately to the north of the subject parcels, located off of Murchison Rd, between this site and the existing Town limits. A quarry is very much a similar and comparable use as the proposed use for this site. This is the first property to be annexed and developed as a major heavy industrial site within the Town of Goldston.

C. PUBLIC PROVIDED IMPROVEMENTS: Identify public improvements the town or county would be required to provide if the use is approved? If no such improvements are needed, state this as the case.

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 County on the installation of a new sewer pump station to transport sewer to the County's wastewater system. This installation will benefit both the Town and County and provide for improved sewer capacity in the general area.

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

The parcels on which this facility will be sited is heavily wooded. A larger perimeter buffer of natural trees will be maintained to screen the uses on the parcels from adjourning landowners and views from the highway. This benefit corresponds with the intent of the *Growth section* on *page 15* of the *Goldston Land Use Plan*

By creating new jobs and providing a stable locally owned business, the proposed rezoning will also meet the need to encourage business as shown in the *Business section* of the *Goldston Land Use Plan* on *page 16.* This location is well removed from the historical downtown areas and is appropriately situated for the proposed use.

In addition, the rezoning and proposed new business entity will attach new residents and potentially spur additional residential growth 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*.

4.

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 - Murchison Road currently has an average daily traffic (ADT) of 2,500 vehicles per 2016 traffic counts and US HWY 421 currently has an average daily traffic (ADT) of 15,500 vehicles per 2019 traffic counts. The subject property will be developed as a waste management, recycling, and processing facility, which will produce approximately a maximum of 40 haul truck trips per day. The approximated equalized total ADT will be around 384. Murchison Road increase of 384 vehicles will be a observable increase given the relatively low volume that is currently observed on the road in the 2016 traffic count. However, the road is constructed with 10 foot travel lanes that will support 10,000 vehicles per day and a majority of the traffic from this facility will only utilize the road between the project entrance and US HWY 421. The proposed use is less than 10% of the allowable capacity. The increase of 384 vehicles on US HWY 421 will only be a 2.5% increase from the 2019 traffic counts. In reality, most the traffic to use this facility would already be accounted for in the US HWY 421 traffic due it being one of the major thoroughfares in the County. This project will not require, affect or be affected by the County Thoroughfare Plan. The closest road to be affected by NCDOT improvements is Hwy 421 by-pass that is not adjacent to the subject property.

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 parcels are currently wooded or are flooded mine pits. The project will maintain a substantial perimeter buffer of existing vegetation to screen the view of the proposed use from adjourning landowners and a view from the highway. The project site has minimal road frontage on Murchison Rd and uses will be situated a good distance from the public ROW. In locations where existing perimeter screening vegetation is sparse, it will be supplemented with tall growing evergreen trees and shrubbery.

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?

Minimal additional lighting will be provided at the facility office and shop buildings for security purposes. Any pole mounted lights will be less than 25' tall and full cutoff fixtures. The pole locations will be internal to the property and the proposed perimeter vegetative screening will shield adjacent properties. Some lights will be wall pack mounted and directed downward with appropriate fixture shielding.

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?

Some noise from equipment will be generated by the site. It will be comparable to the existing quarry operating to the North and also comparable to the historical use of this project site when it was an operational clay mine.

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 masonry monument sign to identify the business located on this site. The size is yet to be determined, but will meet the requirements of the Town's UDO. It will be illuminated after sunset by ground mounted flood lights and surrounded by aesthetic landscaping.

5.

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. The total usage of the site will be for employee bathrooms which will have a total water requirement of less than 1,000 gallons per day. Any water needed for onsite processes will be obtained from the multiple flooded mine pits and/or onsite ponds.

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.

Initial wastewater capacity needs of this site will total less than 2,500 gallons per day as associated with employee bathrooms and break areas. This will be served by onsite septic systems until future sewer upgrades are constructed as described below.

As the site develops, the waste management operation will produce additional wastewater loading that may eventually total to approximately 20,000 gallons per day, which will be pumped by onsite private pump stations to a newly constructed pump station on the force main along Murchison Road that discharges to the City of Sanford wastewater treatment plant (WWTP). 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 has obtained the initial approvals from the Town of Goldston.

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.

Water: The total usage of the site will be for employee bathrooms and breakrooms which will have a total water requirement of less than 1,000 gallons per day. Any water needed for onsite processes will be obtained from the multiple flooded mine pits and/or onsite ponds.

Wastewater/Sewer: Initial wastewater capacity needs of this site will total less than 2,500 gallons per day as associated with employee bathrooms and break areas. This will be served by onsite septic systems until future sewer upgrades. Waste management process wastewater may eventually total to approximately 20,000 gallons per day. 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 has obtained the initial approvals from the Town of Goldston.

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 one means of access on Murchison Road that has been designed to meet all of NCDOT Standards. A driveway permit will be obtained from NCDOT and all required improvements installed to meet 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.

Due to the size and nature of this project, multiple Stormwater Control Measures (SCM) will be constructed to treat and control stormwater runoff from the site to meet Chatham County Stormwater and NCDEQ requirements. The SCM will be a combination of vegetated conveyance swales, dry detention, and wet detention basins. The existing mine pits will also be used to assist with peak runoff detention throughout the site. All stormwater outfalls will be protected to prevent erosion and disperse flow in a non-erosive manner. The SCMs for the site will be designed to control the 25yr storm event. The system will be designed to have no detrimental impact to adjacent properties.