

# Watershed Summary

The proposed rezoning for the six subject parcels, totaling 628.04 acres, is for a waste management, processing and recycling facility which is allowed under the Town of Goldston UDO IH (Heavy Industrial) zoning district (Section 2.8.8).

**1. Any alleged error in the ordinance, if any, which would be remedied by the proposed amendment.**

N/A

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

The changing map amendment is to amend the current watershed map that shows the subject area as County Local Watershed to Town of Goldston Local Watershed. The conditions of the Town of Goldston Watershed ordinance defer from the County and this amendment also recognizes that subject property is part of the Town of Goldston's jurisdiction.

**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 adjoining 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 attract 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*.

Another section of the Town of Goldston's Land Use Plan where this proposed use is in line is *Infrastructure* on *Page 15*. This use will have a minimal demand on the water system and reserve capacity for needed residential and other business uses of the Town. With the location of the project being near the intersection of existing roads Murchison Road (S.R. 2189) and Hwy 421, Hwy 421 has been proven to be able to support the additional trips per day easily and will deter any larger truck traffic from accessing the site from within the town streets of Goldston. The entrance will utilize the previous entrance to the mine that was located on the parcels and any improvements will be built to NCDOT standards and adequate rights-of way will be provided for drainage ditches and utility easements.