

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?

This proposal does not ask for a change in use. Pinecrest is already a residential neighborhood. Presently there are 18 homes and many unbuilt upon lots on both sides of the street. Building on these available lots would make use of and help pay for the existing infrastructure that already exists (public water, sewer, and a paved DOT road). Adding an additional modest number of houses would add to the town's tax base, its utility revenue, and fit in with the existing character of the neighborhood. New houses in a neighborhood with older houses will help maintain the value of adjacent properties.

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?

We are applying for rezoning to R15 designation. R-15 is the most common residential property zoning in the Town of Goldston and this size lot also matches the current size of existing lots with houses on them in the Pinecrest neighborhood.

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.

No additional public improvements are required. Currently the Goldston-Gulf Sanitary District has a 6" water line that runs the full distance of Pinecrest Drive. Recently the Town of Goldston ran a new sewer line with a pump station on Pinecrest Drive. Pinecrest Drive is a paved DOT maintained road of adequate size to handle current and future localized traffic from Pinecrest Drive.

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 "Town of Goldston Land Use Plan" encourages "a variety of housing types at a variety of price points (p. 15)." The proposed new lots are of a similar size to lots with houses on them currently on Pinecrest Drive. In addition, new energy-efficient and site built homes of a similar size to what is already present on Pinecrest Drive will help maintain to home value of the older, existing houses on the street. In recent years

population of Goldston has remained flat or declined (p. 1). These additional homes will help reverse this trend.

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 - Pittsboro-Goldston Road currently has an average daily traffic (ADT) of 1,600 vehicles per 2020 traffic counts. However, the road is constructed with 10 foot travel lanes that will support 10,000 vehicles per day. Pinecrest Drive currently has 18 homes on it. We are proposing 7 additional homes, which does not significantly impact the capacity of Pinecrest Drive or Pittsboro-Goldston Road.

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 and follow similar patterns to the existing homes in the neighborhood.

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?

Individual homeowners may choose to have an exterior light as per common practices.

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 significant noise expected, as these will be residential structures.

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.

No signs, other than temporary signs during construction.

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.

Water will be supplied by the Goldston-Gulf Sanitary District (GGSD), which already has a 6" water line the length of Pinecrest Drive. I spoke with Billy Norton from GGSD

and he said that there is adequate water in that 6" line for these additional 7 houses. He said that a 6" dead-end line can serve upwards of 1,000 homes.

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.

I have been in contact initially with former Mayor Tim Cunnup, and more recently with Commissioner Steve Cunnup. They have both been aware of our plans and Steve Cunnup has been especially helpful and has also assured us that these lots can connect on to the existing Goldston sewer line once the annexation is approved. He also worked with the engineer of the project to install some of the sewer connections for 5 of the lots as part of the sewer extension project.

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 expected requirement is 120 gallons per day per bedroom. We are proposing to build 7 houses, an average of 3 bedrooms per house (360 gallons/day/house) for a total use of 2,520 gallons per day total.

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.

The 7 lots are recombinations of existing lots (in most cases taking two smaller lots and recombining into one larger lot) that all have frontage on Pinecrest Drive, a DOT maintained road. Pinecrest Drive already connects directly to Pittsboro-Goldston Road.

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.

The 7 lots will be built on individually and appropriate measures will be taken to control stormwater and erosion control during construction and post construction. They will follow present best management practices for residential construction on individual lots.

