

## **Summary Attachment : Watershed Amendment Application**

### **1. Error in the Ordinance**

No error in the ordinance

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

The proposed parcels are requesting satellite annexation by the Town of Goldston because of the recently run sewer line along Pinecrest Drive. As such they would now fall within the Town of Goldston's Watershed and be removed from Chatham County's Watershed.

### **3. The manner in which the proposed text and map amendments will carry out the intent and purpose of the Comprehensive Plan or part thereof**

These parcels are within the Cedar Creek watershed, which currently does not have any rules or restrictions on development (p. 2 Land Use Plan). Also these parcels do not have wetlands or floodplain areas. 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 most instances two smaller, presently platted lots are being combined into a larger lot allowing use of infill lots in an existing neighborhood (p. 15). New, energy-efficient and site-built homes on these parcels will help maintain/improve the home value of existing houses in this neighborhood (p. 15).