

1. **Alleged error in the Ordinance.** There is no error in the text of the ordinance other than that the zoning map needs to be modified to show the Property zoning classification as IH.

2. **Changed or Changing Circumstances**

a. **Need and Desirability:**

The subject property is located on State Road 2136, also known as Walter Lambert Road, about a mile outside the Town of Goldston (the “Town”). Parcel 9617 has an active Land-Clearing and Inert Debris (“LCID”) permit issued by the State of North Carolina. The current owner (“Owner”) receives approximately 5 to 8 loads of concrete waste from a local concrete plant each month. This material is leveled out over a portion of the property and is similar in appearance to gravel. Since this portion of the property is level, it is the ideal storage yard for septic tanks.

High Point Precast Products, Inc. (“Applicant”) intends to use the subject property as an outdoor storage yard for pre-fabricated septic tanks and potentially as a manufacturing facility for concrete products, including septic tanks. These are permitted uses within the Industrial Heavy zoning designation (Town of Goldston Unified Development Ordinance, Pages 54 and 61).

Continued residential growth is anticipated in the Goldston area in light of the economic and job creating opportunities related to the Megasite. As a result, storage and manufacturing of concrete products such as septic tanks are in increasing local demand and, as such, the circumstances are changing to increase both the need and desirability for allowance of such a use nearby. In addition, this proposed rezoning will generate commercial tax revenue for the Town to help fund its infrastructure expenditures.

b. **Survey of Similar Uses:**

Business-1, Industrial Light, and Industrial Heavy zones run along U.S. Highway 421 south of the subject property, including parcels (or portions of parcels) 83936, 9691, 9032, 63897, 75440, 60964, 9723, 72029, 62615, 63303, 9827, and 9826.

Business-1 and Industrial Light zones are also northwest of the subject property, off Pittsboro-Goldston Road, including parcels 9503, 9599, and 61012.

c. **Public Provided Improvements:**

No additional public provided improvements are required.

d. **Tax Considerations:**

It is anticipated that rezoning the subject property from R-1 to Industrial Heavy will generate additional commercial tax revenue for the Town.

e. Employment:

High Point Precast Products, Inc. estimates that fifteen (15) full-time positions may be created for the operation and maintenance of the facility as the operation grows and demand for concrete products increases.

3. Intent and Purpose of Land Use Plan:

The Town's Land Use Plan is supported by this rezoning by encouraging businesses to grow and develop (Community Goals, Business, Page 16). The Land Use Plan specifically "encourage[es] industrial development in appropriate areas, generally away from residential areas" (*Id.*). The subject property is an appropriate location for Industrial Heavy use as it is located in a location convenient to the Town but relatively isolated. Parcel 9617 is already being used as a landfill for concrete debris. Since there very few residences located within proximity to the subject property, this proposed rezoning is unlikely to interfere with the rural lifestyle that the Town and its residents value.

4. Other Circumstances, Factors and Reasons

a. Traffic:

No significant traffic impact is anticipated by the proposed rezoning. The Applicant anticipates minimal traffic for the storage yard operations including 3 trucks and employees' vehicles which will enter and leave the property on a daily basis. In the event that the manufacturing facility is established, the Applicant estimates that 5 trucks and 5-15 employees' vehicles will make trips to and from the property on a daily basis. The site is located less than one mile from U.S. Highway 421, thus giving it proximate and convenient access to industrial transportation corridors.

b. Visual Impact and Screening:

The subject property is mostly rural. The Applicant will be conscious of the nearby residents when configuring buffers and landscaping and will comply with any landscaping requirements under the applicable ordinance.

c. Lighting:

Lighting plans, if any, will satisfy Town requirements.

d. Noise:

Noise levels are not expected to increase significantly due to development but, in any event, noise levels will be compliant with applicable regulations.

e. Chemicals, Biological and Radioactive Agents:

Any chemical storage or usage will be addressed in conformity with all applicable regulations.

f. Signs:

All signage will be permitted as required.

g. Emergency Services:

No significant imposition on fire, police, or 911 services are anticipated.

h. Impact to Surrounding Land Values:

No negative impacts to surrounding property values are anticipated as all Town buffering and landscaping requirements will be adhered to and the property is already in use as an LCID depository.

5. Other Information

a. Water Source and Requirements:

This area is serviced by Goldston-Gulf water. Jeremy McLeod from the Goldston-Gulf Sanitary District has certified sufficient water capacity for the proposed and likely uses. See attached Exhibit B.

b. Wastewater Management:

Current sanitary sewer capacity is 240 gallons per day, which is sufficient capacity for a small office. In the event that the manufacturing facility is established, adequate additional sanitary sewer service will be designed and permitted by the appropriate Town, County, or State agencies.

c. Water/Sewer Impact Statement:

The Town water supply is sufficient and the project will provide its own wastewater treatment. As development plans progress, the project will comply with all requirements of the Town Ordinance.

d. Access Roads:

The property is accessible from State Road 2136 (Walter Lambert Road) and is less than 1 mile from U.S. Highway 1.

e. Stormwater Runoff:

Stormwater control measures (“SCMs”) will be planned and permitted on-site as required by applicable ordinances and regulations.