

# APPLICATION ACCEPTANCE POLICY



Goldston  
Unified  
Development  
Ordinance  
Amendment

Chatham County  
Planning Department

PO Box 54, Pittsboro, NC, 27312  
Telephone 919-542-8204 | Fax 919-542-2698  
[www.chathamcountync.gov/planning](http://www.chathamcountync.gov/planning)

Chatham County and the Town of Goldston understand that clear expectations make the application and development review processes easier for both applicants and staff. The policies outlined below will enable Planning Department staff to move the process along in a way that ensures that each application receives the attention it deserves. Staff desires to complete review of projects in an accurate and timely manner. Due to the preparation, reviews, and public hearing schedules, working with incomplete materials detracts from the timely review of applications.

1. Applications are to be reviewed for completeness by staff prior to being officially accepted for review. Applications that are dropped off or mailed in cannot be accepted without prior approval from the Watershed Administrator.
2. Checklists for each type of request are provided with each application package, if applicable. If the application does not contain all required items on the checklist, it will be considered incomplete and shall not be accepted.
3. Application fees must be paid at the time an application is submitted for acceptance. **Please provide ONE complete set of the application and all supporting materials when submitting.** More copies will be requested by the Planning Department (16 sets) once the sufficiency review period has been completed.
4. In order to allow time to process fees, applications will not be accepted after 4:00 pm each day.
5. For your convenience, applicants may schedule an appointment with staff to review the application package before the official submission.

The Planning Department staff looks forward to working with you during the application process. If you have questions or need further assistance, please call 919-542-8233.



Chatham County Planning Department  
PO Box 54/80-A East Street  
Pittsboro, NC 27312  
Ph: (919) 542-8204  
Fax: (919) 542-2698

APPLICATION FOR AMENDMENT TO THE  
GOLDSTON UNIFIED DEVELOPMENT  
ORDINANCE  
WATERSHED MAP AMENDMENT

Applicant Information:

NAME: High Point Precast Products, Inc.

ADDRESS: 4130 West US Hwy 64

Lexington, NC 27295

CONTACT PH: (336) 460-4606

EMAIL: scott@highpointprecast.com

Landowner Information (if applicable):

NAME: Joseph Ricky Beal and Deborah K. Beal

ADDRESS: PO Box 314

Goldston, NC 27252

CONTACT PH: (919) 542-8087

EMAIL: beal.ricky@yahoo.com

PROPERTY IDENTIFICATION

Physical (911) Address: 870 and 819 Walter Lamber Rd

PARCEL (AKPAR) No.: 9617 and 10087

Township: Gulf

Total Acreage: 17.826

(Do not round acreage. Use exact acreage from tax record or survey).

Map Amendments to Ordinance:

Provide a total of three maps. One map showing the existing watershed protection boundary, a separate map showing proposed changes to the boundary, and a third map showing current and proposed boundaries with existing surveyed topography to be signed and sealed by a NC licensed Surveyor or Engineer.

Text Amendments to Ordinance

Section \_\_\_\_\_ Page \_\_\_\_\_, Section \_\_\_\_\_ Page \_\_\_\_\_, Section \_\_\_\_\_ Page \_\_\_\_\_

Existing Language

N/A

Requested Language Change:

N/A

Reasons for requested text/map amendment:

The Applicant is petitioning the Town of Goldston for the annexation of the subject property in conjunction with a general use rezoning application. For annexation to occur, the subject property must also be added to the Watershed Protection map. The property is currently designated as Local Watershed, so the regulations do not have to be adjusted.

APPLICATION SUBMITTAL REQUIREMENTS

Attach the following as required in Chapter 2.17 of the Unified Development Ordinance:

1. Map of the property showing the parcel or portions thereof that are affected by this amendment request.
2. Written legal description of such land.
3. Mailing labels for all adjoining property owners.

Please address the following on a separate summary attachment:

1. Any alleged error in the Ordinance, if any, which would be remedied by the proposed amendment
2. The changed or changing conditions, if any, which make the proposed text and map amendments reasonably necessary.
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. **You must note specifics from the plan giving reference to page number and section.**

No application packets will be taken after 4pm. All fees must be paid at the time of application submittal. A mailing list (self-adhesive labels) of all adjoining property owners is required.

Application Fee: \$250.00

Fees are non-refundable once the public hearing notices are sent and even if the request is denied.

**PLEASE SIGN THE MOST ACCURATE SIGNATURE OPTION BELOW (1, 2, OR 3)**

(1) I hereby certify that **I am the owner or authorized agent of said property** and that the information provided is complete and the statements given are true to the best of my knowledge.

Deborah K. Beal 6/14/23  
 Signature Date  
Deborah K. Beal  
 Print Name

**The owner must sign the following if someone other than the owner is making the application.**

(2) I hereby certify that (please print) \_\_\_\_\_ is an authorized agent for said property and is permitted by me to file this application.

\_\_\_\_\_  
 Signature Date  
 \_\_\_\_\_  
 Print Name

(3) I acknowledge that **I am not the landowner OR authorized agent** of the property for which this application is being made, but I do live within the zoned area of the county.

\_\_\_\_\_  
 Signature Date  
 \_\_\_\_\_  
 Print Name

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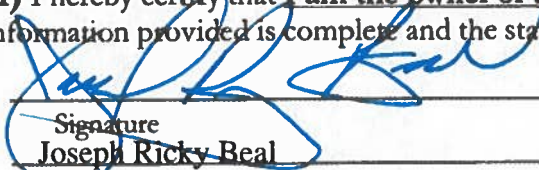
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Application Fee: \$250.00

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(1) I hereby certify that I am the owner or authorized agent of said property and that the information provided is complete and the statements given are true to the best of my knowledge.

  
 \_\_\_\_\_  
 Signature  
 Joseph Ricky Beal  
 \_\_\_\_\_  
 Print Name

6-14-23  
 \_\_\_\_\_  
 Date

**The owner must sign the following if someone other than the owner is making the application.**

(2) I hereby certify that (please print) \_\_\_\_\_ is an authorized agent for said property and is permitted by me to file this application.

\_\_\_\_\_  
 Signature  
 \_\_\_\_\_  
 Print Name

\_\_\_\_\_  
 Date

(3) I acknowledge that I am not the landowner OR authorized agent of the property for which this application is being made, but I do live within the zoned area of the county.

\_\_\_\_\_  
 Signature  
 \_\_\_\_\_  
 Print Name

\_\_\_\_\_  
 Date



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**PLEASE SIGN THE MOST ACCURATE SIGNATURE OPTION BELOW (1, 2, OR 3)**

(1) I hereby certify that **I am the owner or authorized agent of said property** and that the information provided is complete and the statements given are true to the best of my knowledge.

High Point Precast Products, Inc., a North Carolina corporation

6-15-23

Date



By: Scott Stoen

Title: V.P.

**The owner must sign the following if someone other than the owner is making the application.**

(2) I hereby certify that (please print) \_\_\_\_\_ is an authorized agent for said property and is permitted by me to file this application.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

(3) I acknowledge that **I am not the landowner OR authorized agent** of the property for which this application is being made, but I do live within the zoned area of the county.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

**FOR OFFICE USE ONLY**

Application No.: PL- \_\_\_\_\_

Date Received: \_\_\_\_\_ 20 \_\_\_\_\_

Payment Received: \$ \_\_\_\_\_

Check No. \_\_\_\_\_

Cash

Credit Card

Money Order

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Planning Department

Revised June 2021 hg/ap

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

No error is alleged in the Ordinance other than that the Watershed Map of Goldston needs to be amended to add this Property.

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

Applicant is petitioning the Town of Goldston for the annexation of the subject property simultaneously with a general use rezoning. In order to annex the property, the Watershed Map must also be amended. In this case, the property is currently designated as Local Watershed, so no changes will be required in the regulations.

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 through the state. 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).

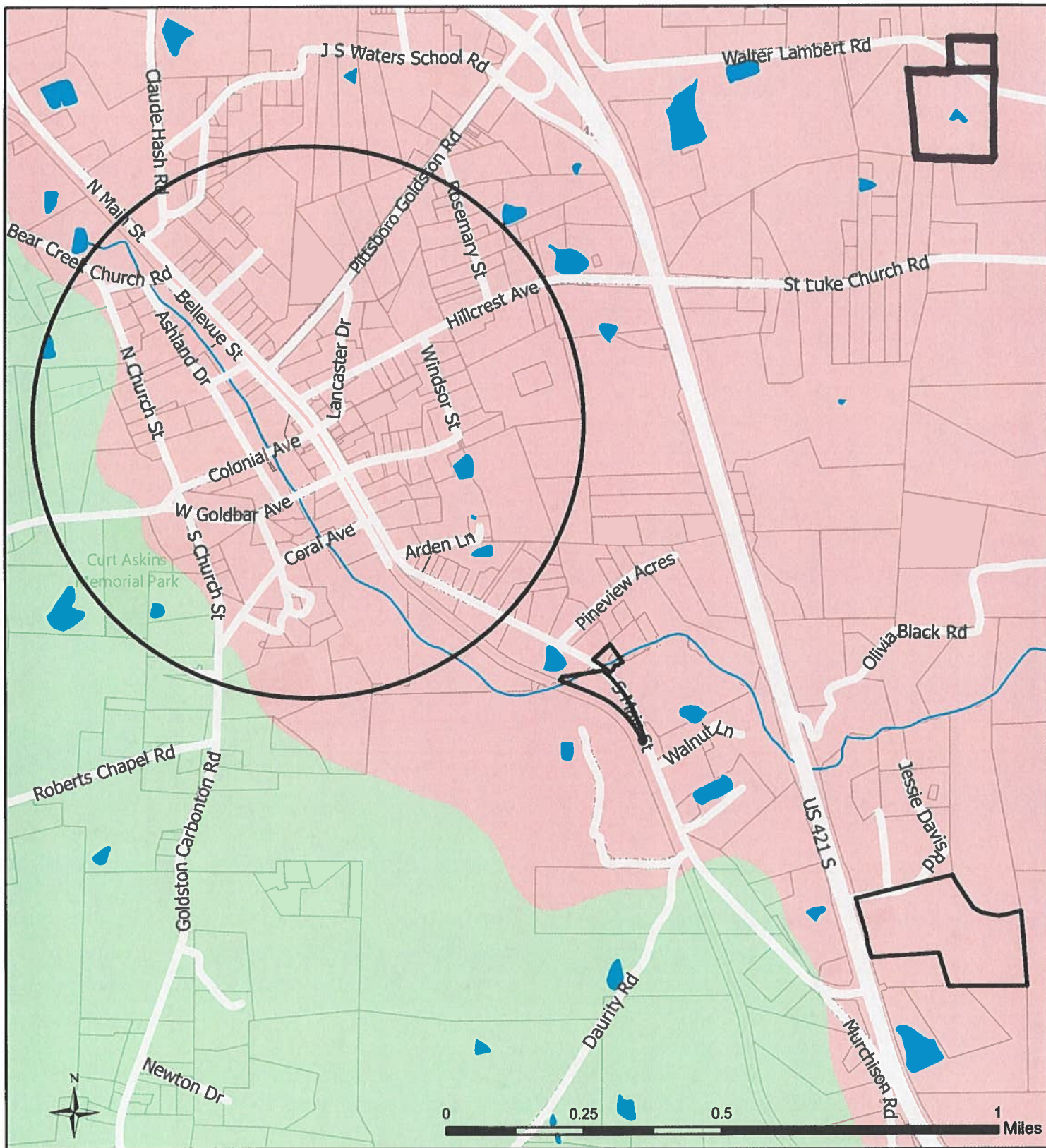
Continued residential growth is anticipated in the Goldston area in light of the economic and job creating opportunities related to the Megasite. As a result, storage and manufacturing of concrete products such as septic tanks are in increasing local demand and, as such, the circumstances are changing 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.

**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. You must note specifics from the plan giving reference to page number and section.**

The Town's Land Use Plan is supported by this map amendment and 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, the proposed map amendment and rezoning is unlikely to interfere with the rural lifestyle that the Town and its residents value.



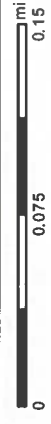
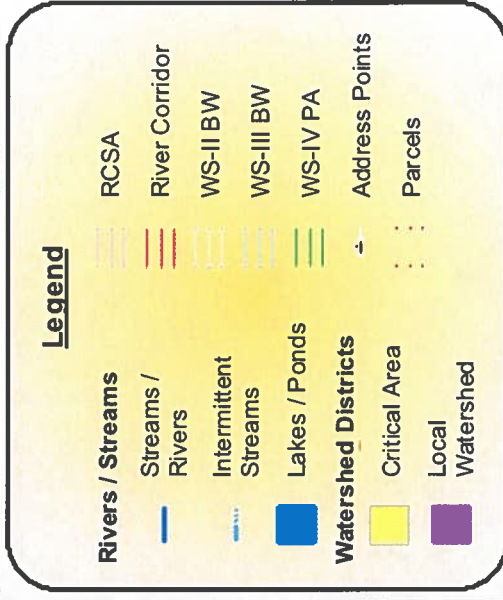
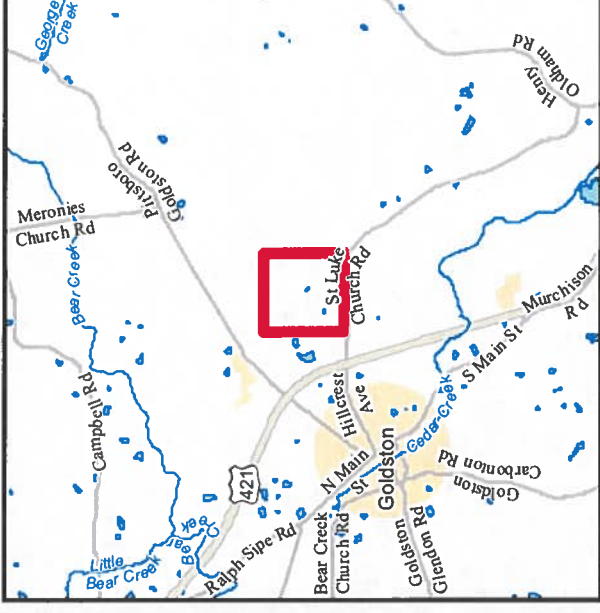


## Watershed Map of Goldston, North Carolina April 27, 2021

Map created by Chatham County GIS Department.



# Chatham County Land Use and Planning Application

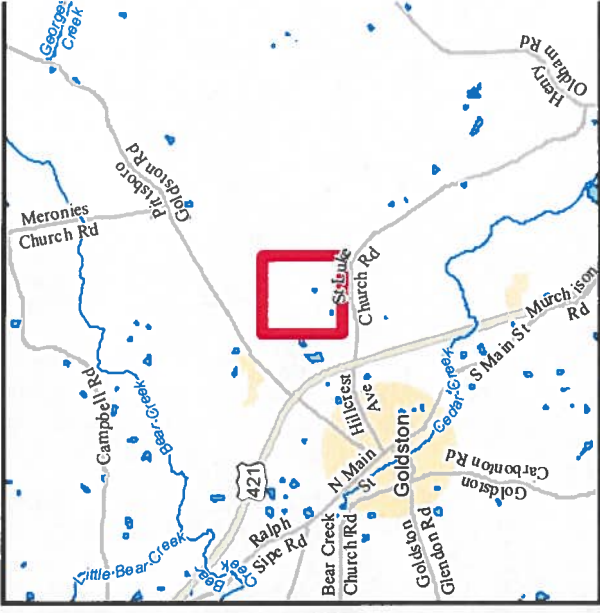


Date: 6/14/2023

Service Layer Credits:  
Chatham County,  
Chatham County GIS



# Chatham County Tax Map



### Legend

Parcel Pop-Up	Intermittent Streams
RoadCenterli...	Lakes / Ponds
Rivers / Streams	Address Points
Streams / Rivers	Parcels

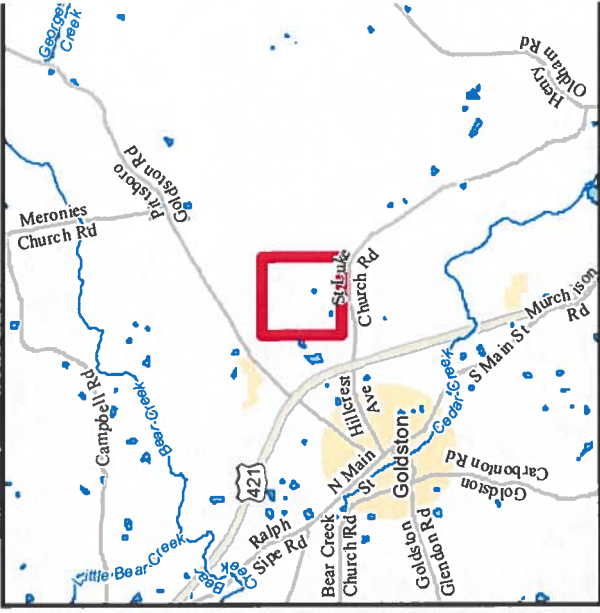


Service Layer Credits:  
Esri., Inc., City of  
Naperville, Illinois  
Chatham County.

Date: 5/30/2023



# Chatham County Tax Map



**Legend**

Parcel Pop-Up	Intermittent Streams	Lakes / Ponds	Address Points
Road Centerline	Rivers / Streams	Streams / Rivers	Parcels



Service Layer Credits:  
 Esri, Inc., City of  
 Naperville, Illinois  
 Chatham County.

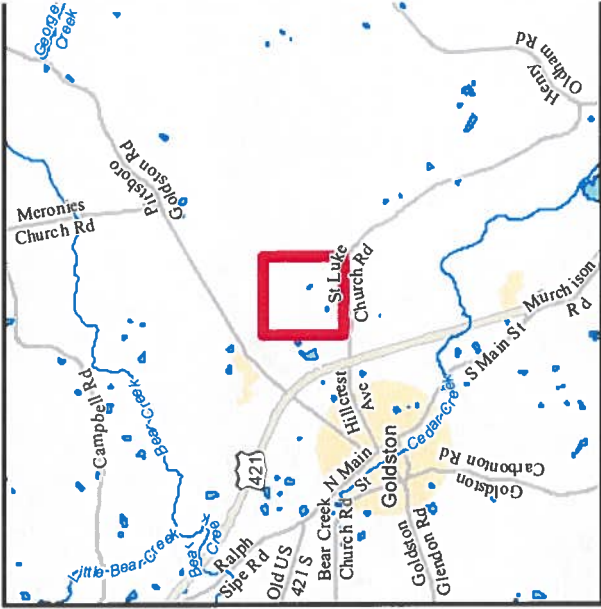
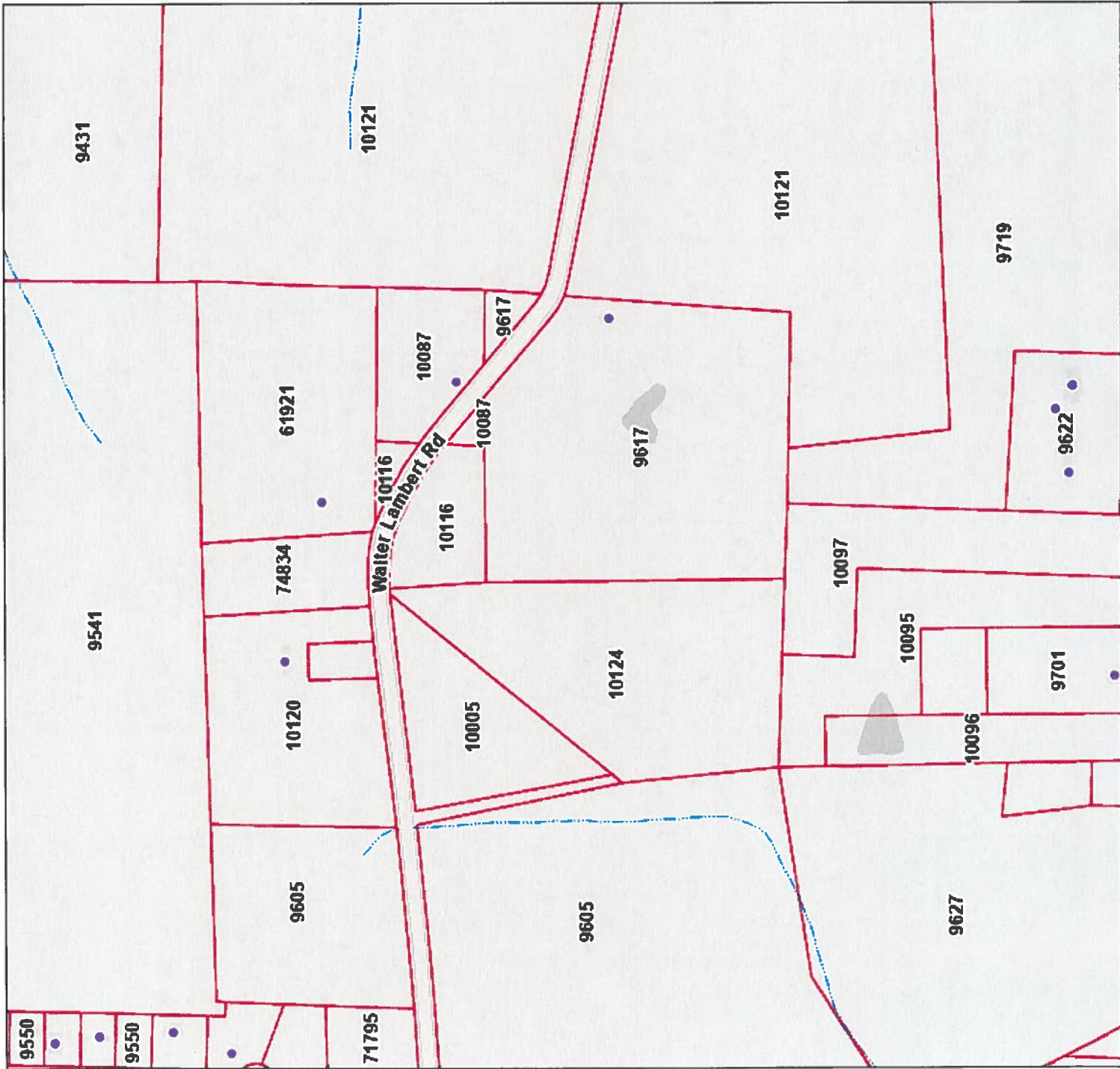
Date: 5/30/2023







# Chatham County Tax Map



**Legend**

Parcel Pop-Up	Intermittent Streams	Lakes / Ponds	Address Points
Road Centerline	Rivers / Streams	Streams / Rivers	Parcels



Service Layer Credits:  
Esri, Inc., City of  
Naperville, Illinois  
Chatham County.

Date: 6/14/2023

**Exhibit A to the**  
**Watershed Map Amendment**

**PARCEL 1:**

**BEGINNING** at an existing iron pipe control corner as shown on the plat entitled, "*Property of Joseph Ricky Beal and wife Deborah K. Beal,*" by Gerald M. White, P.L.S., dated March 31, 1999, and recorded in Plat Slide 99-174, Chatham County Registry, reference to which is hereby made for greater certainty of description; running North 85 degrees 50 minutes 43 seconds West 377.82 feet to an existing iron pipe set; thence running North 84 degrees 07 minutes 52 seconds West 153.48 feet to an existing iron pipe; thence running North 82 degrees 59 minutes 05 seconds West 179.02 feet to an existing iron pipe; thence running North 82 degrees 51 minutes 08 seconds West 36.27 feet to an existing iron pipe; thence running North 00 degrees 55 minutes 00 seconds East 824.93 feet to an iron pipe set in existing rock pile; thence running South 84 degrees 44 minutes 28 seconds East 440.87 feet to an existing iron pipe; thence running South 86 degrees 28 seconds 51 seconds East 162.46 feet to an existing iron pipe set in the center of State Road 2136, known as Walter Lambert Road, and continuing 210.77 feet for a total of 373.23 feet to an iron pipe set in existing rock pile; thence running South 05 degrees 49 minutes 11 seconds West 593.68 feet to an existing iron pipe; thence running South 06 degrees 16 minutes 12 seconds West 241.16 feet to the point of **BEGINNING**, containing 14.826 acres, more or less.

**PARCEL 2:**

**BEGINNING** at a stone and pointers, Ben Johnson's corner and running South 5 degrees West 18 poles to a stone and pointers; thence South 88 degrees East 26 ½ poles to a stake and pointers, Florence Emerson's corner; thence North 5 degrees East, her line, 18 ½ poles to a stone, her other corner; thence North 88 degrees West 26 ½ poles to the **BEGINNING**, containing 3.000 acres, more or less.

**Adjoining Landowners to Parcels 9617 and 10087**

**Parcel 10121**

Atlas Boone Estate and Arthur Lewis Boone  
c/o Ronald P. Collins  
117 West Raleigh Street  
Siler City, NC 27344

**Parcel 61921**

Joe L. Mitchell and Annie Mitchell  
PO Box 652  
Goldston, NC 27252

**Parcel 9719**

John M. Tyson Heirs  
c/o Diane Williams  
3056 West Third Street  
Siler City, NC 27344

**Nicolas P. Robinson**

Bradshaw Robinson Slawter & Rainer LLP  
PO Box 607  
Pittsboro, NC 27312

**Parcel 10097**

Glenn Foxx, Jr. and Henry T. Fixx  
140 Brower Road  
Siler City, NC 27344

**Parcel 10124**

Ben Johnson Heirs  
c/o Sadie L. Barnes  
4921 Ivey Lane  
Douglasville, GA 30135

**Parcel 10116**

Wanda Dillard Burton  
6329 Sussex Street  
Portage, MI 49024