



APPLICATION ACCEPTANCE POLICY

GENERAL USE DISTRICTS REZONING MAP AMENDMENTS

Chatham County
Planning Department

PO Box 54, Pittsboro, NC, 27312
Telephone 919-542-8204 | Fax 919-542-2698
www.chathamnc.org/planning

The Town of Goldston and Chatham County understand that clear expectations make the application and development review processes easier for both applicants and staff. The policies outlined below will enable the Town Board and 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 Zoning Administrator.
2. Checklists for each type of request are provided with each application package. If the application does not contain all required items on the checklist, it will be considered incomplete and shall not be accepted. **PLEASE REVIEW SECTION 2.17.4 FOR GENERAL USE REZONINGS IN THEIR ENTIRETY TO MAKE SURE ALL AREAS FOR SUBMISSION ARE COVERED.**
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 Town of Goldston and the Planning Department staff look forward to working with you during the application process. If you have questions or need further assistance, please call 919-542-8285.



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

TOWN OF GOLDSTON APPLICATION
FOR CHANGE IN GENERAL USE
ZONING DISTRICTS

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:

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 Lambert Rd PARCEL (AKPAR) Nos.: 9617 and 10087
Township: Gulf Total Acreage: 17.826 Acreage to be Rezoned: 17.826
(Do not round acreage. Use exact acreage from tax record or survey)

CURRENT ZONING DISTRICT/CLASSIFICATION: R-1

PROPOSED ZONING DISTRICT/CLASSIFICATION:

- R-1 Residential R-2 Residential R-15 Residential R-MF Residential CD-MU Mixed Use
 C-1 Commercial O & I Office & Institutional IL Light Industrial IH Heavy Industrial

FEMA Flood Map Information:

Flood Map No.: 3710960600J Map Date: 2/2/2007 Flood Zone: X

WATERSHED Information:

Current Watershed Classification: Local Watershed (LWA) Within Jordan Lake Buffer Area: Yes No Unknown

APPLICATION SUBMITTAL REQUIREMENTS

Attach the following as required:

1. Map of the property showing the parcel or portions thereof that are affected by this rezoning request.
2. Written legal description of such land

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 rezoning reasonably necessary
 - a) Need and Desirability <Required> The application should describe why there is a need for the proposed use in the area being applied for. Describe how this was determined (for example, an analysis of present or

projected demands on existing similar uses). This is an opportunity for the applicant to establish the benefit to the town that will result from approval of this permit. Why is the proposed use more desirable than other uses permitted under the existing zoning?

- b) Survey of Similar Uses <Required> 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 already a number of such uses allowed in

the Town or another similar use in reasonably close proximity to the new requested site, why is this new instance of this use essential? Are these other instances currently in operation and successful?

- c) Public Provided Improvements <Required> Identify any public improvements, services, etc., that the town or county would be required to provide in support of this site if the use is approved. If no additional public improvements are needed, then state this as the case.
- d) Tax considerations <Optional> If appropriate, or of advantage to the application, provide an estimate of the tax revenue (direct and indirect) to the Town or the County that this use would provide. Describe how this estimate was determined. What is the net result of expenditure of Town or County services and facilities required vs. the tax revenue generated?
- e) Employment <Optional> Discuss the number of jobs that would be created by this use. Designate these positions as full time or part time. If possible, describe the salary ranges of the employees.

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/s giving reference to page number and section.**

4. List all other circumstances, factors, and reason which the applicant offers in support of the proposed amendment

- a. Traffic <Required> Document projected traffic generated by the use. Document current capacity for the road that serves this site (available for all/most roads from NCDOT). What kinds of traffic will this be (car, bus, truck, etc.,) and what will be the peak time of day for the traffic? Do you anticipate changes to the speed limit on the principal service road for this site? Are modifications to the road system needed (e.g. a turning lane)? How will these road improvements be financed? A letter of opinion from NCDOT would be required if introduction of significant new traffic loads were expected or there is already a high accident rate at this location. Will the road(s) included in the County Thoroughfare Plan accommodate these anticipated requirements?
- b. Visual Impact & Screening <Required> Describe the visual presentation of the completed project in context with the adjoining properties. How will fencing and/or plantings alter the future visual presentation?
- c. Lighting <Required> Will there be lights associated with the use? This includes but is not limited to pole lights whether for security or decorative post mounted lights, lights on buildings/structures, landscape lighting, flood lights, etc. If so, describe the wattage, type, method of support (if on poles, give height of pole), and times of night the lights would be in use. What considerations and methods have been considered to the shielding of the light from adjacent properties? Are similar lights in use elsewhere that can be evaluated?
- d. Noise <Required> Will there be noise generated by the use? If so, what will be the source of this noise? Provide an estimate of the level of noise in decibels at the property lines of the site. Provide the basis for this estimate. If the noise generated is anticipated to exceed the County Noise Ordinance, a permit must be requested and approved to exceed the ordinance requirements.
- e. Chemicals, Biological and Radioactive Agents <Required>. Identify types and amounts of chemicals, explosives, biological and radioactive materials that will be utilized by the requested use. What is the estimated amounts of these agents that will be generated as waste; how will they be disposed? Identify the possible biochemical or radioactive hazards that may be associated with this use; how will these be handled? Identify the potential for emissions into the air. Identify the potential for discharges or runoff of liquids that would pollute the surface and/or groundwater sources.
- f. Signs <Required> Will the use include the display of a sign (advertisement or identification)? If so,

describe the method of display, lighting, color, size, number and location on the site.

g. Emergency Services <Optional>

1. Fire Protection - Document the impact on respective volunteer fire department's ability to service the site with the requested use. This should come from the Chatham County Fire Marshal as a letter.
2. Police Protection - Document the impact to the Chatham County Sheriff Department's ability to provide protection for the site with the requested use. This should come from the Sheriff in the form of a supporting letter.
3. Rescue 911 - Document the impact to rescue and ambulance ability to provide support to the site; provide approximate arrival time to site after a 911 call is placed.

h. Impact to surrounding Land Values <Optional> What will be the impact to surrounding land values as a result of the proposed use? Is this impact anticipated to change with time or create possible changes in use of the surrounding properties? Note that if the applicant does choose to provide this information to support the application, then the basis for the information must be provided. For example, if a real estate appraiser's opinion is presented, then the opinion is expected to be derived from an analysis of comparison sites with requested use, some other real estate study or survey.

5. All other information required on this application or as offered by the applicant in support of the request.

- a) Water Source and Requirements <Required>. How much water will the use require? What is the source of the water (town water, county water or private well)? If the supply is to be supplied by the Town, please contact the GGSD.
- b) Wastewater Management <Required>. What is the wastewater capacity needs for this use? Specify the treatment and disposal methods to be used. WWTP, public (i.e. Town of Goldston etc.), 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.
- c) Water/Sewer Impact Statement <Required>. 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.
- d) Access Roads <Required>. 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 highway(s), address the following questions. If a new driveway access is part of the proposal, has NCDOT approved this access (include copy of the preliminary approval for a commercial driveway permit)? 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.
- e) Stormwater Runoff <Required>. Detail the methods and various structures that will be used to control stormwater runoff. (If disturbing more than 20,000 square feet of area, a stormwater management plan must be submitted with this application) This information will detail all points of offsite discharge with design techniques used and projected impact on neighboring properties.

No application packets will be taken after 4pm. All fees must be paid at the time of application submittal. For the purposes of calculating this application fee, use the following: **DO NOT ROUND ACREAGE**

Application Fee: \$500.00 plus \$25/per acre (ex: \$25 x 1.42ac = \$35.50 plus \$500 = \$535.50 total fee)

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

Signature

6/14/23

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

FOR OFFICE USE ONLY

Application No.: PL20

Date Received: _____ 20__

Payment Received: \$ _____

Check No. _____

Cash

Credit Card

Money Order

Planning Department

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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.

Joseph Ricky Beal
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

FOR OFFICE USE ONLY

Application No.: PL20 Date Received: _____ 20__

Payment Received: \$ _____

Check No. _____ Cash Credit Card Money Order

Planning Department

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Application Fee: \$500.00 plus \$25/per acre (ex: \$25 x 1.42ac = \$35.50 plus \$500 = \$535.50 total fee)

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

Scott Skout

By: Scott Skout

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.: PL20

Date Received: _____ 20____

Payment Received: \$ _____

Check No. _____

Cash

Credit Card

Money Order

Planning Department

Revised Jan 2021 adp

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.

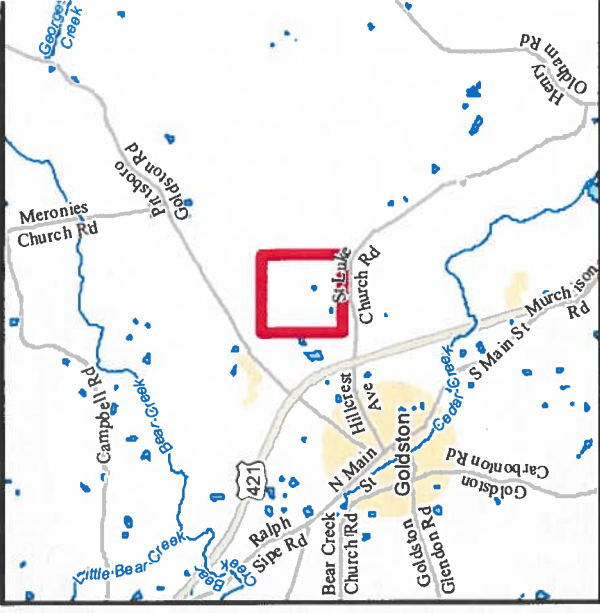
d. Access Roads:

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.

Chatham County Tax Map



Legend

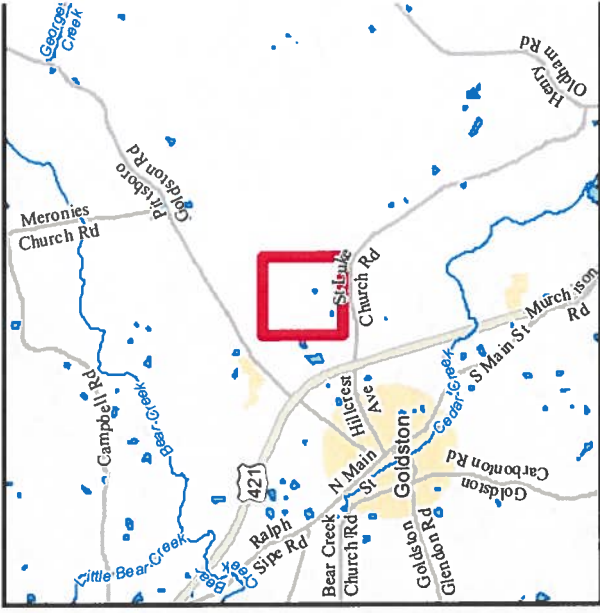
Parcel Pop-Up	Intermittent Streams	Lakes / Ponds	Address Points	Parcels
Road Centerline	Rivers / Streams	Streams / Rivers		



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
Road Centerline	Lakes / Ponds
Rivers / Streams	Address Points
Streams / Rivers	Parcels



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

Date: 5/30/2023

Exhibit A to the
General Use Rezoning Application

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.



**Exhibit B to the
General Use Rezoning Application**

Tracy Ayotte <ayotte@bradshawrobinson.com>

parcel # 9617

Tracy Ayotte <ayotte@bradshawrobinson.com>
To: Goldston Water <ggsdwp@embarqmail.com>

Fri, Jun 16, 2023 at 9:07 AM

Thank you very much!

On Fri, Jun 16, 2023 at 7:56 AM Goldston Water <ggsdwp@embarqmail.com> wrote:

Miss Tracy,

Yes ma'am that would go for parcel # 10087 and parcel # 9617.

On Thu, 15 Jun, 2023 at 2:46 PM, Tracy Ayotte <ayotte@bradshawrobinson.com> wrote:

To: goldston water

Hi Jeremy,

Thank you! Is this capacity also certified for the neighboring parcel 10087?

Best,

Tracy E. Ayotte

Bradshaw Robinson Slawter & Rainer LLP

919-542-2400 ext. 5

128 Hillsboro Street

Pittsboro, North Carolina 27312

Mailing Address:

P.O. Box 607

Pittsboro, North Carolina 27312

On Thu, Jun 15, 2023 at 2:44 PM Goldston Water <ggsdwp@embarqmail.com> wrote:

Tracy Ayotte, Goldston Gulf Sanitary District can supply up to and exceeded 1,000 gallons a day to the property at parcel # 9617 on Walter Lambert Rd in Goldston NC 27252.

Any questions or concerns feel free to email Jeremy McLeod at anytime.