



## Goldston Town Planning Board Agenda Notes

Date: September 12, 2023

Agenda Item: **2**                      Attachment #:

- Subdivision     Conditional Use Permit     Rezoning Request  
 Other:

<b>Subject:</b>	Harvey Harman on behalf of Chatham County Habitat for Humanity has requested an amendment to the Town's Zoning Map to zone as R-15 Residential a 3.16 -acre tract located on Pinecrest Drive (Parcels 9426,9550,71799).
<b>Action Requested:</b>	See Recommendation
<b>Attachments:</b>	1. Rezoning Map 2. Watershed Map

**Introduction & Background:**  
 For some years now the town has been working to extend the sewer infrastructure to Pinecrest Drive in Goldston. This is a state-maintained road that is located outside of the town's jurisdiction in Chatham County. Chatham County Habitat for Humanity has submitted an annexation petition for 3.16 acres consisting of 8 lots on Pinecrest to build new homes and tie into the new sewer. In order to annex and connect to the sewer the lots must be added to the Town's Zoning and Watershed Maps.

**Discussion & Analysis:**  
 When determining whether a rezoning request should be approved under UDO section 2.17.4, the following findings must be supported.

- 1. Any alleged error in the ordinance, if any, which would be remedied by the proposed amendment.** The applicant is not claiming any errors in the ordinance. **It is planning staff opinion that this finding is met.**
  
- 2. The changed or changing conditions, if any, which make the proposed rezoning reasonably necessary to the promotion of the public health, safety, and welfare.**

**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?**

The applicant is stating that the 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?** The applicant is applying for R-15 zoning designation, which is the most commonly used district in the town. The lot sizes match 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 built 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.

**It is planning staff opinion that this finding is met.**

- 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 the home value of the older, existing houses on the street. In recent years the population of Goldston has remained flat or declined (p. 1). These additional homes will help reverse this trend.
- 4. All other circumstances, factors, and reasons which the applicant offers in support of the proposed amendment.**

**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.**

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 do 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. The lighting will follow the guidelines set out in the UDO.

**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.

**It is planning staff opinion that this finding is met.**

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

**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. The applicant spoke with Billy Norton from GGSD and he said that there is adequate water in that 6" line for these additional 7-8 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.**

The Town has been aware of this project for a number of years and even installed five of the sewers taps in the most recent Pinecrest Drive sewer expansion 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 8 lots are recombination's 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 8 lots will be built 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.

The Town board held the public hearing at the August Town Board Meeting. There were no public comments or concerns. If the planning board thinks the request should be approved, the following consistency statement is provided for consideration:

**The request to amend the Goldston Unified Development Ordinance is consistent with the Goldston Land Use Plan; specifically, the community goals of Growth and Housing, by encouraging a variety of housing types and price points.**

**Recommendation:**

It is planning staff opinion that the findings are supported, and therefore recommends approval of the rezoning and zoning map amendment request with the following consistency statement: