

Watershed Summary

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

N/A

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

The changing map amendment is to amend the current watershed map from Chatham County Watersheds to Town of Goldston Watershed as part of the annexation of referenced parcels. The conditions of the Town of Goldston Watershed ordinance defer from the County and this amendment also recognizes that subject property is part of the Town of Goldston's jurisdiction.

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 subject parcels are surrounded by hundreds of acres of managed timber and rural farmland, giving new residents that feel of a rural lifestyle, should the project turn to a single family subdivision. This benefit corresponds with the intent of the *Growth section on page 15 of the Goldston Land Use Plan*. A new subdivision will begin to reverse Goldston's declining population as shown in the *Historical Data section of the Goldston Land Use Plan on page 17*. A fully built out subdivision on the subject parcels would increase the population of the Town of Goldston by many multiples, as the 2010 population of Goldston was only 248 people.

The proposed zoning is in cooperation with the *Housing section on page 15 of the Goldston Land Use Plan*, "the town will encourage supply of a variety of housing types at a variety of price points, while maintaining/improving the value of current residents' homes. Although the exact price point has not been set for this subdivision, the developer is estimating the houses will sell for \$250,000. These will be nice homes that will maintain or improve the surrounding properties. Another goal under the *Housing section on page 15* allows for a higher-density housing. This site will have a higher density relative to the rest of the Town of Goldston, which will be the second new subdivision of this kind in the Town of Goldston.