

Zoning Summary

1. No error in the ordinance

2.

A. NEED AND DESIRABILITY: The application should describe why there is a need for the proposed use in the area being applied for. Describe how this was determined. This is an opportunity for the applicant to establish the benefit to the county that will result from approval of this permit. Why is the proposed use more desirable than other uses permitted under the existing zoning?

The proposed use is a more desirable use since it is still residential however it provides additional tax base for the Town within a smaller property footprint with the available additional density.

B. SURVEY OF SIMILAR USES: How many other instances of this use are currently in the Chatham or within an adjacent county? 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?

There are 120 parcels in the Town of Goldston city limits with the R15 zoning designation. The subject property is currently being annexed to match the majority zoning for the town. This is the third property to be annexed and developed as a major subdivision in the Town under its new zoning. The Goldston Fields Subdivision is the only project similar to what will be done with this proposed project.

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.

Developer would be responsible for utility extensions. Road improvements will be decided by NCDOT upon their review.

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 proposed rezoning for the subject parcel is for a single family subdivision (15,000 sf min lot size) which is allowed under the Town of Goldston UDO R-15 zoning district (Section 2.8.3) . This district allows for increased density that is supported by public water and sewer utilities provided by the Town of Goldston and the Gulf-Goldston Sanitary District.

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.

4.

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. Will the roads in the County Thoroughfare Plan accommodate these anticipated requirements?

- Current Traffic - Murchison Road currently has an annual average daily traffic (AADT) of 60 vehicles per 2021 traffic counts. A moderate-large increase to traffic will be expected on Murchison Road.
- Opinion from NCDOT will come after we have a preliminary subdivision plan, and a preliminary phasing plan.

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 with fenced backyards per HOA standards that comply with zoning requirements for the Town of Goldston.

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?

Lighting will be provided along the streets with Duke Power pole Fixtures to meet full cutoff requirements of the Goldston 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 noise will be generated by the use.

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.

This use will include a 3' x 6' masonry monument sign to identify the subdivision located at both entrances. It will be illuminated after sunset by ground mounted flood lights.

5.

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

This site will use Town of Goldston water. Based on an average phase of 50 lots, 15,000 GPD can be expected for first phase. Upon full buildout, water usage can be estimated at 0.6 MGD. Full buildout will likely occur in 10-15 years.

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.

Wastewater capacity needs of this site total to 15,000 gallons per day for the first phase, and the 0.6 MGD figure, echoed in the above response will be upon full buildout in approximately 10-15 years. Previous discussions have indicated that the City of Sanford would allocate at least 80,000 GPD to their system.

- 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.**

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- 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.**

This site will have two means of access, one on Murchison Road, and another either on Murchison Road or Alton King Road. NCDOT has not been notified at this time, but upon further design, applicable driveway permits will be applied for. All internal roads and driveways for the site will meet NCDOT standards.

- 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.**

Various BMPs will be located throughout the site. Further design following this rezoning will show exact location and structures to be constructed within the site, and will comply with all Chatham County Stormwater regulations.