

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

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.

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.**

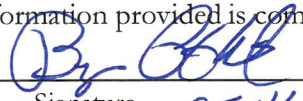
No application packets will be taken after 4pm. All fees must be paid at the time of application submittal. A mailing list (self-adhesive labels) of all adjoining property owners is required.

Application Fee: \$250.00

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

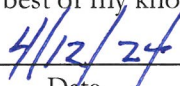
PLEASE SIGN THE MOST ACCURATE SIGNATURE OPTION BELOW (1, 2, OR 3)

(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.



 Signature
 BRYAN PFEHL


 Print Name



 Date

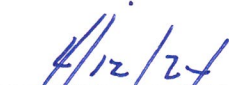
The owner must sign the following if someone other than the owner is making the application.

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



 Signature
 BRYAN PFEHL

 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.: PL-_____

Date Received: _____ 20____

Payment Received: \$_____

Check No. _____

Cash

Credit Card

Money Order

Planning Department

Revised June 2021 hg/ap



Watershed Map Amendment Application – **Justification Statement**

- 1. The alleged error in this Ordinance, if any, would be remedied by the proposed amendment with a detailed explanation of such error in the Ordinance and detailed reasons how the proposed amendment will correct the same.**

There is no error in the text of the ordinance. This watershed map amendment will facilitate a new IH conditional district on land that is desired to be annexed into the Town of Goldston. The three parcels subject to this watershed map amendment have Chatham County Parcel IDs: 8335, 80056, and 74836 (the “Property”).

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

Chatham County is experiencing explosive growth driven by the significant new economic development that has recently occurred in the County. Chatham County is within the new “Carolina Core,” a region of North Carolina that is attracting large, new manufacturing operations like Vinfast and Wolfspeed. Combined, these two firms are expected to add 9,100 high-paying manufacturing jobs to Chatham County. This will bring an influx of new residents to Chatham County and increase demand for new homes and infrastructure.

In order to build these new homes and the required infrastructure, more quantities of construction materials will be needed. Shipping the materials from outside the County increases the costs of construction, reducing the affordability of housing.

This proposed watershed map amendment will help facilitate a new quarry (the “Project”) that will produce construction materials close to existing asphalt and concrete plants in Chatham County and the eventual job sites. It is estimated that 90% of all aggregates are produced within 50 miles of where they are consumed and, right now, there are not enough aggregate suppliers within 50 miles of Chatham County’s growth centers. This new asset will provide a crucial link in the Chatham County supply chain and support the growth occurring in the County.

- 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.**

This watershed map amendment and the Project facilitated by it, are consistent with the Goldston Land Use Plan's community goals for business, infrastructure, growth, and public/civic facilities.

First, the Project is consistent with the community goal of developing Goldston's business base because it is an industrial development in an appropriate area on an ideally suited parcel. The Property subject to this watershed map amendment is many hundreds of acres in size which allows for robust buffers and suitable screening. The Property is also dimensioned in such a way that the industrial development can be placed closer to the approximate center of the Property, which keeps the development substantially setback from all property lines. Furthermore, the Property is located 1.9 miles away (as the crow flies) from the current Goldston city limits and 2.2 miles away following the connecting roads. Therefore, the site is appropriately distanced from the Town's center.

Second, the Project is consistent with the community goal of developing Goldston's infrastructure because the Project will necessitate several roadway improvements in Goldston's vicinity that will be paid for by the Project's developers (see Attachment A for more details on roadway improvements). This public infrastructure will improve the safe movement of vehicles in this area, and it will help ensure that the road network will be able to handle future traffic.

Third, the Project is consistent with the community goal for Goldston's growth because this development "maintains the existing rural density and scale of Goldston, as a place where you know your neighbors well, but you are not living on top of them." The Property subject to this watershed map amendment is large and it makes sense for an industrial development. However, the next best use of the land is a residential subdivision. There has been and there will be substantial population growth in Chatham County. Hundreds of homes can be constructed on this site using by-right County zoning and well and septic facilities, but this industrial development will foreclose that possibility and ensure that this Property will not be developed in a way that leads to a massive and sudden population explosion in and around Goldston.

Fourth, the Project is consistent with the community goal for Goldston's public/civil facilities because the increase in tax revenue that will result from this rezoning, annexation, and watershed map amendment will help Goldston pay for improvements to public facilities like the town hall, fire station, scout building, park, and public library.

Finally, the Project will support Goldston as it grows in a manner consistent with the Land Use Plan's future conditions section. Industrial development, like the Project, is critical for a growing, small town because it provides a healthy tax base without straining limited public resources like water and sewer utilities. The Project will not utilize Goldston's limited water or sewer capacity, it will not add sidewalks that will need to be maintained by Goldston, and it will not add students to local schools. Meanwhile, the large increase in tax revenue that this Project will provide can help subsidize the

rapid increase in public services that will be caused by the population growth that the Goldston Land Use plan anticipates. Accordingly, the Project is an important step in Goldston's growth, and it will ensure that Goldston does not face a situation where the costs of its public services exceeds its tax revenue.

NON-CONTIGUOUS ANNEXATION FOR TOWN OF GOLDSTON

All that certain parcel of land situated in the Township of Gulf, County of Chatham, State of North Carolina, being more particularly bounded and described as follows:

Beginning on an iron rod found on the east side of Bonlee-Carbonton Road (S.R. 1009), a 60-foot public right-of-way, having North Carolina State Plane Coordinates of N: 668,223.93 feet, E: 1,880,581.22 feet; thence leaving said right-of-way and proceeding along the new Goldston corporate limits South 89°03'31" East, 1377.27 feet to an iron pipe, passing through an iron pipe at (1) 458.12' and an iron pipe at (2) 552.15'; thence North 1°35'47" East, 1,148.48 feet to an iron rod, passing through an iron rod at 692.27 feet; Thence South 88°50'48" East, 669.89 feet to an iron rod; thence North 2°46'06" East, 1,142.70 feet to an iron rod; thence South 86°20'40" East, 3,292.82 feet to a concrete monument; thence North 1°23'45" East, 614.99 feet to a point being the centerline of creek, passing through an iron pipe at 606.02 feet; thence continuing along the centerline of creek, the following (17) courses and distances:

- 1) Thence South 39°08'43" East, 106.37 feet to a point;
- 2) Thence South 19°11'38" East, 210.04 feet to a point;
- 3) Thence South 50°14'43" East, 80.08 feet to a point;
- 4) Thence South 13°31'06" East, 99.38 feet to a point;
- 5) Thence South 13°56'38" East, 41.26 feet to a point;
- 6) Thence South 45°37'01" East, 53.07 feet to a point;
- 7) Thence South 23°08'04" West, 31.33 feet to a point;
- 8) Thence South 27°24'29" East, 25.29 feet to a point;
- 9) Thence South 14°08'08" East, 82.36 feet to a point;
- 10) Thence South 53°03'45" East, 39.98 feet to a point;
- 11) Thence South 19°44'29" East, 72.00 feet to a point;
- 12) Thence South 25°40'29" East, 129.56 feet to a point;
- 13) Thence South 14°25'27" East, 90.29 feet to a point;
- 14) Thence South 13°49'06" East, 121.91 feet to a point;
- 15) Thence South 16°39'12" East, 78.54 feet to a point;
- 16) Thence South 13°54'50" East, 52.71 feet to a point;
- 17) Thence South 15°39'29" East, 417.03 feet to a point;

Thence leaving the centerline of creek, North 89°00'46" West, 640.00 feet to a concrete monument, passing through an iron pipe at 21.63 feet; thence South 1°29'56" West, 530.67 feet to a concrete monument being the centerline of creek; thence continuing along the centerline of creek, the following (17) courses and distances:

- 18) Thence South 47°32'22" East, 49.63 feet to a point;
- 19) Thence South 55°31'23" East, 125.16 feet to a point;
- 20) Thence South 57°00'14" East, 109.44 feet to a point;
- 21) Thence South 22°33'12" East, 32.01 feet to a point;
- 22) Thence South 77°34'21" East, 36.79 feet to a point;
- 23) Thence South 23°15'35" East, 78.78 feet to a point;

- 24) Thence South 36°49'51" East, 55.79 feet to a point;
- 25) Thence South 80°01'11" East, 56.40 feet to a point;
- 26) Thence South 28°04'09" East, 64.68 feet to a point;
- 27) Thence South 25°32'47" East, 31.28 feet to a point;
- 28) Thence South 65°29'33" East, 100.75 feet to a point;
- 29) Thence South 68°20'53" East, 113.14 feet to a point;
- 30) Thence South 69°14'41" East, 81.59 feet to a point;
- 31) Thence South 79°04'37" East, 46.34 feet to a point;
- 32) Thence South 42°41'04" East, 27.30 feet to a point;
- 33) Thence South 60°14'48" East, 50.67 feet to a point;
- 34) Thence South 64°57'58" East, 48.67 feet to a point;

Thence leaving the centerline of creek, North 67°25'52" East, 1,870.56 feet to an iron rod; Thence North 8°43'43" East, 332.11 feet to a concrete monument; thence South 88°56'11" East, 861.19 feet to an iron pipe; thence North 01°04'25" East, 101.21 feet to an iron pipe; thence South 86°55'46" East, 214.92 feet to an iron pipe; thence South 01°04'25" West, 93.72 feet to an iron rod; thence South 2°08'56" East, 1,985.61 feet to a point being the centerline of creek, passing through an iron rod at 1968.11 feet; thence continuing along the centerline of creek, the following (12) courses and distances:

- 35) Thence North 73°28'01" West, 47.28 feet to a point;
- 36) Thence South 47°43'41" West, 60.89 feet to a point;
- 37) Thence South 15°03'07" West, 20.65 feet to a point;
- 38) Thence South 78°15'40" West, 22.13 feet to a point;
- 39) Thence South 41°05'26" West, 29.14 feet to a point;
- 40) Thence South 50°54'25" West, 88.49 feet to a point;
- 41) Thence North 84°10'21" West, 50.69 feet to a point;
- 42) Thence South 42°34'28" West, 46.30 feet to a point;
- 43) Thence South 52°50'23" West, 70.09 feet to a point;
- 44) Thence South 47°31'06" West, 69.02 feet to a point;
- 45) Thence South 37°42'35" West, 35.78 feet to a point;
- 46) Thence South 68°35'15" West, 19.97 feet to a point;

Thence leaving the centerline of creek South 01°07'53" East, 1,024.09 feet to a point in the centerline of the Goldston-Glendon Road (S.R.) 2303, passing through an iron rod at (1) 26.00 feet and an iron rod at (2) 975.36 feet; Thence along the centerline of said road along a curve, said curve turning to the left through an angle of 21°34'43.4", having a radius of 1494.65 feet, an arc length of 562.92 feet and whose long chord bears South 35°19'34" West, 559.59 feet to a point; Thence, South 24°32'12" West, 1497.22 feet to a point; Thence leaving the centerline of the Goldston-Glendon Road, North 0°20'54" East, 2,028.56 feet to a point, being the center of creek, passing through an iron pipe set at (1) 73.22', passing through an iron pipe at (2) 705.66 feet; passing through an iron pipe at (3) 1,030.36 feet; passing through an iron pipe at (4) 1,295.72 feet, and passing an iron pipe at (5) 2,014.07 feet; thence continuing along the centerline of creek, the following (11) courses and distances:

- 47) Thence North 82°16'32" West, 37.85 feet to a point;
- 48) Thence South 80°44'57" West, 18.68 feet to a point;
- 49) Thence North 53°44'22" West, 61.23 feet to a point;
- 50) Thence North 64°03'43" West, 18.60 feet to a point;

- 51) Thence North 88°44'24" West, 32.74 feet to a point;
- 52) Thence South 80°46'05" West, 29.25 feet to a point;
- 53) Thence North 79°01'37" West, 67.07 feet to a point;
- 54) Thence North 36°24'04" West, 30.14 feet to a point;
- 55) Thence South 71°44'21" West, 91.52 feet to a point;
- 56) Thence North 86°32'30" West, 105.84 feet to a point;
- 57) Thence North 76°33'56" West, 72.49 feet to a point;

Thence leaving the centerline of creek, South 88°09'40" West, 1,182.92 feet to an iron pipe, passing through an iron pipe at (1) 30.00 feet, and passing through an iron pipe at (2) 259.16 feet, and passing through an iron pipe at (3) 606.57 feet, and passing through an iron pipe at (4) 849.46 feet; thence South 88°11'15" West, 1,187.61 feet to a concrete monument; thence North 3°12'43" West, 296.51 feet to a concrete monument; thence South 89°00'03" West, 1,984.55 feet to a concrete monument, passing through an iron rod at (1) 387.78 feet, and passing through an iron rod at (2) 1,117.84 feet, and passing through an iron pipe at (3) 1,336.95 feet; thence South 88°52'38" West, 1,806.40 feet to a concrete monument, passing through an iron pipe at (1) 367.66 feet, and passing through an iron pipe at (2) 1,079.14 feet; thence North 7°35'24" East, 67.43 feet to a concrete monument; thence North 15°36'54" West, 260.03 feet to an iron pipe; thence South 88°25'16" West, 519.04 feet to an iron rod being the centerline of Bonlee-Carbonton Road (S.R. 1009); thence North 19°16'27" West, 574.14 feet to an iron rod on the east side of Bonlee-Carbonton Road (S.R. 1009), 60 foot public right-of-way; thence continuing along the east side of Bonlee Carbonton Road (S.R. 1009), North 20°12'46" West, 267.80 feet to a concrete monument; thence North 23°48'17" West, 168.37 feet to a concrete monument; thence leaving the eastern right-of-way of Bonlee Carbonton Road (S.R. 1009), North 70°47'04" East, 203.11 feet to an iron rod; thence North 14°55'48" West, 204.55 feet to a concrete monument; thence North 71°22'28" East, 138.70 feet to an iron pipe; thence North 20°24'54" West, 127.29 feet to an iron rod; thence North 89°02'03" West, 364.50 feet to an iron pipe set, being on the east side of Bonlee Carbonton Road (S.R. 1009), 60 foot public right-of-way; thence North 16°45'42" West, 195.69 feet to the **Point of Beginning**.

Containing: 27,861,412 square feet or 639.61 acres or 0.99939063 square miles of land, more or less.

Deed Reference: Deed Book 2324 page 780. **Plat Reference:** Plat Book 2022, page 267 and 268.

