

## **..TITLE**

A legislative public hearing request by the Goldston Town Board to consider amendments to the Goldston Unified Development Ordinance; specifically, chapters 1.2, 2.8, 3.4, and the addition of a ninth chapter for flood damage prevention regulations.

## **..ABSTRACT**

### **Action Requested:**

A legislative public hearing request by the Goldston Town Board to consider amendments to the Goldston Unified Development Ordinance; specifically, chapters 1.2, 2.8, 3.4, and the addition of a ninth chapter for flood damage prevention regulations.

### **Introduction & Background:**

Since the adoption of the UDO in April of 2021 there have been periodic changes to the text of the document. As the needs of the town evolve and it grows there will likely always be needed text amendments. This set of text amendments include a new chapter 9 serving as the Flood Damage Prevention regulations. If the town board is going to annex floodable area into the town, it is recommended the town have a Flood Damage Prevention Ordinance. Instead of a separate ordinance, the regulations were added to the UDO.

The Flood Damage Prevention regulations were drafted using the state model ordinance and language from the Chatham County Ordinance. Planning staff has changed the formatting to match the town's UDO.

The text amendments also include an update to the First Plat approval period. The approval period for first plat review is extended from 12 months to two (2) years. When the town board adopted the UDO, it was based on the current state model ordinances and the Chatham County regulations. At the time, best practices for first plat subdivision approvals were one year. However, as the years have progressed it has taken developers much longer to submit construction plans. This has occurred for a variety of reasons, many spurred from the coronavirus global pandemic.

State regulatory agencies that review documents are taking much longer now. It can often take six months or longer for an approval. Likewise county departments are taking longer to review and give feedback on submittals. This is why the county planning department has extended its first plat approval time to two years. The goal of extensions is to create less headache for applicants and the advisory boards that review applications.

There are also some changes to the table of uses to allow for specialized animal husbandry to occur in R-15 residential districts with the completion of a conditional district rezoning application. There are still setbacks and lot area requirements.

**Discussion & Analysis:**

**How does this relate to the Comprehensive Plan:**

**Recommendation:**

Hold the Public Hearing and send the item to the Planning Board.