

Town of Goldston FAQ

1. Why did I receive a letter about zoning my property or why are public hearing signs being placed in certain areas of the county?

The reason you received a letter about your property was to notify you that the Town of Goldston will soon implement Zoning. Each parcel in Goldston will be categorized as one of nine zoning districts. The public hearing signs are to notify residents and property owners of a public hearing in which the Town Commission will vote on the adoption of the Unified Development Ordinance and the Land Use Plan.

2. What is zoning?

Zoning is how local governments regulate land use in their jurisdiction. The land is "zoned" for a particular set of uses, with some uses allowed, while other uses may be limited or prohibited. Local jurisdictions may enact zoning pursuant to North Carolina General Statute Article 18, Part 3, Zoning of Chapter 153A.

3. Are maps available showing what my property will be zoned?

There is a map of the zoning districts available on the Chatham County Planning Website under the Town of Goldston tab. Maps will also be available at the public hearings. There is an interactive viewer on the website which will allow you to locate your parcel and determine what your zoning will be. You will need to know your address or AKPAR parcel number to locate your property.

4. When and where can I voice my opinion?

There will be a public hearing with the Goldston Town Board at the **Goldston UMC located at 185 Hillcrest Ave at 6:00pm on March 2nd 2020**, where you will have the opportunity to voice opinions and ask questions about this matter.

5. Who will regulate zoning in Goldston?

The Unified Development Ordinance will be enforced by the County. Chatham County Planning Department Staff will be available to answer any questions and discuss any concerns residents may have.

6. What is a use?

A "use" is an activity you can do with land and/or structures within a zoning category, such as R-1 or R-5. As defined by the Chatham County Zoning Ordinance, a use is "the purpose for which land or structures thereon designed, arranged, or intended to be occupied or used, or for which it is occupied, maintained, rented or lease." Please visit the Zoning Table of Permitted Uses in Section 2.8.10 (pg. 49) of

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the Goldston Unified Development Ordinance for more information about uses that are allowed in different zoning districts.

7. Where can I get copies of the Land Use Plan and/or the UDO?

There are copies of the Land Use Plan and the UDO available on the Chatham County website under the Planning Department page on a tab named Town of Goldston.

8. I have a home based business. Will I still be able to operate?

If you operate a business out of your home you may have to apply for a Home Occupation. Customary home occupation are allowed in residential districts with some limitations. For a detailed list of requirements and limitations please see sec 2.14.1 of the unified development ordinance.

9. What uses will be allowed and what uses will be prohibited after zoning is in place?

Uses that are legally established within the unzoned areas may continue to operate once the new zoning districts are in place (Please see Official Zoning Map attached to this document). Uses that are allowed “by-right”, once the zoning is in place, are listed in the Zoning Table of Uses (Zoning Ordinance Section 2.8.10- Table of Permitted Uses).

10. What is the Planning Board and what is their function?

Goldston established a Planning Board through its adoption of an ordinance as required by state law. The Planning Board has 5 members appointed by the Town Board and their terms run concurrent with the appointing Commissioners. Generally, the main duties of the Planning Board are to prepare and recommend ordinances and plans to the Town Board, and ensure that development is consistent with the Towns ordinances and plans. All rezoning cases, text amendments to ordinances, applications for major subdivisions, and applications for Conditional Use Permits go before the Planning Board and require their recommendations to be sent to Town Board for consideration.

11. What is the difference between a Major and Minor Subdivision?

A major subdivision is any subdivision not classified as a minor subdivision, consisting of six (6) or more lots, or any size subdivision requiring any new street, or extension, or the creation of any public improvements. A minor subdivision is any subdivision containing five (5) lots

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or less, fronting an existing public street. All subdivision lots in the Town of Goldston are required to come off a state road.

12. Should I consult with planning staff before creating a new lot?

Yes. It is recommended that you contact the Subdivision Administrator to schedule a time to discuss the steps and process. This will help ensure all steps are done in the correct order.

13. What is the minimum lot size I can subdivide?

The size of lot you can create is related to which zoning district the lot is located in. For instance, in the R-15 Residential district, the minimum lot size is 15,000 square feet. The smallest lot created in a subdivision would be 15,000 square feet or approximately .35 acres.

14. What are the different types of Minor Subdivisions and what are the review fees?

There are several different types of non-major subdivisions with different procedures and fee schedules. An Exempt subdivision has lots sized 10 acres or greater and a fee of \$50.00. An expedited subdivision must have lots greater than 5 acres and include no more than three (3) lots. The expedited fee is \$250.00. Exempt and Expedited subdivisions are not required to pay Rec Fees. Minor subdivision would be any other type of subdivision and would require a Rec Fee.