

**AN ORDINANCE AMENDING THE ZONING MAP
OF THE TOWN OF GOLDSTON
8182 Pittsboro-Goldston Rd, Goldston, NC (Branch Project)
(Tax Parcel 9533)**

WHEREAS, the Board of Commissioners of the Town of Goldston has considered the application of Michael Blakley on behalf of Bobby Branch to amend the zoning map of the Town of Goldston to rezone the property described on Exhibit A attached hereto and incorporated herein by reference from County R-1 Residential to Town of Goldston R-15 Residential pursuant to the provisions of NCGS §160D-601 and Section 2.17 of the Town of Goldston Unified Development Ordinance; and

WHEREAS, the Town Planning Board reviewed the application in detail and forwarded the request to the Town Board of Commissioners with a recommendation for approval and finding the Proposed Amendment was consistent with the Town's comprehensive plan, including the Land Use Plan, and other officially adopted and applicable Town plans and policies by furthering the community goal elements of Growth, Housing, and Infrastructure ; and

WHEREAS, the Town Planning Board found that the rezoning request was reasonable, in the public interest, and would benefit the surrounding community considering the site is located adjacent to a major highway (US Hwy 421 South) and other residential uses and is located near the city limits of the Town of Goldston, providing practicality, easy access, and reduced travel times to the community. Contributing factors in recommending rezoning approval were also the fact that the Proposed Amendment satisfies the community goals of Growth, Housing, and Infrastructure; and also, the stated goal of the town to encourage residential growth, and

WHEREAS, approval of the rezoning request should also be deemed an amendment to the Land Use Plan and Future Land Use Map if the site is reclassified to the R-15 Residential requested; and

WHEREAS a Public Hearing was held on March 4, 2022 to solicit comments and concerns which were duly considered and acknowledged; and

WHEREAS, the Town Board of Commissioners makes the following findings and conclusions:

1. The portion of subject parcel to be rezoned is located at 8182 Pittsboro Goldston Rd, Goldston, NC, and is also known as Chatham County Tax Parcel ID 9032.

2. That the Board has examined the application and associated public testimony to rezone the property described in the Application and incorporated herein by reference and finds that the amendment is reasonable considering the size and location of the property subject to the proposed rezoning and the potential benefits to the development of the Town of Goldston and surrounding community; considering the site is located adjacent to a major highway (US Hwy 421 South) and other non-residential uses, and is located near the city limits of the Town of Goldston, providing practicality, easy access, and reduced travel times to the community. Contributing

factors in recommending rezoning approval were also the fact that the proposed amendment satisfies the community goals of Growth, Housing, and Infrastructure; and also, the stated goal of the town to encourage residential growth, and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF GOLDSTON as follows:

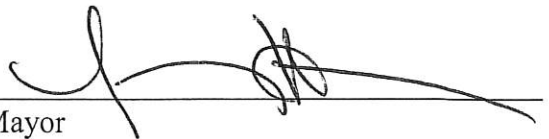
1. That for the reasons hereinabove stated the property described on Exhibit A attached hereto and more particularly described in the Application by Michael Blakley on behalf of Bobby Branch for a portion of subject parcel to be rezoned located at 8182 Pittsboro Goldston Rd, Goldston, NC, be rezoned from R-1 Residential under Chatham County's Ordinance to R-15 Residential under the town of Goldston's UDO.

2. That all ordinances and portions of ordinances in conflict herewith are hereby repealed.

3. That when adopting this amendment to the Town of Goldston Zoning Map, the Board of Commissioners also hereby approves the statement attached hereto as Exhibit B and incorporated by reference.

Adopted this 6th day of June 2022.

TOWN OF GOLDSTON

By: 
Mayor

ATTEST:


Clerk

A RESOLUTION AMENDING THE
TOWN OF GOLDSTON ZONING MAP

WHEREAS, the Board of Commissioners adopted a Zoning Map for the Town of Goldston on April 5th, 2021; and

WHEREAS, since said adoption, the Town has annexed certain property that was not included in the Map; and

WHEREAS, it is in the best interests of the Town of Goldston that all of the property within the corporate limits of the Town be subject to the protection afforded by the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF GOLDSTON as follows:

1. That the Zoning Map of Goldston, North Carolina dated April 5th, 2021, be, and it hereby is, amended to include a portion of the tract or parcel, as shown in the attachment, and known as a portion of Chatham County Tax Parcel 9533 to be zoned at R-15 Residential.
2. This resolution shall be effective upon adoption.

Adopted this 6th day of June 2022.

TOWN OF GOLDSTON

By:



ATTEST:

Annie K. King-Hanna