

To rectify this situation, planning staff have suggested a new zoning district for the downtown commercial core. This district will be called CB-1 Central Business. The changes to the district regulations and other sections of chapter 2 are outlined in the redline document attached. The changes to the district regulations will affect the 25 parcels in the historic downtown area. The new CB-1 district is shown in the maps shown above and below.



Discussion & Analysis:

Goldston's downtown, like many small towns in North Carolina, has on-street parking and buildings that abut the right of way and sidewalk. This makes downtown Goldston a pleasant walkable area for residents and visitors, but it also means that most of the structures do not meet the setbacks required in the ordinance. This is one reason why town officials think a new Commercial District is needed for the downtown core.

This district, CB-1 Central Business, would be Intended to support the small-town urban form found in downtown Goldston, as well as promoting redevelopment that will make the downtown business core a more diverse and vibrant mixed-use place. This district supports the historic scale and character of development having no minimum requirements for setbacks or parking.

This proposed district is very similar to what Siler City and Pittsboro have in their Historic Downtowns. The change to the ordinance will remove some of the burden on

applicants wishing to redevelop businesses in downtown Goldston. Of course, any time you create a new zoning district, extensive updates to the UDO will be required. Several sections in Chapter 2 will be updated, including the Table of Permitted uses. Planning staff has added the new district to the table of permitted uses and every use allowed in the C1-Commercial District will be allowed in CB-1 Central Business zoning district. As you can see from the map below, the district encompasses all the areas that are generally thought of as downtown and as described in section 2.12.4 of the UDO. Also, all the parcels are already zoned commercial so there will not generally be a significant change in the uses allowed.

The Planning Board reviewed this item at their regularly scheduled meeting on May 14th, 2024. There were not many questions as the Planning Board had previously reviewed a similar item in November of 2023. Planning staff explained the reasoning behind the request for a CB-1 District and the recommended changes from the town attorney. The attorney requested new definitions for quarry and mine uses, and to have the uses added to the Zoning Table of uses.

There is also an addition of a Conditional District Rezoning (CZ) option in the table of uses now. This is to enable certain uses to be approved without a quasi-judicial special permit process. A more detailed description of these changes can be found in the attached redline document.

How does this relate to the Comprehensive Plan:

The request to amend the Goldston Unified Development Ordinance is consistent with the Goldston Land Use Plan; specifically, the community goals of Growth, Infrastructure, and Business. Encouraging business development in the downtown area.

Recommendation:

Discuss the item and vote. A suggested consistency statement is below:

The UDO Text amendment and Zoning Map Amendment is consistent with the Town of Goldston Land Use Plan; Specifically, by furthering the community goal of Growth, by encouraging business in the downtown area, and the business goal of encouraging businesses to grow and develop, creating jobs in appropriate locations.