

**AN ORDINANCE AMENDING THE UDO  
OF THE TOWN OF GOLDSTON  
CB-1 Central Business District**

WHEREAS, the Board of Commissioners of the Town of Goldston has considered a request by the Town Board to amend the Unified Development Ordinance of the Town of Goldston to establish a new Zoning District described in Exhibit A attached hereto and incorporated herein by reference from C-1 Commercial to CB-1 Central Business pursuant to the provisions of NCGS §160D-601 and Section 2.17 of the Town of Goldston Unified Development Ordinance; and

WHEREAS, the Town Board has considered a request by the Town Board to establish the Central Business CB-1 District in the historic downtown of Goldston. This district is 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; 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 Land Use Plan, and other officially adopted and applicable Town plans and policies 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; and

WHEREAS, approval of the UDO Text Amendment should also be deemed an amendment to the Land Use Plan, Future Land Use Map, and the Official Zoning Map if the site is reclassified to the CB-1 District as requested; and

WHEREAS, a Public Hearing was held on April, 1, 2024, to solicit comments and concerns which were duly considered and acknowledged; and

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

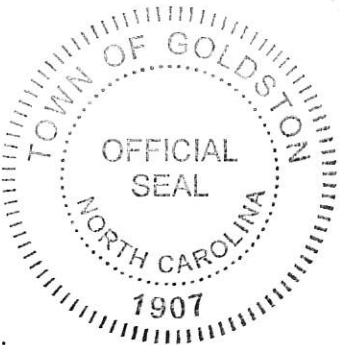
1. The establishment of this district supports the small-town urban form found in downtown Goldston, as well as promoting redevelopment that will make the downtown business core a more diverse and vibrant mixed-use place.

2. That the Board has examined the application and associated public testimony to create the district in the staff report and incorporated herein by reference and finds that the amendment is reasonable considering the proposed use is commercial and will conform with the current commercial uses in the area.

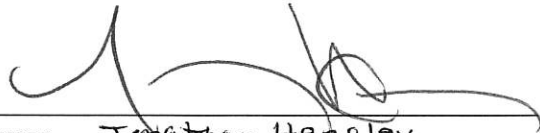
NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF GOLDSTON as follows:

- 1. That for the reasons stated above and described in the staff report the CB-1 Central Business district will be established. This new district is intended for the specific parcels described in attachment A which will be subsequently rezoned from C-1 to CB-1.
- 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 3<sup>rd</sup> day of June 2024.



TOWN OF GOLDSTON

By:   
Mayor, Jonathan Hensley

ATTEST:

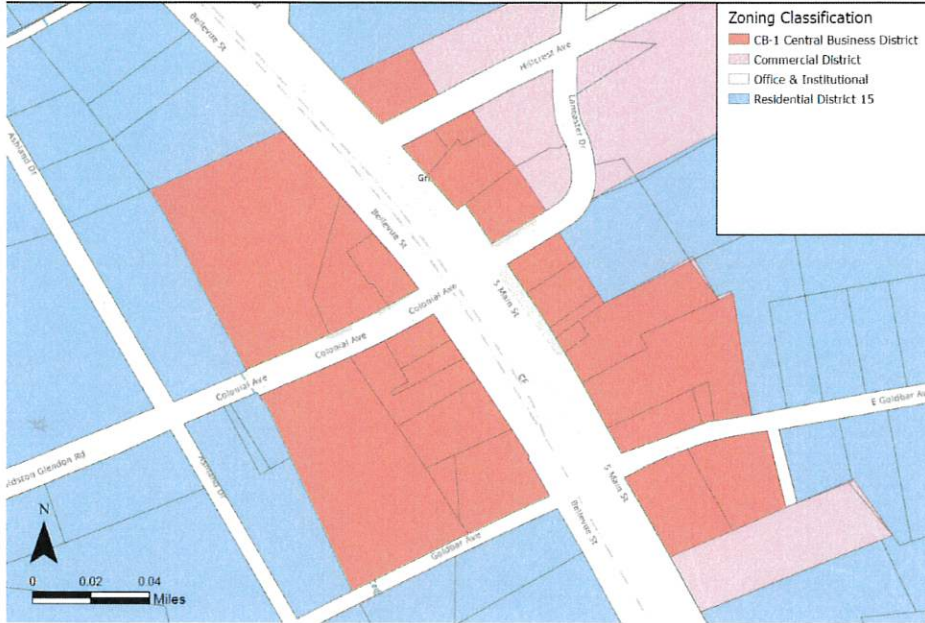
  
Clerk

**EXHIBIT A  
PROPERTY DESCRIPTION**

**Parcels: 9053, 9139, 9147, 9148, 9150, 9152, 9163, 9213, 9221, 9228, 9237, 61000, 61908  
61925, 9235, 9233, 9234, 62551, 73243, 94257, 9224, 61905, 9145, 9142, 9144**

**New CB-1 District**

Central Business District Zoning in the Town of Goldsboro, NC



**EXHIBIT B**  
**STATEMENT**  
**REGARDING AMENDMENT**  
**TO**  
**TOWN OF GOLDSTON ZONING MAP**

Action taken by the Board of Commissioners approving this amendment to the Zoning Map of the Town of Goldston is consistent with the adopted comprehensive plan, including the Land Use Plan, and other officially adopted and applicable Town plans, and by the adoption of the amendment requested herein the Land Use Plan and Future Land Use Map are deemed to be amended to conform hereto.

Such action and amendment to the Town of Goldston Zoning Map as requested is reasonable, in the public interest, and would benefit the surrounding community by supporting the business goal of encouraging businesses to grow and develop, creating jobs in appropriate locations.