

MINUTES OF THE MEETING OF THE GOLDSBORO CITY COUNCIL  
MARCH 18, 2024

**WORK SESSION**

The City Council of the City of Goldsboro, North Carolina, met in a Work Session in the Large Conference Room, City Hall Addition, 200 North Center Street, at 5:00 p.m. on March 18, 2024.

**Call to Order.** Mayor Gaylor called the meeting to order at 5:00 p.m.

**Roll Call.**

Present: Mayor Charles Gaylor, IV, Presiding  
Mayor Pro Tem Brandi Matthews  
Councilwoman Hiawatha Jones  
Councilman Chris Boyette  
Councilwoman Jamie Taylor  
Councilwoman Beverly Weeks  
Councilman Rod White

Also Present: Matthew Livingston, Interim City Manager  
Ron Lawrence, City Attorney  
Laura Getz, City Clerk

**Adoption of the Agenda.** Mayor Gaylor requested the addition of Item d under the work session to review the proposals for the City Manager search. Councilwoman Weeks made a motion to adopt the agenda as modified. The motion was seconded by Councilwoman Jones and unanimously approved.

**Old Business.**

***Work session item a. Small Batch Craft Market Presentation.*** Hildegard Fossett and Katlyn Williams shared the presentation attached as ***Exhibit A***. Mayor and Council shared comments regarding using other locations that can be used instead of closing the streets, the frequency of street closings, updating the street closing policy, separating the HUB and Freedom Field fees for events, non-profits vs for profits, bring foot traffic downtown, the current fees for street closings, other options for the proposed street closing, being more creative with street closings, information regarding the Small Batch Craft Market, the effects of street closings on downtown merchants, and using parking lots.

Erin Fonseca, Downtown Development Director shared the HUB and Freedom Field was combined last year and presented to Council at last year's retreat. She shared the price structure is based on the resources to keep it up. Freedom Field was made as an add on to the HUB due to vendors asking to use Freedom Field because of the low cost. Mayor Gaylor asked Ms. Fonseca to look at the cost of using just Freedom Field. She also shared information regarding downtown street closings. She also shared policy should be based on precedent and merchants could sponsor events downtown.

***Work session item b. Review and update City Council on the Downtown Parking Management Plan.*** Erin Fonseca, Downtown Development Director and Greg Mills, Business and Property Manager shared the information below and the presentation attached as ***Exhibit B***.

After seven-plus years of data gathering, planning and advice from outside consultants a public Parking Forum was held January 26, 2023. City Council received an update on the forum March of 2023. City Council received a full parking update with recommendation on May 1, 2023 from Goldsboro Downtown Development Department. Chapter 75: Parking Schedules, Section 75.01 ordinance went into effect June 5, 2023. The City Manager's Office provided a brief update on January 22, 2024.

Parking management is an ongoing task. After parking signs were installed at the end of 2023 and warning ticketing began, several updates occurred to address community concerns. The "soft rollout" was originally planned to end January 31, 2024. On January 22, 2024, City Council voted to extend the soft rollout until March 31, 2024.

We are presenting a more detailed review of previous and recent actions, timelines, and the most current data available.

It was recommended that City Council maintain the current parking plan. Expanding permitting options is one method to address stakeholder concerns. Monetizing parking on private lots is another option. Addressing citizen concerns, providing workable solutions and implementing changes based on objective data options is critical for successful implementation of the city's Parking Management Plan now and in the years to come.

Jonathan Perry, Engineering Services Manager shared Ordinance 72.26 has been in place since August 15, 1972. Two-hour parking signs on Mulberry Street have not been put up because they are waiting for brackets. He also shared that they can look into extension arrows on the signs. Engineering has spent \$7,000 on materials for parking enforcement signs.

Ms. Fonseca shared parking enforcement is put in place to create turnover (in 9% of parking spaces). Mr. Mills shared that there is no parking regulations in the public parking lots. The parking information is located on the city's website.

Council discussed handicap parking space requirements, parking management, parking time extension permits (placards), moratorium extensions, private parking lot lease options, employees parking in front of businesses, looking at the extending the two-hour parking limit. Council also discussed the interpretation of the ordinance regarding continuous parking in parking spaces (does the time start over when you move your vehicle). Mayor Gaylor shared he is approaching individual property owners to see if they are interested in leasing spaces. He shared he would like another 60 days on the moratorium. Council discussed the parking ordinance. The clerk will provide the current parking ordinance to the council for their review, comments, and possible edits. Councilwoman Weeks made a motion to continue the moratorium for 60 more days. The motion was seconded by Councilwoman Taylor. After further discussion on the next steps, the motion passed unanimously. Mayor asked for feedback from city staff.

**New Business.**

**Work session item c. ABC Commission Presentation.** Darnay Barefoot, General Manager of the Wayne County ABC Board shared the following information regarding the ABC Commission:

They are currently remodeling three locations; ABC operates with no taxpayer money and is governed by the state; ABC provides gives distributions to the city, and county. They give a 5% annual distribution to law enforcement; they will be building a free-standing store in Rosewood; and they provide a grant program to the community.

Mr. Barefoot presented a distribution check to Mayor Gaylor for \$102,100.

Mayor Gaylor shared Council has two city manager search proposals in their packets. He is recommending Developmental Associates. There is an agenda item under Items Requiring Individual Action for discussion/approval later tonight.

**Closed Session.**

Councilwoman Weeks made a motion to go into Closed Session to discuss Personnel and a Potential Litigation matter. The motion was seconded by Councilwoman Taylor and unanimously approved.

After the Closed Session was held, Council came out of Closed Session and back into Open Session.

Mayor Gaylor recessed the meeting at 6:55 p.m.

**CITY COUNCIL MEETING**

The City Council of the City of Goldsboro, North Carolina, met in Regular Session in Council Chambers, City Hall, 214 North Center Street, at 7:00 p.m. on March 18, 2024.

Mayor Gaylor called the meeting to order at 7:00 p.m.

Father David Wyly provided the invocation. The Pledge of Allegiance followed.

**Roll Call.**

Present: Mayor Charles Gaylor, IV, Presiding  
Mayor Pro Tem Brandi Matthews  
Councilwoman Hiawatha Jones  
Councilman Chris Boyette  
Councilwoman Jamie Taylor  
Councilwoman Beverly Weeks  
Councilman Rod White

Also Present: Matthew Livingston, Interim City Manager  
Ron Lawrence, City Attorney  
Laura Getz, City Clerk

**Approval of Minutes.** Councilman Boyette made a motion to approve the Minutes of the Work Session and Regular Meeting of February 12, 2024, the Minutes of the Council Retreat of February 20-21, 2024, and the Minutes of the Work Session and Regular Meeting of March 4, 2024. The motion was seconded by Councilwoman Weeks and unanimously approved.

Mayor Gaylor asked Council to amend the agenda, removing item O under Items Requiring Individual Action, the Approval of an Agreement between the City of Goldsboro and Developmental Associates. Councilman Boyette made a motion to amend the agenda to remove item O as requested by the mayor. The motion was seconded by Councilwoman Jones and unanimously carried. Mayor Gaylor shared Council has decided to postpone engaging a consultant in the search for a city manager until such time as the city is able to get its financial house in order.

**Presentations.**

**Item B. Seymour Home Away from Home Introduction.** Eric Ostendorf, Executive Director shared the presentation attached as *Exhibit C*.

**Ceremonial Documents.**

**Item C. Vietnam Veterans Day Proclamation.** Read by Councilman White: The Goldsboro City Council does hereby proclaim March 29, 2024 as VIETNAM VETERANS DAY in the City of Goldsboro and urge all citizens to observe this day with appropriate programs, ceremonies, and activities that commemorate the anniversary of the Vietnam war. Mayor Gaylor presented the proclamation to Brian Volk of the Veterans and Patriots Coalition. Mr. Volk shared information regarding the Veterans and Patriots Coalition and Vietnam Veterans Welcome Home Day on March 30, 2024 at the Wayne County Museum at 11:00 a.m.

**Public Hearings.**

**Item D. SU-04-24 Convenience Store with Fuel.** Continued from February 12, 2024. **Public Hearing Held and Special Use Permit Denied.** Mayor Gaylor shared information regarding the evidence allowed during the public hearing. City Attorney Lawrence stated in a special use hearing, specialized testimony with regards to vehicle traffic or real estate values is not allowed unless you're an appraiser or unless you have a technical qualification and have done vehicle studies and are qualified to do that.

The item was presented by Mark Helmer, Planning Director after being properly sworn in.

ADDRESS: 704 West New Hope Road  
PARCEL #: 3610814358  
OWNER: Pope Family Investment LLC  
APPLICANT: Pope Family Investment LLC

The applicant requests a Special Use Permit to construct and operate a convenience store with fuel at the southwest corner of the intersection of West New Hope Road and Cuyler Best Road. The property is located in the General Business (NB) Zoning District. The Neighborhood Business district is established to provide the services and commercial development needed to serve primarily the adjoining neighborhoods. The district is intended to promote the development of small pedestrian-oriented establishments whose character and use is compatible with nearby residential neighborhoods. The maximum building gross area is twenty-four thousand square feet.

Mr. Helmer shared a zoning map and noted the property is within a neighborhood business Commercial Zoning District.

According to the City's Unified Ordinance (UDO) Article 5, Table 5.4 Permitted Uses, a convenience store with fuel is a permitted use subject to a City Council-issued Special Use Permit.

Existing Use: The subject property is currently undeveloped wood lands and cleared land used for agricultural endeavors.

Adjacent Zoning and Land Uses		
North	R-6	Vacant Farmland
South	R-12	Vacant Farmland
East	R-12SF	Vacant Farmland
West	NB	Vacant & Single-Family Dwellings

Frontage: 315 feet on West New Hope Road  
350 feet on Cuyler Best Road  
Area: Lot area 2.43 acres  
Zoning: Neighborhood Business

The property is identified as within Mixed Use I land use category. This land use category will allow a mixture of the following zoning districts: City of Goldsboro - O-R, O&I-1, O&I-2, NB (refer to previous district descriptions) and Wayne County - Village district. This category will allow a mixture of uses and have minimum impact on adjacent areas. This land use serves a localized area. The preferred land use mix is 40% or greater noncommercial zoning with both vertical and horizontal mixed-use allowed. Horizontal mixed use is preferred (see implementing strategy I.21, pages 8-12). It will generate lower traffic volumes than the Mixed-Use II category.

Although the requested use of convenience store with fuel is not a mixed-use project, it does provide needed services and can be considered beneficial to the citizens of nearby residential developments.

Per the Unified Development Ordinance (UDO), a special use permit is required to construct and operate a convenience store with fuel in the neighborhood business zoning district. Upon approval of the special use permit, the site plan will be reviewed by the City of Goldsboro Technical Review Committee for compliance with all required development standards of the UDO and design standards. If the Special Use is approved, a building permit and final inspection will be required. Compliance with the North Carolina Department of Motor Vehicles and State building codes shall be achieved before a Certificate of Occupancy can be issued for the land use.

Mr. Helmer shared a site plan, yet to be reviewed and approved by staff which was submitted as supporting documentation and is part of the agenda packet.

The applicant has provided a site plan demonstration that all required standards of the City of Goldsboro UDO can and will be met. In addition, the applicant has provided the following information:

- The hours of operation will be 24 hours a day/7 days a week.
- Employees: 4 per shift
- Parking: 30 parking spaces

The city council is requested to review the application, conduct a public hearing, and make a decision based on the finding of fact for a special use permit.

Comments submitted from the Mayor and Council, Mr. Helmer, and detailed public comments are available for review on the City of Goldsboro's YouTube page, Facebook page or a recording available in the City Clerk's Office.

Mayor Gaylor opened the public hearing and the following people spoke after being properly sworn in:

1. **Shirley Salt**, 601 Shelley Drive: I suffer with the low water pressure. I know everybody in my neighborhood in district 6 does, that's a fact. That intersection at Cuyler Best and New Hope is a walking trail, there is no flashing lights for that crosswalk and it's a dangerous pedestrian area especially with a 24-hour convenience store going to be built there. I'm concerned about the entrance and exits of this station. It's going to be adjacent to two other entrances and exits for that large development that's going to be there. That's going to be 4 exits pouring out onto Cuyler Best besides the exit that comes out of that large residential neighborhood. In the existing subdivisions there is at least if I'm not mistaken, 5 subdivisions in that area that are going to be affected. We constantly hear about the water pressure is going to be fixed. The city had an opportunity a while back to do something. We're missing hundreds of feet the water line other people can testify to that.
2. **Horace Best**: My corporation controls the land around this development. The plan they've developed handles the traffic problem, actually enhances the traffic problem that's there now. This is a convenience store, there are surrounding gas stations. This is not going to attract people from miles away to come to buy gas at this corner. This is for the convenience of the community and that's where most of the traffic's going to come from. We've also promised to open up Shannon Ave. I know what that area looks like now from 3:00 to 6:00. I don't go that way, but we endorse the petition for a special use permit for the station.
3. **Virginia (Janelle) Reed**, Mimosa Park: I am a local resident, have lived there my entire life which was built and right in the center of Mimosa Park. We walk on the walkway which the city established for us. It is not well protected. Currently, it is a very high trafficked area. Right now, if you were to come out of Shelley Drive and to crossover into the Greenway, which was not well spoken about in this plan, the exit or one of the exits that was proposed today, we didn't really talk about how that will affect the Greenway that several residents use and they run on and goes all the way up. People come out from the hospital and from my residence and from the apartments that are there. So, what is the gas station going to do for our kids and our families? I see it happen all the time over at Pelicans which there's a gas station right there. Kids come out from all sorts of areas from Maplewood, Mimosa Park, from the other establishment. They come from all of the areas to go to Pelicans and get snowballs. When we're coming down Cuyler Best to turn onto New Hope there is not an existing turn lane there but there is enough space that people can merge off to the left. There is no way to go to the right. The majority of the traffic is going to the right. I would say just be mindful of what the Greenway does bring. I don't know what would be good there other than a park to help our city. I would just ask that you don't you don't pass this for our area it's not it's not great for our kids and obviously I think we already have an issue right there in Mimosa Park. It's a great neighborhood but we have a lot of foot traffic that comes through there.
4. **Jeffrey Kornegay**, Site Engineer for the project: I heard a few things I want to clarify. One thing is that the site plan/special use permit were not disapproved, I believe in 2016 they were approved, just that the owner decided not to build until recently so it was approved previously, we're just going for another current approval. The improvements on Cuyler Best Road, which will be required by this convenience store site, will be a dedicated left turn to New Hope, a dedicated right turn onto New Hope. It will be 3 lanes. Right now, there's two, so you can turn left and right. It's a dedicated right turning into Shannon Ave. as shown there as well as a dedicated right turn lane once you pass Cuyler Best to turn right into the site.
  - a. **Mayor Gaylor**: I just want to point out to those watching the reason that I'm allowing this is because he is the engineer that created the site plan that's how you identified yourself, and I'm considering that as this is what his pen put on the page.

**Jeffrey Kornegay**: We've already had comments from trump transportation, requirements, we have to add these revisions to the plans that they required in order to get driveway permit approval and the improvements to Cuyler



Best Road have to be in place and completed before the convenience store could be in operation, for the certificate of occupancy can be awarded. These will be in place before operation starts at the convenience store.

5. **Carl Martin**, 801 South Baines Place: The agenda memorandum under the land use plan it says the property is identified as within mixed-use one land use category and it goes on to say although the requested use of convenience store with fuel is not a mixed-use project it does provide needed services and can be considered beneficial to the citizens of nearby residential developments. totally disagree with that statement and it is apparently made by someone who does not live in that neighborhood because I don't need a service station 24 hour service station in my neighborhood. I will not be using it. On the City Council worksheet, the proposal is to operate a convenience store with fuel. This use would not pose any immediate threat to the public health or safety and by coming to this conclusion the planning department goes on to say they consider aspects of the proposed use for development that may have a negative impact on the nature or character of the surrounding community in this plan it calls for an entrance and an exit on New Hope that goes right across the walking, jogging, cycling path, that we have there and this design allows for traffic to turn right into this proposed service station and it also allows for traffic to turn left into it and I believe in some areas it's going to be a wide area that has to be used there but that poses an extreme safety risk for people who are walking, jogging, riding, their bicycles in one of the limited areas in district 6 that we can consider using for recreation, Parks and Recreation, since we don't have a park or a recreation center in district 6. So, it is definitely a safety hazard to have traffic coming across pulling in there while you've got women and kids with baby strollers and things walking along the path, bicyclists going through there. It's not good and as was pointed out by the woman who also lives in my neighborhood putting in an underground gasoline tanks is not safe. The City Council worksheet also says there is no evidence presented with the application that indicates the use will injure the beneficial use of adjacent or abutting property and by coming to the conclusion that they made, they were supposed to consider aspects of the proposed use for development that may have a negative impact on the value of adjacent properties. Well there are three homes on Astor Place that abut upon this property I don't think it's going to be beneficial for them. The final one, on the worksheet #3, the proposed use will be located in the neighborhood business zoning district. The proposed use would be in harmony with the district and is not anticipated to have a negative impact and by coming to that conclusion they can consider aspects of the proposed use or development that may have a negative impact on the nature or character of the surrounding area. We don't have areas now over there where kids hang out, that go out you know to get together with their friends. We don't have a problem in that area with people selling drugs. That's not now happening in this area and I have some concerns that it should stay that way and I have some doubts that it will stay that way.
6. **Nicole Lofton**, 204 Hardingwood Drive: I didn't come prepared to speak. Sometimes I feel like it might not matter but I'm going to use my voice and I'm a resident in this area and not only do I live there, I use this area. I hope that you guys would have the opportunity to spend some time there. Not just go through there every now and then because it depends on what time of the day and what's going on that you will actually see what really is. We talked about a lot of things concerning this area and one was the need, let's be honest, is there really a need for this? Sometimes you just got to, I understand the development in Goldsboro, I've been here all my life and I understand the importance of that, but if we're developing, let's develop things that make sense and right now a gas station in that area does not make sense. There's in any direction you go and you've heard this, there is gas, there's food, there's some places to shop. Our needs are already met in that community and I know development brings money for the city, I get that but if we're going to develop something let's develop something that makes sense for everyone not just the city but for the city and the citizens. We talked about traffic, traffic is horrible we know and it amazes me that we can start to consider putting in turning lanes and things like that when this development is coming but we've been asking for something to go on in that area because I'm a cyclist and I also walk in that area and it's a very dangerous area it is. We've had people that have almost gotten hit even coming out of that apartment complex because there is a crosswalk but the people, they ignore it and I'm speaking fact. They ignore it because their mission is to get out on New Hope Rd. Please consider pedestrians and bikers as well. We've been trying to get more walk lanes and bike lanes in that area but we have not been successful but now I hear that we're able to develop wider lanes and that for this development. We talked about the infrastructure. I've experienced and currently witnessing that as well. My water bill and I'm not talking about the rates increase, it's constantly high because of the infrastructure and the plumbing issues. We have plumbing trucks coming through our neighborhood all the time so we know that there's an issue there and if this is not and I understand that development is supposed to help but when will it help? Will it help after they build this thing and we have to wait continuously wait or is it going to happen while they're building and those are questions that I have not heard an answer for. We also we talked about yeah the pedestrian thing, I just really want you guys to really consider if this is really a need at this time. That's all I'm asking and to me and I think my neighbors and everybody that lives in that area, there is no need. I can go in four different directions and get what this gas station is going to provide for me.
7. **David Bourgeois**, 910 Jay Ryan Road: And I moved in that area because of how beautiful that area is. I raised my boys there and now I'm raising my grandchildren there. A gas station, if you Google, you'll find 30 gas stations within 3 miles. To have a gas station put right outside our neighborhood to attract and I'm going to say you're going to attract noise. If it's 24/7 you're going to hear all kinds of stuff going on. Me being a veteran, retired Air Force, my valves are damaged because of toxins that go into that ground. You're adding 300 homes over here, you've got our neighborhood that's already built up. It's going to happen, I don't care what the EPA says or anybody else says, I've been on bases all across the world, in the country. It gets into the soil, it gets into the system, and if you're putting it right in the middle of us, it's going to find its way to our water system. The Aquaphor is not that deep and then you got the ditches that line the fields there and the farm fields there. That's what I'm concerned about. I have heart damage because of all this. I'm just letting you know I just don't agree with

putting a gas station right in the middle of our neighborhoods, when you've got thirty of them within 3 miles. That's all I really wanted to bring up. Everybody brought up all the rest of the stuff that's concerning but that one because I'm affected personally and I don't want to see my neighborhood and my family and friends be affected by that either, not that close, it's too close.

8. **Yoland Farmer**, 1104 Shelley Drive: As a trained physicist, I like to deal in facts too, but I can't help but tell you that it's personal for me too because this is my home. As a recent widow, this is where I'm staying probably the rest of my life and looking at the FBI crime rate, 24-hour gas stations in the last review was accounted for 37,561 violent crimes at gas stations. I can see where this gas stations going to be from my window in my bedroom and it terrifies me to know that I could be living where 5% of the crimes in this country are held. We have a lot of gas stations here and we don't need another gas station in our community. I walked my grandchildren on that beautiful trail that the city has provided for us and thank you for giving that to us, it helps us as we attempt to live a more healthy life and thank you for that but now it's going to be taken away from us because when we go to walk across Cuyler Best, when you cross over and again we don't have any lighting. When we crossover and I'm pulling my grandkids wagon trying to get them across the street, with that gas station there that's gone for me because I can't do that anymore so I am pleading with you to please take our community into consideration. We work hard to get our homes and please allow us to stay there in peace.
9. **Chris Cox**: I own Cox Properties here in town. I'm a commercial broker, general contractor. I think I consider myself an expert. When I show property, and I represent a lot of land owners in this area. When a developer comes into a city whether it's Goldsboro or wherever it might be, the first thing they ask me is where should I be? They tell me what their use is and you look at the zoning. Most of the opposition tonight was settled long ago. This has been zoned MU for many years. This is a permitted use in the zone. These people may have you know, problems with it, but the city leaders decided a long time ago this is where they wanted this type of development. It's not the developer's fault. They spent hundreds and hundreds of thousands of dollars already on the site and they're going to spend millions of dollars preparing it. When you're talking about \$200,000 in road improvements on one side, \$200,000 worth of road improvements on the other side, \$200,000 more on another side. That doesn't have to come out of city coffers, it's all paid by the developer, doesn't have to be paid by city taxes. These are things that have to be looked at too. It's not the developer's fault, he's just putting it where the city leaders said that's where they wanted this type of development. You have to have confidence in the boards when you come into a city and they say this is where we want it and that's where they go, so you're following the rules and then you get to an opposition like tonight and then you're sitting there and you're thinking, this is where I was told I needed to go. It wasn't by me; it was by people on the board. I'm just saying when you make your decision, when you make your vote, think about that too.
10. **Anita Poland**, 104 Jennifer Place: I want to say thank you to each one of y'all for giving us an opportunity as residents of Mimosa Park to be able to speak. I just want to say that I'm in agreement with that light pollution. I lived actually close to two gas stations, one of which was a 24-hour, and I will tell you the light pollution is an issue. I moved away for a reason and when we purchased this property, we purchased it with no thoughts in mind that someone would bother to put a 24-hour gas station that close to our neighborhood. We've been paying on this house for many years, and I would not have purchased a home in an area to repeat but I moved away from. The other concern that they were talking about with the health issues it has been it is a proven thing it's not a crystal ball thing. Leaking underground storage tanks is an undesirable consequence of having a gas station next door or even down the street as gasoline or diesel fuel that leaks from these tanks can move great distances below ground and can reside there for decades, so I'm talking about grandchildren, great grandchildren. Also having an impact on those adjacent properties. This can create possible negative health effects such as anemia, lung, brain and kidney damage and benzene can increase the risk of cancer for those living or working within 500 to 1000 feet. 1000 feet which is just a little over the size of three football size fields. Some of the residents in Mimosa Park would definitely be within this range. A proposed property and I don't understand why the developer, and I don't know who it is, but where the new subdivision or I guess new homes, 300 at least are going to go, if I were developing that land, I would hope that someone would be standing up for the residents that are going to live there because I can tell you this would be a deterrent to purchase homes across and that close. There is a church that has a daycare that is open, those children are going to be in that daycare. That's a safety issue because of what happens with the underground. I would ask that you guys please vote against this gas station/convenience store being able to be placed here.

No one else spoke and the public hearing was closed.

Comments submitted from the Mayor and Council, Mr. Helmer, are available for review on the City of Goldsboro's YouTube page, Facebook page or a recording available in the City Clerk's Office.

City Council entered into deliberation and voted on each of the four findings in order to determine whether or not the Special Use Permit should be issued.

1. Councilman Boyette made a motion that the use will not materially endanger the public health or safety. There was no second and the motion failed. Councilwoman Weeks made a motion that the use will materially endanger the public health or safety. The motion was seconded by Councilwoman Jones. Mayor Pro Tem Matthews, Councilwoman Weeks, Councilman White and Councilwoman Jones voted for the motion. Mayor Gaylor, Councilman Boyette and Councilwoman Taylor voted against the motion. The motion passed 4:3.

2. Councilman Boyette made a motion that the use will not substantially injure the beneficial use of adjoining or abutting property. There was no second and the motion failed. Councilman White made a motion that the use will substantially injure the beneficial use of adjoining or abutting property. The motion was seconded by Councilwoman Weeks. Mayor Pro Tem Matthews, Councilwoman Weeks, Councilman White and Councilwoman Jones voted for the motion. Mayor Gaylor, Councilman Boyette and Councilwoman Taylor voted against the motion. The motion passed 4:3.
3. Councilman Boyette made a motion that the use will be in harmony with existing development and uses within the area in which it is located. There was no second and the motion failed. Councilwoman Weeks made a motion that the use will not be in harmony with existing development and uses within the area in which it is located. The motion was seconded by Councilman White. Mayor Gaylor, Mayor Pro Tem Matthews, Councilwoman Jones, Councilwoman Taylor, Councilwoman Weeks, and Councilman White voted for the motion. Councilman Boyette voted against the motion. The motion passed 6:1.
4. Councilman Boyette made a motion that the use will be in general conformity with the City of Goldsboro Comprehensive Land Use Plan. The motion was seconded by Mayor Pro Tem Matthews. Mayor Gaylor, Mayor Pro Tem Matthews, Councilwoman Jones, Councilman Boyette, Councilwoman Taylor, and Councilwoman Weeks voted for the motion. Councilman White voted against the motion. The motion passed 6:1.

Mayor Gaylor stated the special use permit does not move forward.

Councilwoman Weeks stepped out of the room at 8:49 p.m. and returned at 8:51 p.m.

**Item E. SU-06-24 (Automobile Sales-Used) – SE side of the intersection of North Center Street and West Oak Street. Public Hearing Held and Special Use Permit Approved.** The item was presented by Mark Helmer, Planning Director, after being properly sworn in.

ADDRESS: 312 N. Center St.  
 PARCEL #: 2599975018  
 PROPERTY OWNER: Namee Barakat  
 APPLICANT: Namee Barakat  
 ZONING: General Business (GB)

The applicant requests a Special Use Permit for the establishment of Automobile Sales-Used, located in the General Business Zoning District. The General Business Zoning District is established to accommodate the widest range of uses, providing general goods and services to the community.

According to the City's Unified Development Code, Automobile Sales-Used is permitted only after obtaining a Special Use Permit from Goldsboro City Council. In addition, the following are approval criteria for the proposed special use:

1. The minimum lot area is fifteen thousand square feet.
2. The minimum lot frontage and width shall be one hundred feet, unless the cars for sale are driven to the site or delivered by nothing larger than a two car carrier. If either of these conditions is met, there shall be no minimum lot frontage or width.
3. No parking of used vehicles or customer vehicles shall be allowed within the required street yard landscape area.
4. No vehicles for sale shall be parked within twenty feet of residentially zoned property or any buffer area as required in Section 6.3.9.
5. One loading area, not less than twenty by fifty feet shall be provided unless no vehicles will be delivered by car carrier.
6. The special use permit shall be issued for a five-year period with automatic renewal for an additional five years if the site and structures are maintained in a satisfactory manner as originally approved.
7. All vehicular display areas shall be improved with paving and curb and gutter.
8. Used automobile sales facilities shall be retrofitted to comply with the landscape requirements of Section 2.4.10 as a condition of Special Use Permit approval.

Frontage:       Approx. 172 ft. (N. Center St.)  
                   Approx. 152 ft. (W. Oak St.)

Lot Size:        Approx. 28,500 Square Feet

Existing Use: The site was previously occupied by A Cleaners and Bargain Battery Outlet.

Land Use Plan Recommendation: The City's Land Use Plan locates this parcel within the Commercial land use designation. The General Business Zoning District is a corresponding district for the Commercial land use designation.

Commercial: This district places recommends emphasis on the following:



1. Preservation and development of the Central Business District.
2. Control of strip development.
3. Reduction of excessive signage
4. Quality In-fill development
5. Prohibition of commercial encroachment on existing residential neighborhoods.
6. Inclusion of some parks/open space to provide pedestrian-friendly and landscaped areas which will “break” the commercial landscape.

According to the applicant’s submitted site plan application and site plan, the proposed use is for Automobile Sales-Used with outside storage.

Hours of Operation

- Mon-Sat; 9am – 6 pm

Employees:

- 3

If the Special Use Permit is approved, the Technical Review Committee will review the site plan for compliance with all City of Goldsboro development regulations to include stormwater management prior to administrative site plan approval. City of Goldsboro issued building permits and final inspections will be required prior to issuance of a certificate of occupancy.

The applicant has presented a site plan showing 16 paved spaces for display of automobiles for sale, 8 employee parking spaces and an outdoor storage yard.

Planning staff recommends the following conditions of approval:

1. The use shall be limited to 16 automobiles for sale and all automobiles for sale shall be parked within the striped parking stalls as identified on the site plan.
2. No outdoor storage of inoperative or partially dismantled automobiles shall be permitted.
3. No outdoor storage of tires permitted.
4. No outdoor storage of automobile parts permitted.
5. All other outdoor storage shall be screened from view with a six-foot-high solid opaque fence.

Council does have the ability to continue the hearing or place conditions upon its approval as long as Council is able to conclude that evidence exists in the record to support the condition. The Mayor of Goldsboro shall sign the Order to Approve or Deny, that reflects the results of the hearing and deliberation at the March 18, 2023, City Council meeting.

Mayor Gaylor opened the public hearing. No one spoke and the public hearing was closed.

City Council entered into deliberation and voted on each of the four findings in order to determine whether or not the Special Use Permit should be issued.

1. Councilman Boyette made a motion that based on the conditions recommended by Planning staff, the use will not materially endanger the public health or safety. The motion was seconded by Councilwoman Taylor and unanimously carried.
2. Councilman Boyette made a motion that the use, inclusive of the conditions recommended by Planning staff, will not substantially injure the beneficial use of adjoining or abutting property. The motion was seconded by Councilwoman Jones and unanimously carried.
3. Councilman Boyette made a motion that the use, including the conditions recommended by Planning staff, will be in harmony with existing development and uses within the area in which it is located. The motion was seconded by Councilwoman Taylor and unanimously carried.
4. Councilwoman Weeks made a motion that the use, including the conditions recommended by Planning staff, will be in general conformity with the City of Goldsboro Comprehensive Land Use Plan. The motion was seconded by Councilman Boyette and unanimously carried.

Mayor Gaylor stated SU-06-24 passes.

**Item F. SU-7-24 Quadplex (Multi-family dwelling) - Goldsboro Housing Authority. Public Hearing Held and Special Use Permit Denied.** The item was presented by Mark Helmer, Planning Director.

ADDRESS: 1113 E. Mulberry St.

PARCEL #: 3509-44-3756

PROPERTY OWNER/APPLICANT: Goldsboro Housing Authority



The applicant requests a Special Use Permit for the establishment of a quadplex (4 multi-family apartment units), located in the Residential 9 Zoning District. The Residential 9 Zoning District is established to accommodate both single and multi-family residential uses and to prohibit all activities of a commercial nature, except certain home occupations. Multi-family development shall have 9,000 sq feet of land area for the first unit and an additional 4,500 square feet for each additional unit.

According to the City's Unified Development Code, multi-family development is permitted in the Residential 9 Zoning District only after obtaining a Special Use Permit from Goldsboro City Council.

Frontage: 140 ft. on E. Mulberry St.  
 210 ft. on N. Pineview Ave.  
 Area: 29,400 sq. ft. or 0.67 acres  
 Zoning: Residential 9  
 Existing Use: Vacant single-family dwelling.

**Adjacent Zoning and Land Uses**

North	O&I-1	Single-family residential
South	R-9	Single-family residential
East	R-9	Single-family residential
West	NB	Single-family residential

The City's Land Use Plan locates this parcel within the High-Density Residential land use designation. This designation was given based off existing residential development patterns, constraints to development, and the location of infrastructure. The desired development density for the High-Density Residential land use designation is 8.5 units per acre. Residential 9 is a corresponding zoning district for the High-Density Residential designation.

**Commercial:** This district places recommends emphasis on the following:

1. Preservation and development of the Central Business District.
2. Control of strip development.
3. Reduction of excessive signage
4. Quality In-fill development
5. Prohibition of commercial encroachment on existing residential neighborhoods.
6. Inclusion of some parks/open space to provide pedestrian-friendly and landscaped areas which will "break" the commercial landscape.

Per the Unified Development Ordinance (UDO), a special use permit is required for the establishment of a quadplex (multi-family apartment units) in the Residential 9 Zoning District. Upon approval of the special use permit, the site plan will be reviewed by the City of Goldsboro Technical Review Committee for compliance with all required development standards of the UDO.

If the Special Use Permit is approved, the Technical Review Committee will review the site plan for compliance with all City of Goldsboro development regulations to include stormwater management prior to administrative site plan approval. City of Goldsboro issued building permits and final inspections will be required prior to issuance of a certificate of occupancy.

**Mr. Helmer** stated the following: The land use plan calls for high density residential which the project is and the purpose of that district is to allow for a range of uses to include quadplexes and duplexes as well as single family. I believe in the R9 multifamily you know like a traditional multifamily apartment complex is also permitted in the zoning district. The technical review committee will ultimately review this plan as well. What the project is showing, a development plan that shows this unit being, there's a floor plan too but it shows this project being developed into four units. They'll be proposing a parking lot on the north side of the property as well as a parking lot on the Mulberry side of the property. Staff will recommend that this project, if it is approved, will produce, or create one parking lot with access from Pineview Ave. Staff is recommending no driveway be permitted on Mulberry Street. Staff is of the opinion that two parking lots with two driveways is excessive for this development when the development could easily be served by one driveway and one parking lot with access to North Pine Ave. Staff is also recommending that a fence be provided on the Mulberry side of the property providing privacy to the residents and to provide screening from the proposed parking lot.

In addition, the conversion of the existing single-family dwelling to a multifamily apartment complex will be required to meet the North Carolina State Building Code before a Certificate of Occupancy can be issued.

Planning staff has distributed the special use permit proposal to City Engineering and the Fire Marshall's Office for comment. There were no issues or concerns pertaining to the site.

Council has the ability to continue the hearing or place conditions upon its approval as long as Council is able to conclude that evidence exists in the record to support the condition. The Mayor of Goldsboro shall sign the Order to Approve or Deny, that reflects the results of the hearing and deliberation at the March 18, 2024, City Council meeting.

Comments submitted from the Mayor and Council, Mr. Helmer, are available for review on the City of Goldsboro's YouTube page, Facebook page or a recording available in the City Clerk's Office.

Mayor Gaylor opened the public hearing and the following people spoke:

1. **Sharita Oates**, Director of Administration for the Housing Authority of the City of Goldsboro: This will not be used as a homeless, like a shelter, for battered women. It will be more so as a transition home for people coming out of the battered women shelter and we actually have our community partner here, Linda Holden Cox who can speak more to what that transition will look like and how that program will operate. It's our property and we're actually overseeing the development of it. We are going to partner with Wayne Uplift and allow them to come in and utilize the space and it'll be specifically for people transitioning out of the shelter into a transitional facility.
2. **Linda Holden Cox**: It's my understanding it's not going to be a woman shelter. We do operate the women shelter here in Goldsboro. Wayne Uplift Resource Association is the domestic violence and sexual assault service providers for Wayne County. We offer an array of supportive services and one of the services that we provide is the women's shelter, we provide that service for women and their dependent children. We also provide services for men and their dependent children, however, the shelter that we have we do not house men in there. We do have alternative housing for them. Within this shelter we provide supportive services and come up with a safety plan for them whenever they transition out of our shelter. Not all people who come to our program goes into the shelter. Some of them actually come to the program, we provide financial assistance, case management for them, counseling and things of that sort, but the partnership that we have with the Goldsboro housing Authority that we're very excited about continuing is the women or the men who come out of our program would be transitioning into housing, there on Mulberry Street. We're very excited about that. We run our program with the mission and the assumption that everybody should have an opportunity to stay where they want to stay as long as they follow the guidelines within that community or within that neighborhood, we think that you know just because they've had a personal crisis situation that they should not be stigmatized by anyway and that's how we operate. We actually provide services to people from all economic backgrounds, all educational backgrounds, all races and domestic violence and sexual assault does not discriminate and we are here in support of those victims and survivors that are going through those personal crisis situations and we are very excited about partnering with Goldsboro Housing Authority to be able to give these individuals a safe place to go once they transition out of a domestic violence, sexual assault situation.  
**Mayor Pro Tem Matthews**: I'm asking you if you could be very specific in the type of housing. It's different for us to say it's going to be a facility, it's different for us to say shelter, it's different for us to say these individuals are going to have a chance at self-sufficiency being on their own. So can you really explain to us what type of housing would be available for those individuals.  
**Linda Holden Cox**: Once they transition out of the shelter it would be individuals who are just coming through our program because everybody that comes through our program does not need our shelter services. So, anyone who's fleeing a domestic violence or sexual assault situation, would come to our office and we would do the intake process just like we do when they go into the shelter. If they are needing transition housing from the shelter or from fleeing a domestic violence situation and just coming into our program, if there's availability at this house then we're going to screen them as we do anyone. They would have to pass our intake screening process as well as Goldsboro Housing Authority's process and you know as long as they pass that screening, they're going to be eligible to qualify for the for the housing. I don't know if there's anything else that you want me to add to that.  
**Mayor Pro Tem Matthews**: I just wanted it because we heard different terms being used so I wanted everyone to be clear on what type of housing it was. That it's not a shelter, it's not going to be considered a facility, this is going to be individuals who have independent living, self-sufficiency.  
**Linda Holden Cox**: They are to pay their rent like we all pay mortgages or rents. In our shelter they can come and stay for 30 days, up to 90 days or have an extended period. This is not what this property is going to be. It's not going to transit. They're going to be coming in and paying their utilities, paying their rent and all of that but if they choose to leave and find another place to go, all well and good, but just like we've moved from house to house but it's not a shelter. It's not going to be shelter. We operate a shelter but it's not going to be on that level.  
**Councilwoman Taylor**: Is it intended to be for long term rental or something.  
**Linda Holden Cox**: There is going to be no limitations. We're going to screen individuals. It's not going to be transitional. Not going to be where they come in and stay for two weeks and move on. That is going to be a location that they have started out for a safe place to stay. I'm not a shelter where they would come to our location say for 30 days or 90 days and then move on. In our program we assist them in finding permanent safe homes or housing and just like if we assist them in contacting a realtor or housing or private landlord, it's going to be another option for them.  
**Councilwoman Weeks**: It will fall under the auspices of Wayne Uplift correct?  
**Linda Holden Cox**: We're going to be screening the applicants. We're going to be doing referrals for the Housing Authority. They're going to operate the facility. We're not operating the facility. We're just going to make referrals like we would to those for the Housing Authority, to Eastern Carolina Regional, to a private landlord from time to time or any realtor that we have an MOU with that we refer our residents too.

**Councilwoman Weeks:** My concern though was it being under the auspices of Wayne Uplift. I'm trying to think of everything that's in those surrounding areas and I was trying to think of, I don't know if it would be a law or ordinance. I don't know if Mr. Lawrence could help me but one question I had wrote down is, is there some type of ordinance that if you have transitional housing already in like within 1000 feet or something like that, would that fall under this or no?

**Attorney Lawrence:** That's different. So, this quadplex is going to be four units, it's not going to be a group home.

**Councilwoman Jones:** Did you say there would be male or female or both people that will be coming to this house?

**Linda Holden Cox:** If they are transitioning from our shelter, they're going to be females. We do serve men but not at that particular site. We provide services for men, but we have other housing locations here in Goldsboro that we may refer them to.

**Councilman Boyette:** I'd just like I said that my opposition to this request has nothing to do with what the use is. It's simply the fact that we're taking a single-family residence and turning it into a commercial quadplex in an area that's not what that area is intended or designated for. If their applicant was making a request to upfit the single-family home or they were making a request to make it a duplex, that's not changing the character of the property, that's where my opposition lies. It isn't with the use, the tenants that are residing in the property isn't where my concern and my concern is specifically, we're taking a single family home, in a single family area and turn it into a commercial quadplex that requires all these things that we're speaking about.

**Councilman White:** I just want to clarify that even though it falls under Goldsboro Housing Authority, is this part of the choice voucher program in any in any type of way?

**Linda Holden Cox:** I can't answer that question because I'm not employed with Goldsboro Housing Authority.

**Mayor Pro Tem Matthews:** Just for clarity sake, Councilman Jones, when you asked your question just now were you talking about the proposed unit or the current shelter when you asked about men.

**Councilwoman Jones:** I'm talking about the proposed.

**Mayor Pro Tem Matthews:** For clarity sake, men will be allowed because I mean like you said domestic violence, it doesn't pick and choose.

**Linda Holden Cox:** We have very few, we do service men but normally they actually are relocated out of town. I have to be honest with you and we do even service men from Seymour Johnson Air Force Base and we have a very low percentage of men that we serve so mainly it will be women. However, you know it doesn't discriminate so if we have a man that meets the qualifications, our screening process and their screening process and you know is eligible to be placed there, sure, but I would say to you today that 99.9% of our people that we serve are females with dependent children.

**Councilman White:** Just one more because there was concerned citizen e-mail, this is not just based on income right? Anybody from any financial background could be at these units.

**Linda Holden Cox:** I can say from our point of view the qualifications for our program are not based on income. We serve people from all economic backgrounds and so as far as the housing that Goldsboro Housing Authority is actually proposing to do then I can't answer that.

**Councilwoman Weeks:** Have you had success with quad homes? Have you tried this yet?

**Linda Holden Cox:** No, we have not tried to place individuals in a quad placement. We do collaborate with private landlords, Goldsboro Housing Authority, realtors, making referrals. We do have some contacts with a couple of realtors here and that share their listings with us but in private homes or in apartment complexes and things of that sort but we have not. Duplexes yes, we have placed some individuals or participants in duplexes before.

3. **Tyler Page:** I currently reside at 105 N Oleander Drive about 2 1/2 blocks from the address where we're speaking of for the projected multifamily residences. I'm very familiar with this area, I rented at 1205 E Mulberry St. for over a year and recently as of July of last year I bought a home at the address I just stated about 2 1/2 blocks away. If I knew then what I knew now, and learning about this and the way that Mulberry Street is going, I would not have bought my house. I've grown up in Goldsboro, graduated from a local school here. My whole family is here for the most part and what I'd like to speak most about is the harmony of this. At what price and I know there are needs in the community and I'm not undermining those at all by speaking up against this and I am in fact speaking against this because we already have on the 100 block of Oleander and Ash Street a Goldsboro Housing Authority run, actually two individual units that are run by that and then off Audubon another Goldsboro Housing unit from my old apartment to my new home. Now you're telling me there's going to be 4 Goldsboro Housing authorities between Ash St. and Mulberry St. How is that conducive to a single-family home. I'm not married, I don't have kids but I'm very caring about my neighbors, my community. I try to be thoughtful and I'm very observant. One thing I've observed is the amount of children, young families walking, Mulberry is a very popular place to walk. Basically, what I'd just like to say is I feel like we're losing the harmony of the single-family home neighborhood. There are already numerous Goldsboro Housing Authority residences and now we're talking about adding other ones. I would like to speak on safety. I have lived many places in my life since I've moved back to Goldsboro and I will be here for the rest of my life. I love this city. I've had to call the police at least a half a dozen times not for fear for my own health but for fear for my neighbors, my community. My neighbor's car was stolen six months ago, my car has been gone through. Crime is an issue, and I don't want it to get any worse for any reason but more specifically, I don't want to lose the neighborhood that I've bought with my hard-earned money and want to raise a family eventually. I don't want to lose the harmony of that neighborhood.

4. **Darrell Crawford:** I stay at 106 Claiborne Street and that's right there on the corner of Claiborne and Mulberry, maybe two blocks from the residence that we were talking about. I also agree with the gentleman here and the gentleman that just spoke. I am against the property being turned over to what they are trying to do. I came across the property maybe a couple of weeks ago and saw the sign outside posted public hearing and everything. I walked around the property and the first thing that came to my mind was how long had the property been empty because it's



just sitting there. It's a huge house and I thought that the first thing that I would do is try to sell it to a private owner. And also like the people saying that you know Mulberry Street, Walnut, all those parallel streets nothing but single family homes and they've been that way for nearly 100 years. One time 50 years ago, 60 years ago, it was a little different out there, the diversity was a little bit different out there than what it is now but the diversity now I think is moving in the right direction so I think the area is pretty much a single family home community with people raising kids and everything else out there. My other question too was you know they talk about conversion. Do they plan to tear down the existing house and build this condo or renovate the existing house to a complex. I have nothing against Housing Authority, I grew up in Goldsboro, Webb Town. I think there may be a better solution for this particular property.

5. **Carla Chapel:** I live on 113 N Leslie Street which is about three to four blocks away from the proposed property. I also own a home on Oleander which is also quite locally situated. I share your sentiment Beverly, I have the utmost respect and compassion on the population that they are wanting to offer this housing to and I really do hope that there can be like a great resolution down there but when it comes to the integrity of Mulberry Street and the neighborhood that we're speaking about, I don't see that a privacy fence, or screening, or a parking lot that has to accommodate like 8 parking spots would be cohesive to the community that already exists. There are a lot of really beautiful homes on that street, a lot of really historic homes, and I find that if they were split into four separate units that we would lose a lot of the integrity.

No one else spoke and the public hearing was closed.

Mayor Gaylor re-opened the public hearing upon request from Councilman White to cross examine Sharita Oates.

**Councilman White:** I know I talked about the LMI community, low to moderate income community and I think that I keep hearing about Goldsboro Housing Authority. Can you tell me the exact role that y'all will play with managing this facility?

**Sharita Oates:** We will be the landlords. We are the ones that are going to pay to get this building or this home reconstructed into the fourplex and then we'll be the ones that will be collecting the rent and making the upkeep of the units as well.

**Councilman White:** You told me it wasn't a choice voucher program.

**Sharita Oates:** The housing choice voucher? No, it's public housing.

**Sharita Oates:** They call this home the Mary Casey house and I wasn't familiar with Mary Casey, so I looked it up and Mary Casey was a nurse years ago. This was her home and it was actually, they said it's the very first nursing home within our state. So, it hasn't always been a single-family home. I did want to make that point. We'll be more than happy to share our plans of what we plan to do with the upkeep and the outside of the home. We don't have any intention of compromising the integrity of the neighborhood or anything like that. We're in a position to put quite a bit of money into making this home very appropriate and safe for families that like Ms. Linda Holden Cox said, these people transitioning out of the battered women shelter deserves a safe home for their children, for themselves as well.

**Councilwoman Weeks:** When they're transitioning out, what time, is it six months out of the Wayne Uplift from the domestic shelter. Is it three months? Is there any kind of time?

**Sharita Oates:** I'm not an expert with the program of Wayne Uplift.

**Councilwoman Weeks:** I understand the intake process with you. I'm very familiar with your intake process. Between the intake process and the time that the individual will transition into this transition home, will there be a certain time limit or statute before they can transition to actual transitional housing?

**Linda Holden Cox:** As long as there's a vacancy at the property. As soon as they come in, we do the processing, sit down and talk about their goals and objectives. If they're wanting to stay here in Wayne County and they want safe housing, and if there's availability at the property, then we're going to start that process, there's not going to be a time frame. They're going to be going through safety planning and all these other things that we offer as well but you know if there's a vacancy we're going to go ahead and place them into the house. We are in the process of working out some details with Goldsboro Housing Authority. We know the basics, we know the things on the surface, but there may be things we have to tweak along the way.

No one else spoke and the public hearing was closed.

City Council entered into deliberation and voted on each of the four findings in order to determine whether or not the Special Use Permit should be issued.

1. Mayor Pro Tem Mathews made a motion that the use will not materially endanger the public health or safety. The motion was seconded by Councilwoman Jones. Mayor Gaylor, Mayor Pro Tem Matthews, Councilwoman Jones and Councilman White voted for the motion. Councilman Boyette, Councilwoman Taylor, and Councilwoman Weeks voted against the motion. The motion passed 4:3.
2. Mayor Pro Tem Mathews made a motion that the use will not substantially injure the beneficial use of adjoining or abutting property. The motion was seconded by Councilman White. Mayor Pro Tem Matthews, Councilwoman Jones and Councilman White voted for the motion. Mayor Gaylor, Councilman Boyette, Councilwoman Taylor and Councilwoman Weeks voted against the motion. The motion failed 3:4.



3. Councilwoman Weeks made a motion that the use will **not** be in harmony with existing development and uses within the area in which it is located. The motion was seconded by Councilman Boyette and unanimously passed.
4. Mayor Po Tem Matthews made a motion that the use will be in general conformity with the City of Goldsboro Comprehensive Land Use Plan. The motion was seconded by Councilman White. Councilwoman Jones did not vote, however, pursuant to G.S. 160A-75, Councilwoman Jones' vote would be considered an affirmative vote. The motion was unanimously passed.

Mayor Gaylor stated SU-07-24 fails.

**Item G. SU-8-24 Quadplex (Multi-family dwelling) - C & C Builders. Public Hearing Held and Special Use Permit Approved.** The item was presented by Kenny Talton, Assistant Planning Director.

ADDRESS: 2813 McLain St.  
 PARCEL #: 519-73-8942  
 PROPERTY OWNER/APPLICANT: C & C Builders

The applicant requests a Special Use Permit for the establishment of a quadplex (4 multi-family apartment units), located in the Residential 9 Zoning District. The Residential 9 Zoning District is established to accommodate both single and multi-family residential uses and to prohibit all activities of a commercial nature, except certain home occupations. Multi-family development shall have 9,000 sq feet of land area for the first unit and an additional 4,500 square feet for each additional unit.

According to the City's Unified Development Code, multi-family development is permitted in the Residential 9 Zoning District only after obtaining a Special Use Permit from Goldsboro City Council.

Frontage: 86.53 ft. on McLain St. St.  
 Area: 27,045 sq. ft. or 0.62 acres  
 Zoning: Residential 9  
 Existing Use: Vacant lot.

**Adjacent Zoning and Land Uses**

North	O&I-1	Single-family residential
South	R-9	Single-family residential
East	R-16	Single-family residential
West	R-9	Single-family residential

Land Use Plan recommendation: The City's Land Use Plan locates this parcel within the High-Density Residential land use designation. This designation was given based off existing residential development patterns, constraints to development, and the location of infrastructure. The desired development density for the High-Density Residential land use designation is 8.5 units per acre. Residential 9 is a corresponding zoning district for the High-Density Residential designation.

Per the Unified Development Ordinance (UDO), a special use permit is required for the establishment of a quadplex (multi-family apartment units) in the Residential 9 Zoning District. Upon approval of the special use permit, the site plan will be reviewed by the City of Goldsboro Technical Review Committee for compliance with all required development standards of the UDO.

In addition, the conversion of the existing single-family dwelling to a multifamily apartment complex will be required to meet the North Carolina State Building Code before a Certificate of Occupancy can be issued.

Planning staff has distributed the special use permit proposal to City Engineering and the Fire Marshall's Office for comment. There were no issues or concerns pertaining to the site.

If the Special Use Permit is approved, the Technical Review Committee will review the site plan for compliance with all City of Goldsboro development regulations to include stormwater management prior to administrative site plan approval. City of Goldsboro issued building permits and final inspections will be required prior to issuance of a certificate of occupancy.

**Kenny Talton:** To the South or in this case, the West of the property, those units to the left are also multifamily townhouse developments. There's three of them and 12 units there this time existing. You'll see a site plan here for each unit consisting of a 2-car garage with a parking space on the outside of the unit, a patio to the rear. This townhome development is going to be on a single lot by itself. It has a parking lot in front of it that will serve as a parking lot for the development. As such

there will have to be a homeowners association in conjunction with this type development where individual members will actually be responsible for maintaining any common areas such as in this case would be a parking lot, any landscaping more or less associated with the properties itself.

**Mayor Gaylor:** Let me make sure I heard you correctly, property adjacent on one side is already on townhomes correct and it's currently a wooded lot so it would be truly a new site development. Then the house I guess that would be just to the Northeast, is that a single family?

**Kenny Talton:** I believe that's correct, yes Sir.

Council has the ability to continue the hearing or place conditions upon its approval as long as Council is able to conclude that evidence exists in the record to support the condition. The Mayor of Goldsboro shall sign the Order to Approve or Deny, that reflects the results of the hearing and deliberation at the March 18, 2024, City Council meeting.

Mayor Gaylor opened the public hearing. No one spoke and the public hearing was closed.

City Council entered into deliberation and voted on each of the four findings in order to determine whether or not the Special Use Permit should be issued.

1. Councilman Boyette made a motion that the use will not materially endanger the public health or safety. The motion was seconded by Councilwoman Taylor and unanimously approved.
2. Councilwoman Weeks made a motion that the use will not substantially injure the beneficial use of adjoining or abutting property. The motion was seconded by Councilwoman Jones and unanimously approved.
3. Councilman Boyette made a motion that the use will be in harmony with existing development and uses within the area in which it is located. The motion was seconded by Councilwoman Jones and unanimously approved.
4. Councilwoman Weeks made a motion that the use will be in general conformity with the City of Goldsboro Comprehensive Land Use Plan. The motion was seconded by Councilman Boyette and unanimously approved.

Mayor Gaylor stated SU-08-24 passes.

**Item H. Z-1-24 Simmons Development Center (General Industry to Office and Institutional-1) – South side of W. Hemlock St. between W. Elm St., N. George St., and Cola Dr. Public Hearing Held and Ordinance Adopted.** The item was presented by Kenny Talton, Assistant Planning Director.

ADDRESS: (TBD)

PARCEL #: 2599-64-7034

PROPERTY OWNER: Simmons Development Center, LLC. c/o Shonta Simmons

APPLICANT: Simmons Development Center, LLC. c/o Shonta Simmons

The applicant is requesting a rezoning from the General Industry Zoning District (I-2) to the Office and Institutional (O&I-1) Zoning District. The purpose of the Office and Institutional (O&I-1) Zoning District is to provide for the development of office and community institutions that have similar development characteristics and require locations close to residential and commercial uses. This district discourages commercial uses and forbids industrial uses. It is intended to encourage the development of office and institutional uses that provide a step down in intensity between highly developed commercial districts and nearby neighborhoods.

Access: W. Hemlock St.

Area: Approx. 91,399 sq. ft. or 2.10 acres

**SURROUNDING ZONING:**

North: Office and Institutional (O&I-1), General Business (GB), and Residential (R-6)

South: General Industry (I-2)

East: General Industry (I-2)

West: Office and Institutional (O&I-1)

Existing Use: The property is currently vacant.

The City's Land Use Plan locates this parcel within the Industrial land use designation. This designation's purpose is to establish and protect industrial areas for the use of prime industrial operations and for the distribution of products at wholesale.

The Office and Institutional (O&I-1) Zoning District is not identified as a corresponding district for the Industrial land use designation.

This is a rezoning proposal for approximately 2.10 acres to be rezoned from the General Industry (I-2) Zoning District to the Office and Institutional (I-1) Zoning District. As such, all permitted uses in the Office and Industrial Zoning District shall be considered as potential uses for the site.

The subject property is located directly east of and adjacent to Dillard Academy, Inc. Uses in close proximity to the subject property are Wayne County Public Schools' (WCPS) Testing Center, School Street Early Learning Center, and Professional Development and Family Engagement Center. Other uses south of the subject property include Wayne Opportunity Center and Simmons Business Development Park.

Staff has distributed this proposed rezoning request to City Engineering and the Fire Marshall's Office only since this is a straight rezoning request. As previously stated, there is no specific use of the property currently. City water and sewer are available to serve the site. The property is located in the City's 100-year floodplain.

Staff is recommending approval of the rezoning request. Although the proposed land use plan designates the future land use as Industrial, there are other factors which support the applicant's request for rezoning to the Office and Institutional (O&I-1) Zoning District. These factors include that the proposed rezoning and the range of uses permitted in the requested zoning district are compatible with the surrounding zoning patterns and land uses. In addition and in accordance with the Comprehensive Land-Use Plan, new industrial development should be encouraged to locate in existing or planned industrial parks and preferably not located in a floodplain. Lastly, the Comprehensive Land Use Plan states that the City may consider/support the rezoning of underutilized industrial properties to other zoning categories which may be consistent with plan goals such as infill development which the proposed rezoning would support.

The City of Goldsboro Planning Commission met on January 29, 2024, to review and make recommendation regarding the rezoning request. Planning Commission voted 5 in favor 0 against.

Council shall vote to adopt the recommendation for approval and Consistency Statement that the Planning Commission has provided and vote to adopt the Approval Ordinance with the inclusion of the Consistency Statement, or Council shall vote to deny with the inclusion of the Inconsistency Statement that deems this rezoning request to be inconsistent. Council may also continue the public hearing to a date certain if they determine further discussion is needed.

Mayor Gaylor asked about the different zoning uses.

Mayor Gaylor opened the public hearing. No one spoke and the public hearing was closed.

Councilwoman Jones made a motion to approve and adopt the ordinance to approve with the inclusion of the consistency statement. The motion was seconded by Councilwoman Weeks and unanimously carried.

*ORDINANCE NO. 2024-7 "AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GOLDSBORO, NORTH CAROLINA"*

Mayor Gaylor recessed the meeting at 10:14 p.m. for a break and came back at 10:20 p.m.

**Public Comment Period.** Mayor Gaylor opened the public comment period. The following people spoke:

1. Natalia Newkirk shared comments regarding the Goldsboro Housing Authority and other concerns.
2. Clark Boydston shared comments regarding streets and sidewalks and provided a handout attached as *Exhibit C*.
3. Enock Massena shared comments regarding the Haitian Voice Community.
4. Bethany Mohr shared comments regarding downtown parking restrictions.
5. Emily Figueras shared comments regarding street markets.
6. Hildegard Fossett shared comments regarding street markets.
7. Rodney Robinson shared comments regarding the Goldsboro Housing Authority and homelessness.

No one else spoke and the public comment period was closed.

**Consent Agenda – Approved as Recommended.** Assistant City Manager Matt Livingston presented the Consent Agenda. All items were considered to be routine and could be enacted simultaneously with one motion and a roll call vote. If a Councilmember so requested, any item(s) could be removed from the Consent Agenda and discussed and considered separately. In that event, the remaining item(s) on the Consent Agenda would be acted on with one motion and roll call vote. Item O, Approval of an Agreement between the City of Goldsboro and Developmental Associates was removed at the beginning of the regular Council meeting. Councilman Boyette moved the items on the Consent Agenda, Items I - N be approved. The motion was seconded by Councilwoman Weeks and a roll call vote resulted in all members voting in favor of the motion.

The items on the Consent Agenda were as follows:

**Item I. Authorization of sale of jointly owned property for 1105 and 1107 N. George Street (Community Technical Assistance). Resolution Adopted.** The item was presented by Catherine Gwynn, Finance Director.

Wayne County has requested concurrence by the City Council for jointly owned city/county-owned property. The County conducted the sale under the upset bid process (NCGS §160A-269), and the final upset bid was approved at the March 5, 2024 commissioners meeting.

Buyer: Community Technical Assistance  
Sales Price: \$10,000.00

1105 N. George Street  
Tax Value: \$3,020.00                      Pin #: 2690903868

1107 N. George Street  
Tax Value: \$3,020.00                      Pin #: 2690903973

It was recommended that Council adopt the following entitled resolution declaring the property surplus and authorizing City officials to execute instruments necessary to transfer ownership for 1105 and 1107 N. George Street to Community Technical Assistance. *Consent Agenda Approval. Boyette/Weeks (7 Ayes)*

**RESOLUTION NO. 2024-36 “RESOLUTION AUTHORIZING SALE OF SURPLUS REAL PROPERTY UNDER NCGS § 160A-269”**

**Item J. Mount Olive Pickle Plant Expansion, Phase III. Resolution Adopted.** The item was presented by Jonathan Perry, Engineering Services Manager.

Phase I for this project consisted of the installation of a new 12-inch force main for the future Cherry Pump Station and a new 6-inch force main from the existing Ash Street Pump Station. The location of the force mains for Phase 1 starts at the Ash Street Pump Station located south of W. Ash Street and extends approximately 2,300 linear feet along Jeffrey’s Lane. Phase 1 has been completed and Mount Olive Pickle is in operation. Phase 2, River Bend Pump Station, is under construction and will take approximately a year to complete.

The City Council approved Resolution No. 2024-19 on February 12, 2024 accepting grant funds and authorizing the City Manager to act as authorized signature for the NC State Appropriations Act of 2023 funding for the City of Goldsboro. The \$5M appropriated for water and wastewater infrastructure will assist in completing Phase III of the Mount Olive Pickle Plant. The estimated cost for Phase III totals \$6,276,365. The City of Goldsboro is required to fund the remaining balance of \$1,276,365. Any funds not used will be returned to the City.

It was recommended that Council adopt the following entitled resolution authorizing additional funding for the \$1,276,365 required to complete Phase III of the Mount Olive Pickle Plant Expansion. *Consent Agenda Approval. Boyette/Weeks (7 Ayes)*

**RESOLUTION NO. 2024-27 “RESOLUTION AUTHORIZING THE ADDITIONAL FUNDS REQUIRED TO COMPLETE PHASE III OF THE MOUNT OLIVE PICKLE PLANT EXPANSION”**

**Item K. Request authorization to purchase a John Deere 410 P-Tier Backhoe. Resolution Adopted.** The item was presented by Rick Fletcher, Public Works Director.

The Stormwater Division has one backhoe that is used daily. It is a 2012 year model and was scheduled to be replaced in FY25. It was recently taken out of service and the estimated repair cost is over \$60K—more than the backhoe is actually worth.

James River Equipment has a new John Deere 410 P-Tier Backhoe available for purchase through their Sourcewell Contract for \$160,000. Residual funds are available in the current FY24 Public Works Stormwater budget to cover the total cost. The majority of the residual funds will come from salaries and wages due to multiple position vacancies, as well as \$35,000 remaining from a Tandem Dump Truck purchase that was recently approved.

It was recommended that Council approve the purchase of a new John Deere 410 P-Tier Backhoe, through James River Equipment’s Sourcewell Contract, for \$160,000 using FY24 residual Public Works Stormwater funds. *Consent Agenda Approval. Boyette/Weeks (7 Ayes)*

**RESOLUTION NO. 2024-38 “RESOLUTION OF INTENT TO PURCHASE A JOHN DEERE BACKHOE”**

**Item L. Recreation Advisory Commission Appointment. Resolution Adopted.** The item was presented by Laura Getz, City Clerk.

On February 12, 2024, Stephanie Brown was appointed to serve on the Recreation Advisory Commission with her term expiring on December 31, 2026. Stephanie Brown has resigned, effective March 2, 2024.

Staff would recommend Charles Henry to serve on the Recreation Advisory Commission to fill the unexpired term left by Stephanie Brown.



It was recommended that Council adopt the following entitled Resolution appointing Charles Henry to the Recreation Advisory Commission. *Consent Agenda Approval. Boyette/Weeks (7 Ayes)*

**RESOLUTION NO. 2024-39 "RESOLUTION APPOINTING A MEMBER TO THE RECREATION ADVISORY COMMISSION"**

**Item M. Pig in the Park 2024 – Hours for special event. *Approved.*** The item was presented by Mike West, Police Chief.

An application was received from the Boys & Girls Club of Wayne County requesting permission to hold their "Pig in the Park" from April 12, 2024 – April 13, 2024, utilizing The HUB and Freedom Field. This event is a fundraiser for the Boys & Girls Club of Wayne County.

A pig cookoff sanctioned by the North Carolina Pork Council – all night cooking. The event will be beginning at 12:00pm on April 12, 2024, when cooking teams will start to arrive to set up on Freedom Field. The cooking teams will cook all night and continue into Saturday morning.

Judging will begin at 8:00am on Saturday morning, April 13, 2024, and judging should be completed by 9:45am. The event will conclude at 4:00pm, and the area should be cleared out by 5:30pm.

Due to parts of the event being outside the hours of 9:00am – 10:00pm, the applicant is requesting the Goldsboro City Council to approve the "Pig in the Park" event.

It was recommended that the Council approve the "Pig in the Park" event from April 12, 2024 – April 13, 2024, utilizing the HUB and Freedom Field and the hours stated above. *Consent Agenda Approval. Boyette/Weeks (7 Ayes)*

**Item N. January and February Departmental Monthly Reports. *Accepted as Information.***

The various departmental reports for January and February 2024 were submitted for Council approval. It was recommended that Council accept the reports as information. *Consent Agenda Approval. Boyette/Weeks (7 Ayes)*

End of Consent Agenda.

**Items Requiring Individual Action.**

**Item P. Small Batch Craft Event – Temporary Street Closure (June 7th and August 2nd, 2024). *Application Denied.*** The item was presented by Mike West, Police Chief.

The Small Batch Craft Market, LLC is sponsoring a craft fair to be held downtown to support local artists and makers of goods.

The events will be hosted from 6:00pm – 10:00pm on the 100 block of East Mulberry Street (between Center and John Street) on June 7th and August 2nd, 2024. The Small Batch Craft Market, LLC is requesting the closure of the 100 block of E. Mulberry Street between Center and John Street from 4:00pm – 11:00pm.

As with all downtown events, affected city departments will be contacted and the following concerns are to be addressed:

1. All intersections remain open for Police Department traffic control.
2. A 14-foot fire lane is to be maintained to provide access for fire and emergency vehicles.
3. All activities, changes in plans, etc., will be coordinated with the Police Department.
4. The Police and Fire Departments are to be involved in the logistical aspects of the Event.

It was recommended that Council grant the requested temporary street closing of the 100 block of E. Mulberry Street between Center and John Street as stated above.

Council discussed the street closing request, street closing policy, working with the applicant, grandfathering the applicant into any changes in the policy, and insurance requirements.

Mayor Pro Tem Matthews made a motion to approve the Small Batch Craft Event, Item P for Items Requiring Individual Action. The motion was seconded by Councilman White. Mayor Pro Tem Matthews and Councilman White voted for the motion. Mayor Gaylor, Councilwoman Jones, Councilman Boyette, Councilwoman Taylor, and Councilwoman Weeks voted against the motion. The motion to approve the request failed 2:5. The mayor shared he will help the applicant find a different location.

**Item Q. Small Batch Craft Event – Temporary Street Closure (November 30, 2024). *Application Denied.*** The item was presented by Mike West, Police Chief.

The Small Batch Craft Market, LLC is sponsoring a craft fair to be held downtown to support local artists and makers of goods.

The events will be hosted from 12:00pm – 5:00pm at the Hub on November 30, 2024. The Small Batch Craft Market, LLC is requesting the closure of the north bound lane of the 200 block South Center Street from Spruce to Chestnut Street from 10:00am – 6:00pm.

As with all downtown events, affected city departments will be contacted and the following concerns are to be addressed:

1. All intersections remain open for Police Department traffic control.
2. A 14-foot fire lane is to be maintained to provide access for fire and emergency vehicles.
3. All activities, changes in plans, etc., will be coordinated with the Police Department.
4. The Police and Fire Departments are to be involved in the logistical aspects of the Event.

It was recommended that Council grant the requested temporary closing of the northbound lane of South Center Street from Spruce to Chestnut Street as stated above.

Council discussed the street closing event, utilizing parking lots, and events held at the HUB.

Councilwoman Weeks made a motion to deny the request to temporarily close the streets on November 30, 2024. The motion was seconded by Councilman Boyette. Councilwoman Weeks shared she requested to deny because of the street closure. Council discussed the street closure request and other street closing requests. Councilwoman Jones, Councilman Boyette, Councilwoman Taylor, and Councilwoman Weeks voted for the motion. Mayor Gaylor, Mayor Pro Tem Matthews, and Councilman White voted against the motion. The motion to deny the request passed 4:3.

**City Manager's Report.** Interim City Manager Livingston shared an update on cleaning up the tent city.

**Mayor and Councilmembers' Comments.**

Councilman White thanked everyone for coming out and voicing their opinions. He recognized the Goldsboro Cougar men's basketball team for making it to the state final 4. He also discussed promoting and developing the south side of Goldsboro.

Councilwoman Weeks thanked people for attending the meeting and thanked those involved in the Main Street Conference. She also congratulated NC State.

Mayor Pro Tem Matthews had no comment.

Councilwoman Taylor thanked Mr. Boydston for being an advocate for streets and sidewalks. She shared that we all are concerned with these issues. She asked everyone to reach out to their councilmembers with concerns.

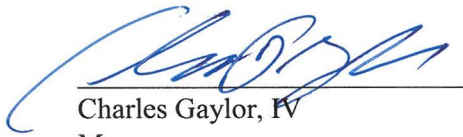
Councilman Boyette congratulated NC State and shared comments regarding Main Street. He shared comments regarding the Water and Sewer Regionalization meeting held last week. He thanked city employees and volunteers for their work getting downtown ready for the Main Street Conference. He also shared comments regarding development on New Hope Road.

Councilwoman Jones had no comment.

Mayor Gaylor thanked volunteers and city staff for making Main Street happen. He congratulated the men and women Cougars. He shared comments regarding proposed Ash Street improvements. He shared comments regarding the proposed development and traffic on New Hope Road. He shared comments about dedicated developments and community development.

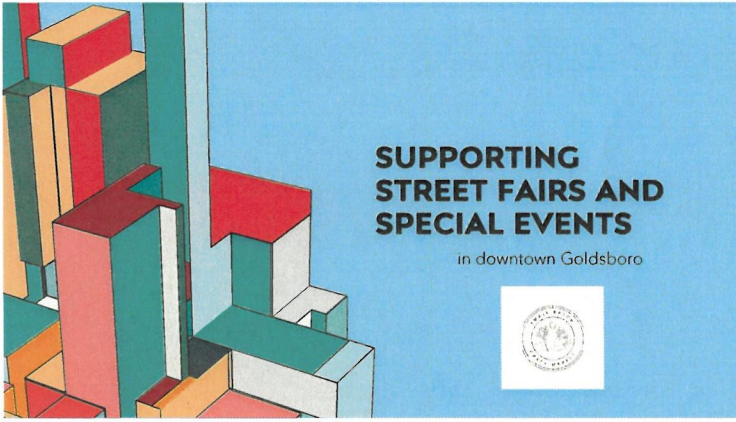
There being no further business, Mayor Gaylor adjourned the meeting at 11:31 p.m.



  
Charles Gaylor, IV  
Mayor

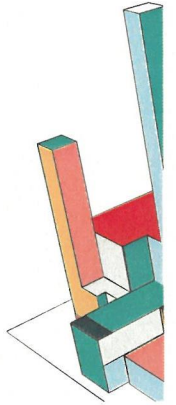
  
Laura Getz  
City Clerk





**WHY ARE STREET FAIRS, POP UP MARKETS AND SPECIAL EVENTS IMPORTANT?**

- Gives opportunity to "micro" and small business who don't have their own storefront
- Increases foot traffic in the Downtown area
- Provides activities and events for our community to become involved
- Increases collaboration among small business owners and brick-and-mortar merchants
- Raises awareness of our local artists and makers

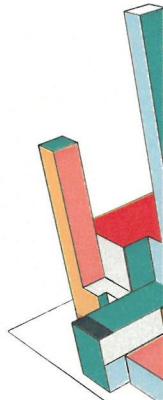


2

**NC MAIN STREET CONFERENCE WEBSITE QUOTES**

"Through storytelling, pop-up shops, and locally driven marketplaces, districts are activated with fresh new marketing initiatives, events, and businesses that encourage everyone to explore downtown."

"Goldsboro leaders are proud of the city's history and the investments they are making in its future as a hub for arts, culture, and entrepreneurship, and they look forward to welcoming and sharing their story with you!"



3

**THE VISION FOR DOWNTOWN**

- Small Batch Craft Market has hosted events at businesses in other towns, in private parking lots in Goldsboro, and inside businesses in our downtown.
- The larger vision is for Small Batch to be a consistent market that occurs downtown regularly and in locations that brings the shoppers to parts of downtown that are not visited as often.
- Historically, street fairs are community events to bring people together, enjoy their town, support local makers and encourage diversity in our shopping habits.



4

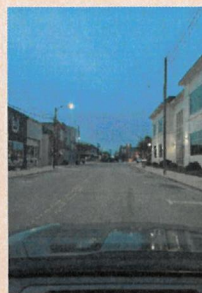
**WHY A STREET FAIR VS. RENTING "THE HUB"?**

- Location (not near many merchants, and The Hub is already the center of the majority of Downtown events)
- Layout of venue (not conducive to square tents)
- Size (cannot fit as many vendors due to the layout and size)

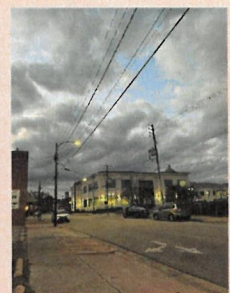


**PARKING CONCERNS**

Friday, March 8, 2024 at 6 pm



Friday, February 2, 2024 at 6 pm



5



## POLICY REVISION

Prices for Special Event Permit Application in surrounding cities:

- Selma, NC \$30
- Smithfield, NC \$100
- New Bern, NC \$75
- Washington, NC \$50

Keep in mind that the event coordinator must also provide liability insurance (about \$75) and portable toilets (over \$200). Raising the special event permit application price to \$600 would not include those expenses.

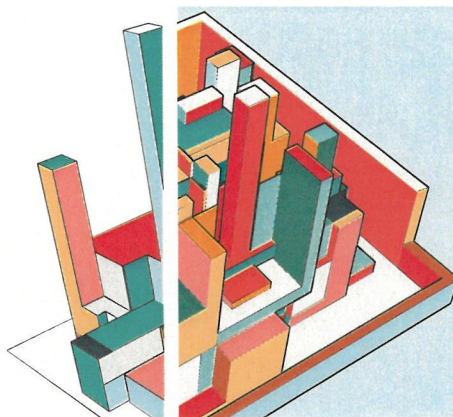
## OUR RECOMMENDATIONS FOR POLICY REVISION

- Create parameters to prevent street closures that would not benefit the City (which types of events are allowed, which streets can be closed, which days/times, how many per month, etc.)
- Consider that a non-profit event can be less beneficial than some for-profit events. That should not be the only criteria to consider when approving events.
- Keep the permit application fee reasonable, to encourage creativity and not stifle the ideas of our community.



## OUR RECOMMENDATIONS FOR POLICY REVISION (CONT.)

- Liability insurance should not be required until the event is approved. Currently, it must be turned in with the application, but if the event is denied, the organizer cannot get a refund for that cost.
- If the price is increasing, I would hope the support from City departments also increases. For the March 1 event, it required multiple phone calls over a few weeks just to request trash receptacles and find out about portable toilet placement, with each department sending me to another department but still not getting an answer.
- It also seems like the City should be the ones to alert to public to the street closure and place signs so the public knows when their cars need to be moved. I was told that was all my responsibility, but it seems like a safety concern and should involve the City and not just the event coordinator.



## THE IMPACT OF SUPPORTING STREET FAIRS

## IMPACTS

Since the summer of 2022, I have worked with over **120** individual small businesses who were interested in participating in Small Batch Craft Market events.

I have partnered with at least 6 local businesses to host these events in their buildings or parking lots. This brings both the storefront and the vendors increased sales.

Average sales per vendor: \$212

(data collected from vendors at our March 1, 2024 "Market on Mulberry" event. I would estimate this number is lower than the normal average since that event was held in the rain.)

Sales made here is reported in our sales tax reports. It keeps the community spending their money locally and prevents the vendors from driving to other cities to sell their goods.

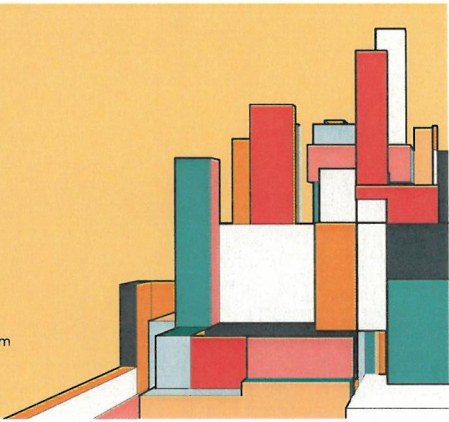
## CONCLUSION

- Raising the permit application fee to an unreasonable amount would greatly decrease the ability of individuals to hold new and creative events Downtown.
- Street fairs and pop-up markets are not meant to be competition for other local shops or restaurants but are meant to be collaborative events that involve many aspects of Downtown.
- We are asking for a policy for street closures and special events that supports local businesses and new events.



**THANK YOU**

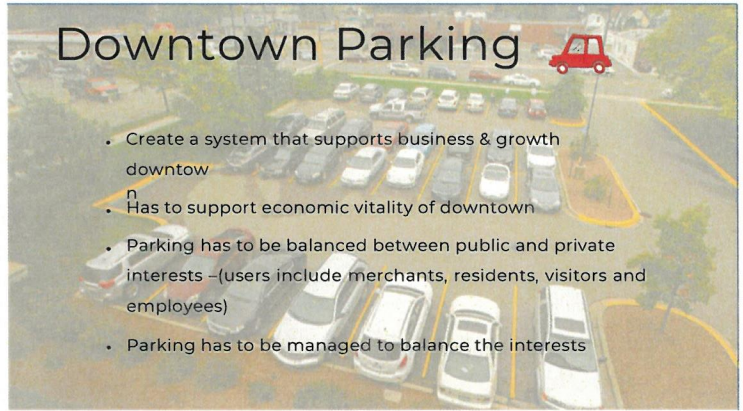
Kaytlyn Williams  
Small Batch Craft Market, LLC.  
(919) 738-5811  
smallbatchcraftmarket@gmail.com  
@smallbatchcraftmarket



## Downtown Parking

Erin Fonseca, Director Downtown Development

- Review of April 17, 2023 City Council presentation
- 2024 updates



## Downtown Parking

- Create a system that supports business & growth downtown
- Has to support economic vitality of downtown
- Parking has to be balanced between public and private interests –(users include merchants, residents, visitors and employees)
- Parking has to be managed to balance the interests

Background  
past 7 years

• **History** –A parking study was executed in 2016/2017 to determine current & future parking needs and capture availability. The study also captured parking during peak times and briefly covered future enforcement/management opportunities.

• **Consultant hired to conduct a public parking forum in January 2023.** His presentation analyzed the following:

- **Growth** –has exceeded project assumptions from the 16/17 study, which anticipated future parking demand of 593 spaces by 2026. Only 55 spaces have been added.
- Types of parking, users, and behavior – public, private, citizens, employees, residents, visitors
- Current concerns and opportunities for improvement
- Potential management options

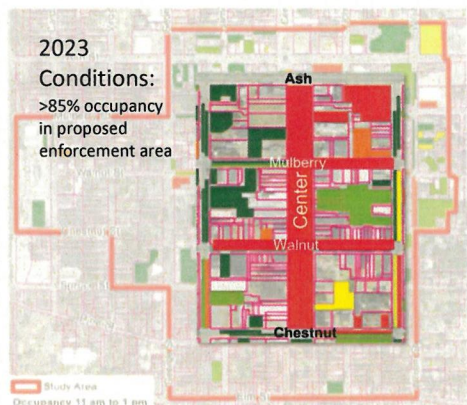
Table 1. Total Parking by Type

Parking by Type	Spaces	% of Total
On-Street	680	19%
Public Off-Street	1,249	35%
Private Off-Street	1,666	46%
<b>TOTAL</b>	<b>3,595</b>	<b>100%</b>

Source: VHB inventory on March 24, 2016

Parking  
Supply

Only change  
in 2023:  
Private off-  
street has  
increased by  
55 spaces



## 2023 Parking Management Options

Option	Cost	Resolve Parking Concerns?
Parking Garage	\$6M (200 spaces)	Quantity –Yes; Distance -No
2 Hour Parking, Mon-Sat, 8:30am-5:30pm Center Street from Ash to Chestnut Mulberry Street from John to James Walnut Street from John to James	Signage -\$4-8K Staffing – Absorbed Cost	Yes, according to parking consultant. Resolves need for turnover in key areas. Flexibility remains after business hours. <b>Not new concept.</b>
2 Hour Parking Mon-Sat 8:30am –5:30pm Walnut & Mulberry from John to James Only	Signage -\$2K Staffing – Absorbed Cost	Yes and No. Demonstrated need for turnover on Center Street not addressed, potentially exacerbated.
Postpone Enforcement	None to City	No.



### Parking Recommendations




Provided by Dwight Bassett at 2023 Council Retreat



- Manage on-street customer spaces and patrol by time
- No change in parking
- Ticket cars parked for more than 2 or 3 hours
- Use courtesy tickets for first-time violators
- Develop a continuing education program and explain why you are patrolling for on-street parking

### Options & Findings from the 1/26/2023 Public Forum

50+ Attendees → 42 voted for some type of parking management at conclusion

Option 1	Option 2	Option 3
<ul style="list-style-type: none"> <li>• Manage on-street customer spaces and patrol by time</li> <li>• No change for parking Ticket cars parked for more than 2 or 3 hours</li> <li>• Use courtesy tickets for first-time violators</li> <li>• Develop a continuing education program and about why you are patrolling for on-street parking</li> </ul>	<ul style="list-style-type: none"> <li>• Manage on-street public parking</li> <li>• Manage on-street for 2 or 3 hour time limits and ticket violators</li> <li>• Set parking rate for on-street from \$.25 per hour to \$1 per hour</li> <li>• Issue residential and business decals for use in off-street lots</li> <li>• Issue courtesy tickets for first time violations</li> </ul>	<ul style="list-style-type: none"> <li>• Manage on-street and off-street public parking</li> <li>• Manage on-street for 2 or 3 hour time limits and ticket violators</li> <li>• Set parking rate for on-street from \$.25 per hour to \$1 per hour</li> <li>• Set off-street rate per day or month</li> <li>• Issue residential and business decals for use in off-street lots</li> <li>• Issue courtesy tickets for first time violations</li> </ul>
		



Industry Standard Schedule and Signage

### Staff Recommendation in Response to Consultant & Public Forum

#### Reinstate Regulations & Signage

• Per City Ordinance 72.26, 2 Hour Parking 8:30AM To 5:30PM, Mon -Sat.

- Free, Timed Parking, On-Street Only
- Center Street from Ash to Chestnut
- Mulberry Street from John to James
- Walnut Street from John to James

(Add streets to City Ordinance Chapter 75 – Parking Schedule)



### 2 Hour Parking Zone Map – Reinstated

#### Regulations

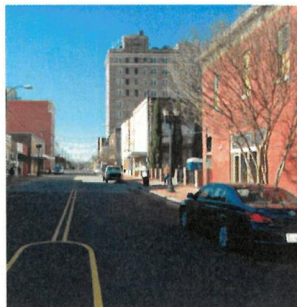
- 2-Hour On-Street Parking Recommendation
  - Center Street -Ash to Chestnut
  - Mulberry Street -John to James
  - Walnut Street -John to James
- Off Street Parking Lots (Public)



### Additional Parking Data

In Response to March 2023 Meeting, the following data was collected and reviewed.

- Distance to Public Parking Lots
- Updated Use and Turnover
- Lighting in Public Parking Lots
- Merchant Feedback Via Survey



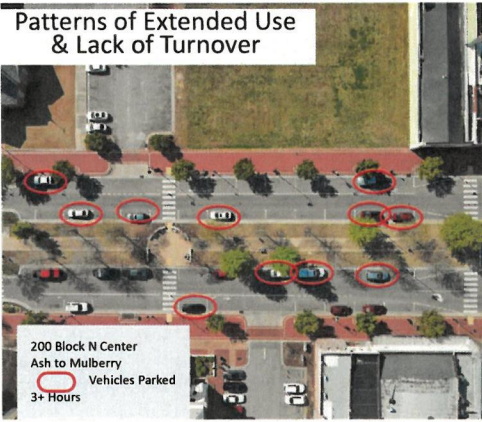
### Distance to Public Lots

- Most businesses and residents within the area of proposed parking management are within 300 feet (100 yds) of a public parking lot.
- Off-Street Lots within this map include more than 1200 public parking spaces.





**Patterns of Extended Use & Lack of Turnover**



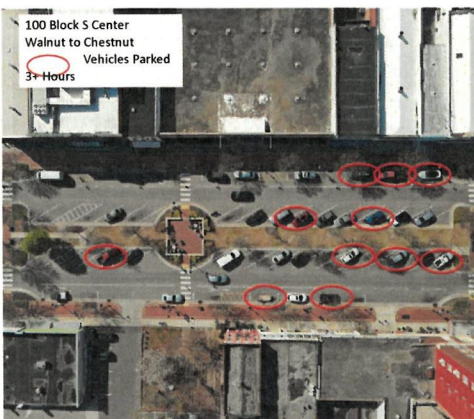
100 Block W. Mulberry  
(James to Center)  
11 am 3/31

100 Block E. Mulberry  
(Center to John)  
11am 3/31



100 Block W. Walnut  
(James to Center)  
11 am 3/31

100 Block E. Walnut  
(Center to John)  
11am 3/31



City Hall Lots  
85% Full

John Street Lot  
(Center to John, Near  
Mulberry)  
38% Full

Waynesborough Lot  
(Across from Paramount)  
48% Full





The View Lot (Private) 7% Full  
Residents are using on-street parking

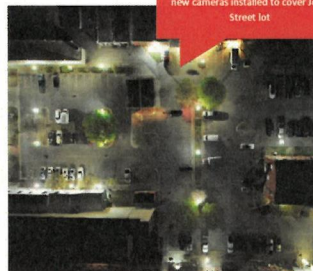


N James Lot (Private)  
Entrances on James & Mulberry  
13% Full

### Lighting

### Safety Update

new cameras installed to cover John Street lot



9pm 3/23  
John Street Lot -Public

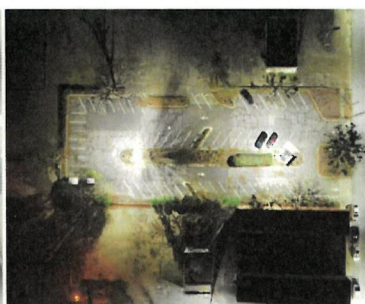


9pm 3/23  
Waynesborough Lot -Public

### Lighting



9pm 3/23  
JC Penney Lot -Public



9pm 3/23  
The View Lot -Private

### Lighting



9pm 3/23  
The View Lot -Private

### Lighting Update

Public Works has been working to improve lighting in City-owned lots

### 2024 Parking Management Education Updates

New interactive Google map accessible on City's Downtown Parking page



### 2024 Parking Management Education Updates

Updated language on City's Downtown Parking page to encourage greater use of unrestricted Lot parking

#### Downtown Parking

In an effort to address parking concerns throughout downtown Goldsboro, the City will begin enforcement of two-hour on-street parking within the managed parking zone. This area includes Center Street from Ash to Chestnut; Mulberry Street from John to James; and Walnut Street from John to James. All other streets are not included and parking will continue as before.

Please see the Goldsboro Downtown parking map below for helpful information. The color-coded margin on the left side of the map shows where the two-hour on-street parking areas are located. The public lots shown have NO TIME LIMIT. Street parking areas with NO TIME LIMIT are also displayed. If you plan to spend longer than two hours downtown, park in the NO TIME LIMIT areas so you don't have to move your vehicle. ADA/Handicap spots throughout downtown are also shown. Best of all, downtown parking listed on the map is FREE!

## 2024 Parking Management Updates

### Parking Time Extension Permit (PTEP)

The City of Goldsboro implemented parking time extension placards for certain businesses who

1. have customers who **regularly require** longer than 2 hours to receive services from that business
2. complete the one page online application.

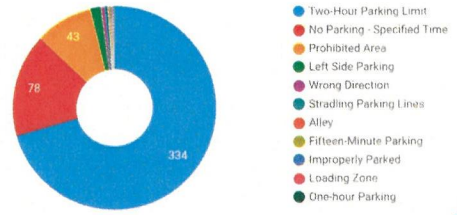
If approved the PTEP provides up to 4 hours parking time per customer possessing a permit within the 2 hour parking zones downtown. The PTEP does not provide dedicated parking spaces.

To date only 2 salon/spas have completed the PTEP application



## 2024 Parking Violations Update

City of Goldsboro, NC - Tickets By Violation (Year To Date)



Note the trend of multiple types of parking violations

Data as of 5/15/2024 12:05:00 AM



## 2024 Parking Violations Update

City of Goldsboro, NC - Tickets By Location (Year To Date)



- CENTER STREET 200 BLOCK NORTH-CENTER
- CENTER STREET 175 BLOCK SOUTH CENTER
- CENTER STREET 150 BLOCK EAST
- CENTER STREET 125 BLOCK WEST
- CENTER STREET 100 BLOCK NORTH CENTER
- CENTER STREET 75 BLOCK EAST



Note the disproportional amount of parking violations at the 200 N Center block - 33% of all violations and 68% more than the next highest block at 100 S Center





## **SEYMOUR HOME AWAY FROM HOME**

- SHAFH is a sponsorship program which pairs young Airmen on Seymour Johnson AFB with civilian Host Families in Goldsboro and Wayne County.
- It is designed to fill the emotional void that existing sponsorship programs cannot.
- This program aims to alleviate the anxiety of being alone or far from home, often for the first time, and the feelings of loneliness, disconnection and isolation that these young Airmen often experience.



## **HISTORY**

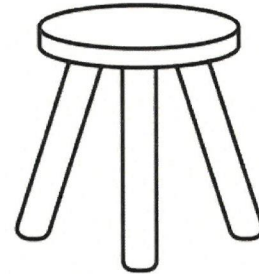
- USAFA Cadet Sponsorship Program
- Team Tinker Home Away From Home
- 2019-2020 Suicide Stand Down
- USAF Pilot Program (2 COAs)
- SHAFH



## **VISION STATEMENT**

Enriching Airmen through  
Community, Connections and Coaching

**SOCIAL  
EVENTS**



**LIFE  
SKILLS**

**HOST FAMILY**



## **WHAT WE ASK OF YOU**

1. Advice
2. Advertising
3. Assistance (Host Families)

Eric Ostendorf  
Executive Director  
757-268-5264  
eostendorf.shafh@gmail.com



## **MISSION STATEMENT**

Seymour Home Away From Home strives to contribute to national security by supporting and mentoring Airmen through warrior and Host Family connections, facilitating the war fighter's military transition and integration into the local area by providing a platform for individual and community growth.

## Goldsboro City Council meeting March 18 2024

**Good evening Councilors. Mr. Mayor. City Manager....**

**When running for election, or appointment, you promised to serve ALL the residents equally.**

**For decades the previous city leadership ignored the streets and sidewalks in Districts 1, 3, and 4. What we call the ‘inner city districts’. They are now in a “less than optimum” condition.**

**The past “Squeaky Wheel” city governance is no longer acceptable to the residents of this “inner city district”. Only a transparent long term funded upgrade project, that the city can afford, will improve your image as caring for and serving ALL city residents.**

**Ignoring, and not responding to our recommendation for street and sidewalk improvements is shameful. As our NEW city leadership team you are beginning to tell us just who you are - and the optics are not promising!**

**With your continued silence – the voices will only get louder! Thank you for listening – We hope you are.**