



REVISED AGENDA
REGULAR MEETING OF THE MAYOR AND CITY COUNCIL
CITY OF GOLDSBORO
COUNCIL CHAMBERS – CITY HALL – 214 N. CENTER STREET
JANUARY 8, 2018



(Please turn off, or mute, all cell phones and pagers upon entering the Council Chambers)

- I. ADOPTION OF THE AGENDA**
- II. WORK SESSION–5:00 P.M. – CITY HALL ADDITION, 200 N. CENTER ST., ROOM 206**
 - OLD BUSINESS**
 - NEW BUSINESS**
 - a. US Army Corps of Engineers 1135 Project (Public Works-Utilities)
 - b. Discussion Items (Councilmember Foster)
 1. The crime reports and reporting data for 2016.
 2. Water safety report for 2016 & 2017.
- III. CALL TO ORDER – 7:00 P.M. – COUNCIL CHAMBERS, 214 N. CENTER ST.**
 - Invocation (Pastor John A. Howard, The First PH Church)
 - Pledge to the Flag
- IV. ROLL CALL**
- V. ORGANIZATIONAL ACTIONS**
 - A. Administering of Oath of Office to Attorney Ron Lawrence
- VI. PRESENTATIONS**
- VII. PUBLIC HEARINGS**
- VIII. PUBLIC COMMENT PERIOD (TIME LIMIT OF 3 MINUTES PER SPEAKER)**
 - Request to Speak: Ms. Shirley Edwards
- IX. CONSENT AGENDA ITEMS (*Motion/Second--Roll Call)**
 - B. Budget Amendment – Patrolling Funding (Finance)
 - C. Sale of Real Property, Tax ID #3508-08-8394, South Weaver Drive and Tax ID #3508-18-1575 Lot Highland Place as recorded in the Wayne County Registry (Finance)
 - D. Site and Landscape Plan-Car Wash (J.L. Gurley) (Planning)
 - E. S-6-11 Tiffany Gardens-Revision of Section Five (Preliminary Plat) (Planning)
 - F. S-6-17 CE2, LLC (3-Lot Preliminary Subdivision Plat) (Planning)
 - G. Z-11-17 Caudill, Cooke and Warrick Properties – East side of North Berkeley Boulevard between Fallin Boulevard and Northwood Drive (Planning)
- X. ITEMS REQUIRING INDIVIDUAL ACTION (*Motion/Second)**
- XI. CITY MANAGER’S REPORT**
- XII. CITY ATTORNEY’S REPORT AND RECOMMENDATIONS**
- XIII. MAYOR AND COUNCILMEMBERS’ REPORTS AND RECOMMENDATIONS**
- XIV. CLOSED SESSION**
- XV. ADJOURN**

CITY OF GOLDSBORO
AGENDA MEMORANDUM
JANUARY 8, 2018 COUNCIL MEETING

SUBJECT: Budget Amendment – Patrolling Funding

BACKGROUND: The City of Goldsboro and Wayne County has joined forces and created the Regional Enforcement and Crime Targeting Team (REACT). The REACT Team has been focusing on areas within Goldsboro that have seen increased levels of violence and drug crimes.

DISCUSSION: The City of Goldsboro has had ongoing assistance from the Wayne County Sheriff's Department on areas within Goldsboro that are the concerned "hotspot" areas. The Sheriff's Department has been providing extra assistance and is expected to continue until the end of the fiscal year. Thus far, the City has paid the County approximately \$10,000 for these services from July – November 2017.

Since it is anticipated that these REACT services will continue and cost approximately \$20,000 for the remainder of this fiscal year, it is necessary to appropriate the additional funding.

RECOMMENDATION: It is recommended that the attached budget ordinance be adopted decreasing the unassigned fund balance of the General Fund by \$20,000 for Police REACT Team services for FY 17-18.

Date: _____

Kaye Scott, Finance Director

Date: _____

Scott Stevens, City Manager

ORDINANCE NO. 2018-

AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE
CITY OF GOLDSBORO FOR THE 2017-18 FISCAL YEAR

WHEREAS, the City of Goldsboro desires to continue REACT Team services with the Wayne County Sheriff's Department; and

WHEREAS, the estimated cost to continue these services for FY 17-18 is \$20,000; and

WHEREAS, since the current fiscal year's budget does not contain sufficient monies to meet these obligations, the City of Goldsboro needs to appropriate \$20,000 from the General Fund.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Goldsboro that the Budget Ordinance for the Fiscal Year 2017-18 be amended by:

1. Decreasing the Unassigned Fund Balance of the General Fund in the amount of \$20,000.
2. Increasing the line item entitled "Consultant Fees" (11-6121-1991) in the Police Department's budget of the General Fund in the amount of \$20,000.
3. This Ordinance shall be in full force and effect from and after the _____ day of _____ 2018.

Approved as to Form Only:

Reviewed by:

City Attorney

City Manager

CITY OF GOLDSBORO
AGENDA MEMORANDUM
JANUARY 8, 2018 COUNCIL MEETING

SUBJECT: Sale of Real Property, Tax ID #3508-08-8394, South Weaver Drive and Tax ID#3508-18-1575 Lot Highland Place as recorded in the Wayne County Registry.

BACKGROUND: On December 6, 2017, Community Technical Assistance, Inc. offered to pay the City of Goldsboro the sum of \$36,565 for South Weaver Drive and \$12,125 for Lot Highland Place properties and made a bid deposit of \$2,434,50.

The City of Goldsboro and County of Wayne acquired this property in October 2016. At the December 19, 2017 meeting, the County Commissioners agreed to convey their share of this property to the City of Goldsboro with the stipulation that the City and County share equally the expenses.

DISCUSSION: Standard property will be offered for sale in accordance with the provisions of the G.S. 160A-266, provided however, the minimum sales price will be at least fifty percent (50%) of the property's tax value. The property's tax value for both properties is \$97,380. An advertisement appeared in the Goldsboro News-Argus on December 14, 2017. The ten (10) day upset bid period expired on December 24, 2017, with no counter-offers received after this bid.

The buyer will pay the attorney fees associated with transferring the deed. The City and County's portion from the sale of these properties would be \$24,345 each minus expenses.

RECOMMENDATION: By motion, accept the offer from Community Technical Assistance Inc. in the amount of \$48,690 and authorize the Mayor and City Clerk to execute a deed on behalf of the City of Goldsboro and County of Wayne.

Date: _____
Kaye Scott, Finance Director

Date: _____
Scott Stevens, City Manager

Wayne County/City of Goldsboro Surplus Property
LOT HIGHLAND PLACE
PIN# 3508-18-1575



Wayne County/City of Goldsboro Surplus Property
LOT SOUTH WEAVER DRIVE
PIN# 3508-08-8394



CITY OF GOLDSBORO

AGENDA MEMORANDUM

JANUARY 8, 2018 COUNCIL MEETING

SUBJECT: Site and Landscape Plan – Car Wash (J. L. Gurley)

BACKGROUND: The property is located on the west side of North William Street between Orange Street and Eleventh Street.

Frontage: 128.5 ft.

Depth: 200 ft. (average)

Area: 0.59 Acres

Zoning: General Business

The applicant proposes the development of a two-bay automated car wash. Only one bay will be developed initially.

The site is located between Greenleaf Grace Village and a children's entertainment venue.

DISCUSSION: A mechanical room is proposed between the two car wash bays. Access to the site would be through two curb cuts with the northernmost curb cut for entrance only traffic and the southernmost curb cut for exiting only.

NCDOT has reviewed the plans and recommends that the developer provide only one curb cut for both right-in, right-out access. With the upgrading of North William Street, a median will be installed which will prevent left turn movements into and out of the site.

A concrete driveway with curb and gutter would extend in a semi-circular configuration for entering the car wash area after paying at a designated pay station. A grassed area would be maintained between the drive aisles.

The property will be served by City water and sanitary sewer. The development will include a 1,000-gallon oil/water interceptor which will filter water before entering the City's storm sewer system.

Because less than one-half acre of land is being disturbed, stormwater calculations will not be required.

The submitted landscape plan indicates Two Autumn Fantasy Maples to serve as street trees. Additionally Type A (5 ft. wide) buffers are shown to the north and south which will contain a combination of Maples, Arborvitae, Loropetalum and Carissa Hollies. There is an existing wooded area at the rear which will remain along with Carissa Hollies and one Arborvitae to serve at the Type A buffer.

Within the grassed area, Dwarf Hollies and Snow Goose Flowering Cherry trees will serve as the vehicular surface area buffer.

The Planning Commission, at their meeting held on December 18, 2017, recommended approval of the revised site and landscape plans which show only one curb cut to serve the property.

RECOMMENDATION: By motion, accept the recommendation of the Planning Commission and approve the site and landscape plans subject to revision to show one curb cut providing right-in, right-out access from North William Street.

Date: 01/02/18


Interim Planning Director

Date: _____

City Manager

ssj

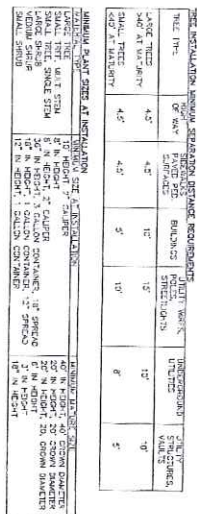
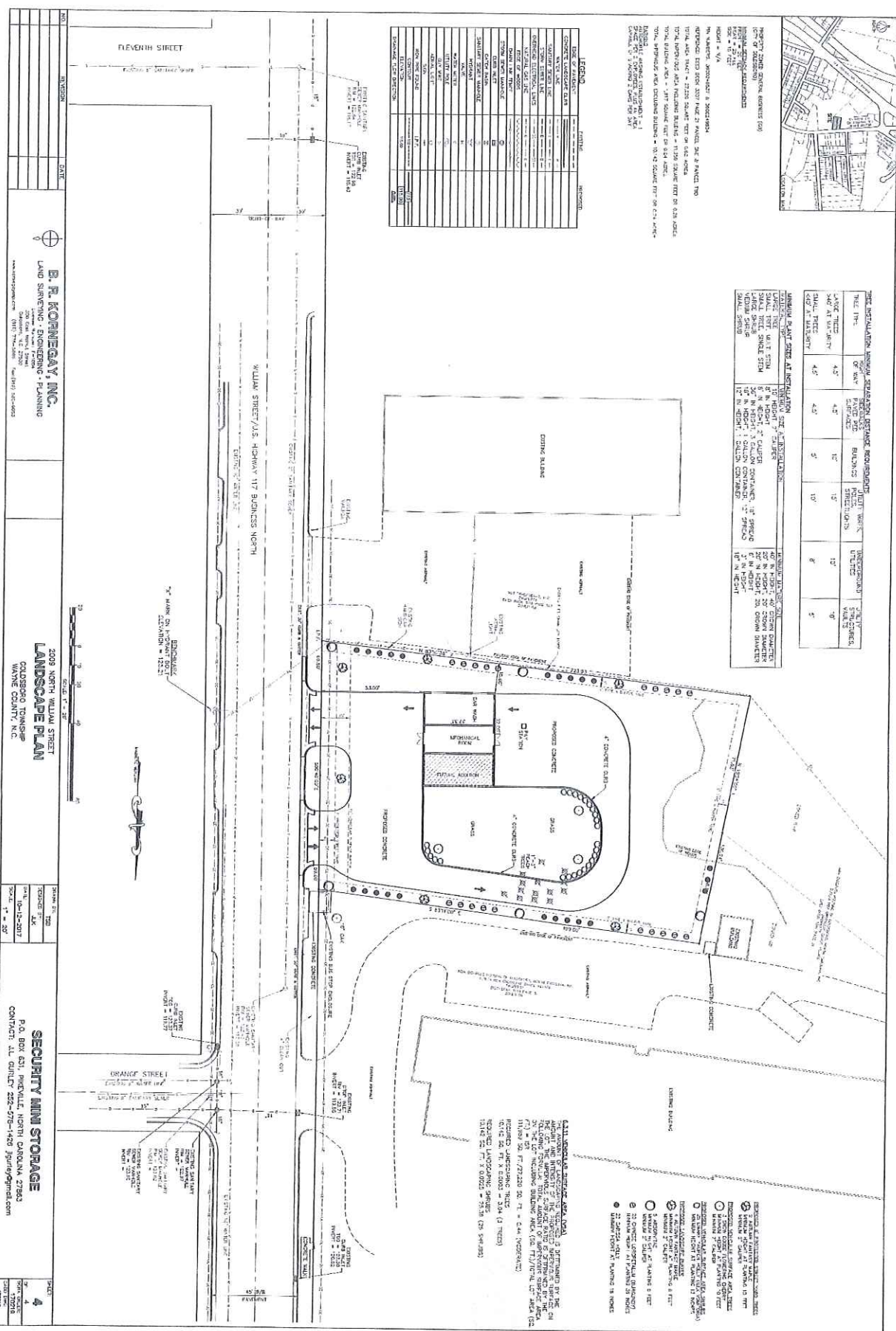
SITE PLAN
John Gurley - Car Wash



SITE PLAN

John Gurley - Car Wash



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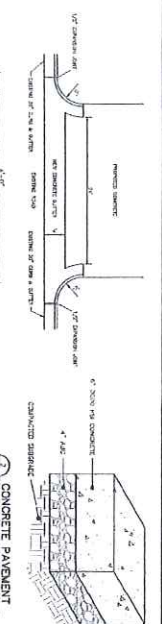
B. F. KORNEGAY, INC.
LAND SURVEYING • ENGINEERING • PLANNING
12000 Highway 94, Suite 1700
2200 E. 62nd Street, 57041
Chickadee, N.C. 27520
(919) 774-2400 Fax (919) 262-6023
www.bfkornegay.com

2009 NORTH WILLIAM STREET
LANDSCAPE PLAN
GOLDSBORO TOWNSHIP
WAYNE COUNTY, N.C.

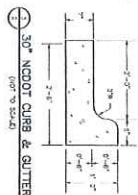
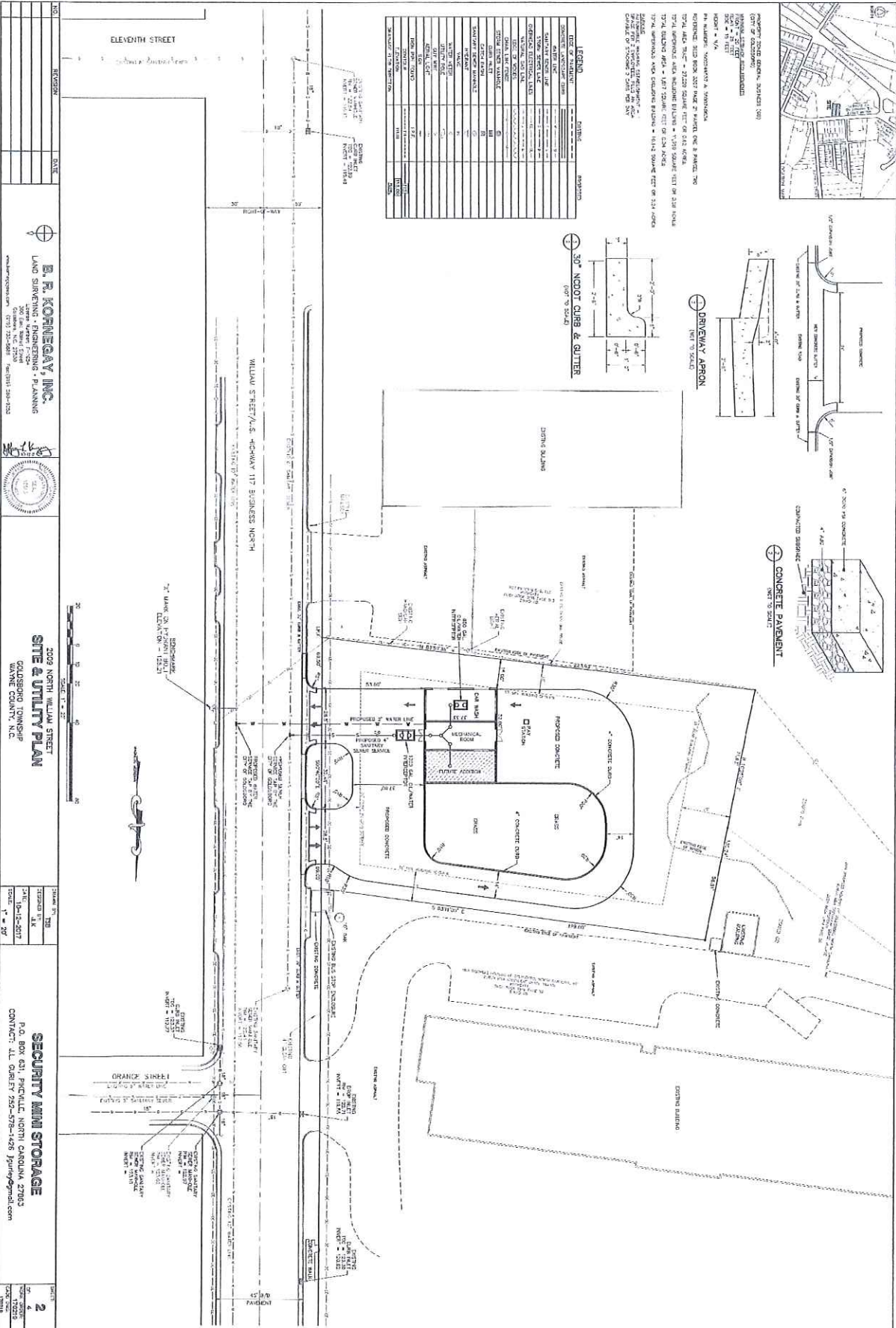
SHAPIRO, E.Y.	TSO
SCIENCE B*	LK
DATE	10-12-2017
SCALE	1" = 20'

SECURITY MINI STORAGE
P.O. BOX 631, PINEVILLE, NORTH CAROLINA 27863
CONTACT: J.L. GURLEY 252-576-1420 jlgurley@gmail.com

DATE:	4
DEPT. OR UNIT:	
CALL NO.:	



① DRIVEWAY APRON
(WET TO SCALE)

[illegible]

B. R. KORNEGAY, INC.
LAND SURVEYING • ENGINEERING • PLANNING
LARRY KATZ, P.E., C.S.
300 E. MARKET STREET
COLUMBIA, NC 27230
(704) 723-5045 FAX (704) 250-0255
www.brkornegay.com



2009 NORTH WILLIAM STREET
SITE & UTILITY PLAN
GOLDSBORO TOWNSHIP
WAYNE COUNTY, N.C.

DESIGNED BY	TSB
CHECKED BY	J.K.
DATE	10-12-2017
SCALE	1" = 20'

SECURITY MINI STORAGE
P.O. BOX 631, PINEVILLE, NORTH CAROLINA 27863
CONTACT: J.L. GURLEY 752-578-1426 jgurley@gmail.com

2	DR	4
	WATER OUTPUT	170215
	CASE DATA	170215

CITY OF GOLDSBORO

AGENDA MEMORANDUM

JANUARY 8, 2018 COUNCIL MEETING

SUBJECT: S-6-11 Tiffany Gardens – Revision of Section Five
(Preliminary Plat)

BACKGROUND: The property is located on the east side of Waters Circle between National Drive and Thoroughfare Road. It abuts the city limits line and is within the City's Extraterritorial Jurisdiction.

The subject property is located directly adjacent to Tiffany Gardens Subdivision and is owned by Earnest Waters.

On September 6, 2011, Council approved a 15-lot preliminary plat for this property which included two new streets. At that time, modifications were granted as follows:

1. Modification of the paved width requirement for residential streets located within the City's one-mile extraterritorial jurisdiction from 31 ft. to 27 ft.; and
2. Modification of the curb and gutter requirement.

Council required the developer to pay a fee in lieu of sidewalk installation.

DISCUSSION: At this time, the owner proposes dividing the property into only two tracts.

Total Area: 490,659.84 sq. ft. or 11.264 Acres

Average Lot Size: 5.63 Acres

Lot No. 1: 5.0 Acres

Lot No. 2: 6.624 Acres

Zoning: R-12 Residential

Access to the subject property is provided through Lot No. 66 of Tiffany Gardens Subdivision Section Four.

In order to subdivide the property as requested, the developer will be required by Code to construct a street built to City standards in order to provide access to Lots No. 1 and No. 2. In addition, a temporary cul-de-sac will have to be installed to prevent this new street section from being a dead-end street until Lot No. 2 is developed.

The developer has requested a modification of the City's requirement that all lots have frontage on an improved public street. Staff contends that in order to develop this subdivision to City standards, an improved public street needs to be constructed to serve both lots.

The Planning Commission, at their meeting held on December 18, 2017, recommended approval of the preliminary plat subject to dedication and improvement of a street built to City standards to serve the lots as well as the inclusion of a temporary cul-de-sac at the end of the new street section.

RECOMMENDATION: By motion, accept the recommendation of the Planning Commission and approve the preliminary plat subject to the dedication and improvement of a street built to City standards to serve the lots as well as the inclusion of a temporary cul-de-sac at the end of the new street section

Date: 01/02/18

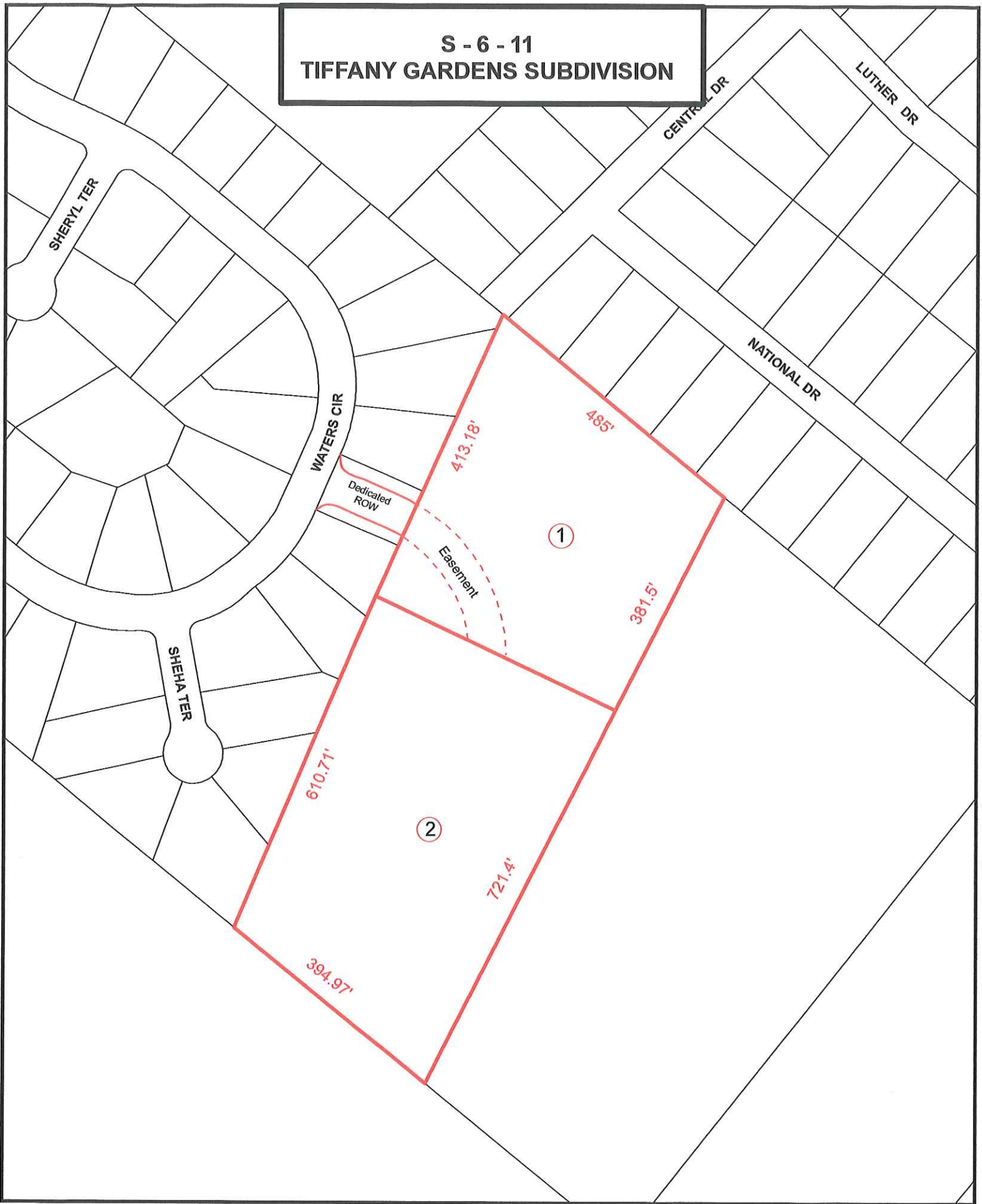

Interim Planning Director

Date: _____

City Manager

ssj

S - 6 - 11
TIFFANY GARDENS SUBDIVISION



S - 6 - 11
TIFFANY GARDENS SUBDIVISION



CITY OF GOLDSBORO

AGENDA MEMORANDUM

JANUARY 8, 2018 CITY COUNCIL MEETING

SUBJECT: S-6-17 CE2, LLC (3-Lot Preliminary Subdivision Plat)

BACKGROUND: The property is located on the north side of Fedelon Trail between Seaboard Coast Line Railroad and Granville Drive.

Total Area: 72.51 acres

Total Lots: 3

Lot No. 1: 14.46 acres

Lot No. 2: 52.84 acres

Lot No. 3: 5.20 acres

Zoning: I-2 CD General Industry Conditional District
General Business

On March 4, 2013, the Goldsboro City Council approved a zoning change for the property from General Business and I-2 General Industry to I-2 General Industry Conditional District to allow the development of a solar farm. In addition to the zoning change, site and landscape plans for the proposed solar farm were approved with the following modifications:

- 1) Modification to eliminate the large tree requirement along the western property line and utilize large shrubs in lieu;
- 2) Modification to allow a Class C (20 ft. wide) buffer in lieu of a Class D (50 ft. wide) buffer along the drive aisle portion of the eastern property line.
- 3) Modification of the 10 ft. wide aesthetic buffer along a portion of the eastern property line adjacent to the railroad; and
- 4) Modification of the 10 ft. wide aesthetic buffer along the western drive aisle which is in the same ownership and which is zoned General Business.

DISCUSSION:

The subject property has now been proposed for division into three lots to allow for the sale and future development of two new lots and one existing lot currently occupied by an existing solar facility.

The majority of the subject property lies outside of the City limits. A small portion (approximately 4.6 acres) along Fedelon Trail is located within the City limits.

An access easement is shown between proposed lots no. 2 and 3 extending from Carolina Commerce Drive and running westerly 1,120 ft. and northerly approximately 535 ft. The owner has requested a modification of the City's requirement that all lots have frontage on an improved, dedicated public street for lot no. 3.

The subject property is not located within a 100-year flood hazard area.

City water and sewer are available within 1000 ft. of the property. Connection to City services will require the property to be annexed into the City limits.

Site and landscape plans will need to be approved by City Council if property is to be developed in the future.

The Planning Commission, at their meeting held on December 18, 2017 recommended approval of the preliminary subdivision plat with the requested frontage modification.

Recommendation:

By motion, accept the recommendation of the Planning Commission and approve the three-lot preliminary subdivision plat with the additional modification of the City's requirement that all lots have frontage on an improved, dedicated public street for lot no. 3.

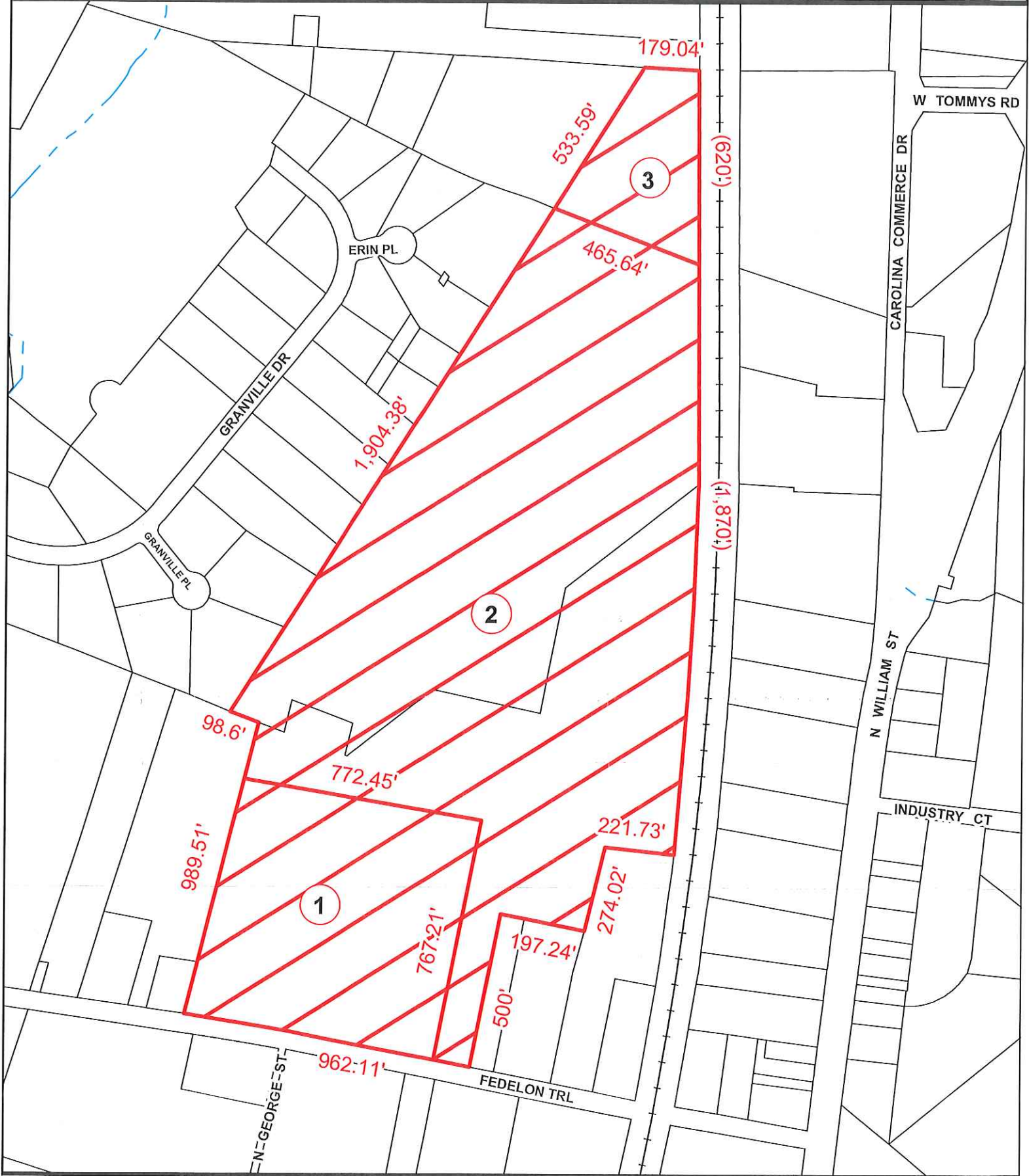
Date: 01/02/18


Interim Planning Director

Date: _____

City Manager

S - 6 - 17
Subdivision for CE2, LLC



S - 6 - 17
Subdivision for CE2, LLC



CITY OF GOLDSBORO

AGENDA MEMORANDUM

JANUARY 8, 2018 COUNCIL MEETING

SUBJECT: Z-11-17 Caudill, Cooke and Warrick Properties – East side of North Berkeley Boulevard between Fallin Boulevard and Northwood Drive

BACKGROUND: The applicant requests a zoning change from Office and Institutional-1 to Shopping Center Conditional District with site plan approval required prior to development.

Frontage: 581.02 ft.
Depth: 420 ft. (average)
Area: 4.0 Acres

Surrounding Zoning: North: Office & Institutional-1
South: R-9 and R-16 Residential
East: R-9, R-12, R-16 Residential
West: R-16 Residential

Existing Use: The property is currently vacant woodland.

Proposed Use: A Conditional District designation has been requested which, if approved, would allow commercial uses subject to development plan approval by the Planning Commission and City Council.

Comprehensive Plan Recommendation: The City's adopted Land Use Plan designates the front portion of the property for Office and Institutional uses. The rear of the property is designated for Medium-Density Residential development.

DISCUSSION: Engineering Comments: City water and sanitary sewer lines are available to serve the subject property.

The properties can be accessed through Warrick Circle and Caudill Avenue. It is doubtful that NCDOT would approve any curb cut or access from North Berkeley Boulevard.

Shopping Center zoning exists just south of Hill Drive Circle (Berkeley Commons) and on either side of Fallon Boulevard to the south which is currently not developed.

At the public hearing held on December 18, 2017, the attorney for the applicants spoke in favor of the request. No one appeared in opposition.

At their meeting held after the public hearing, the Planning Commission recommended approval of the zoning change.

RECOMMENDATION: By motion, accept the recommendation of the Planning Commission and adopt an Ordinance changing the zoning for the property from Office and Institutional-1 to Shopping Center Conditional District with site plan approval required prior to development.

Although not entirely compliant with the City's Land Use Plan, the Conditional District zoning would afford protection to adjoining properties and would extend commercial zoning along Berkeley Boulevard which has recently been upgraded to five lanes.

Date: 01/02/18


Interim Planning Director

Date: _____

City Manager

ssj

ORDINANCE NO. 2018 -

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE
OF THE CITY OF GOLDSBORO, NORTH CAROLINA
CODE OF ORDINANCES**

WHEREAS, after notice duly given according to law, a public hearing was held before the City Council and the Planning Commission at a regular meeting held in the Council Chamber, City Hall, on Monday, December 18, 2017, at 7:00 p. m., for the purpose of considering and discussing the passing of an ordinance amending the Unified Development Ordinance of the City of Goldsboro, North Carolina; and

WHEREAS, after completion of said public hearing and receipt of the recommendation of the Planning Commission, the City Council of the City of Goldsboro deems it advisable and for the best interest of the City and those residing within its zoning jurisdiction that the Unified Development Ordinance be amended as herein below set forth;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Goldsboro, North Carolina:

1. That the Unified Development Ordinance of the City of Goldsboro, North Carolina Code of Ordinances, be and the same is hereby amended by changing:

From Office and Institutional-1 to Shopping Center Conditional District (Development Plan Approval required prior to issuance of any City permits.)

Z-11-17 Caudill, Cooke and Warrick Properties – East side of North Berkeley Boulevard between Fallin Boulevard and Northwood Drive

The Wayne County Tax Identification Nos. are 3509-06-4416, 3598, 2667, 5439, 3733, 5795, 5849, 2456 and 1514. The property has a total frontage of 581.02 ft., an average depth of approximately 420 ft. and a total area of approximately 4.0 acres.

2. That the Official Zoning Map, Goldsboro, North Carolina, on file in the Office of the Director of Planning and Community Development be promptly changed to reflect this amendment and the appropriate entries in reference thereto be entered in the descriptive record of changes as provided in Section 2 of the Unified Development Ordinance.

3. That this Ordinance shall become effective from and after the entry of the changes or amendments herein made on the said Official Zoning Map.

Adopted this _____ day of _____, 2018.

Approved as to Form Only:

Reviewed by:

City Attorney

City Manager

Z - 11 - 17
Caudill, Cooke, & Warrick Properties
O&I-1 TO SC-CD

