

**GOLDSBORO CITY COUNCIL
REGULAR MEETING AGENDA
MONDAY, JANUARY 4, 2021**

(Please turn off, or silence, all cellphones upon entering the Large Conference Room)

NC Gov. Cooper's Executive Order 176 restricts mass gatherings due to COVID-19; therefore, public attendance of the Work Session and Council Meeting is restricted to those who are on the agenda or who would like to speak during the Public Comment Period. If you are speaking at the meeting, please enter the City Hall Annex front entrance and maintain social distance while waiting to enter the Large Conference Room one at a time. The meeting will be streamed live on the City's Facebook and YouTube pages at <https://www.goldsboronc.gov/mayor-of-goldsboro/city-council-minutes/>, and broadcast on the Downtown Center Street speakers.

I. WORK SESSION-5:00 P.M. – CITY HALL ADDITION, 200 N. CENTER ST., ROOM 206

ADOPTION OF THE AGENDA

OLD BUSINESS

- A. Swear In Mayor Pro Tem
- B. Resolution of the Goldsboro City Council Establishing a Procedure for Filling Vacant Council Seat (City Attorney)

NEW BUSINESS

- C. FFCRA and Emergency Sick Leave Policy (HR)

II. CALL TO ORDER – 7:00 P.M. – CITY HALL ADDITION, 200 N. CENTER ST., ROOM 206

Invocation (Pastor Jonathan Smith – Freedom Baptist)
Pledge of Allegiance

III. ROLL CALL

IV. APPROVAL OF MINUTES (*Motion/Second)

- A. Minutes of the Work Session and Regular Meeting of December 7, 2020

V. PRESENTATIONS

VI. PUBLIC COMMENT PERIOD

VII. CONSENT AGENDA ITEMS (*Motion/Second--Roll Call)

- B. CU-7-20 Personal Storage, LLC. (Outside Storage w/Used Automobile Sales) – Planning
- C. CU-8-20 Salem Leasing Corp.-Southwest corner of US Highway 117 South and Vann Street (Amendment of existing Conditional Use Permit) – Planning

VIII. ITEMS REQUIRING INDIVIDUAL ACTION (*Motion/Second)

- D. Z-11-20 – Three J's Inc. - South side of Eleventh Street between Wendell Street and Norwood Avenue (Planning)

IX. CITY MANAGER'S REPORT

X. MAYOR AND COUNCILMEMBERS' REPORTS AND RECOMMENDATIONS

XI. CLOSED SESSION

XII. ADJOURN

RESOLUTION NO. 2021-_____

**RESOLUTION OF THE GOLDSBORO CITY COUNCIL ESTABLISHING A
PROCEDURE FOR FILLING VACANT COUNCIL SEAT**

WHEREAS, Antonio Williams, the duly elected council member representing District 1 of the City of Goldsboro on its City Council has tendered his written resignation dated December 7, 2020 from his seat as the council member representing said district; and

WHEREAS, the City Council of the City of Goldsboro accepted his said resignation during its regularly scheduled meeting of December 7, 2020 and as a result hereby declares that the seat for the representation of District 1 is vacant; and

WHEREAS, as a result of said vacancy the Code of Ordinances and the General Statutes of the State of North Carolina state that the Council, by majority vote, shall appoint a qualified candidate to fill said vacancy for the remainder of the term of said council member; i.e. until the next general election which will be held in November 7, 2023; and

WHEREAS, neither the Code of Ordinances nor the General Statutes contain a specific procedure for said appointment, therefore, it is necessary and good practice to establish a procedure so the City, all council members and potentially interested candidates, have a procedure which will guide all for the said appointment; and

WHEREAS, it is necessary that a Resolution be enacted to establish procedures for such appointment, and that such are attached hereto as Exhibit A setting forth said procedures and is made a part hereof.

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Goldsboro, North Carolina that:

1. The seat for District 1 of the Goldsboro City Council is vacant effective December 7, 2020, and shall be filled by the Council by majority vote.
2. For the proper and consistent application of the Code of Ordinances and the General Statutes of the State of North Carolina for the filling of the vacancy of said seat for District 1 representation on the City Council, procedures for any appointment to fill said vacancy should be adopted and that such is necessary for the proper functioning of the Council.
3. Exhibit A attached hereto sets forth said procedure and is hereby adopted as the procedure for the appointment of the vacancy of the representative seat for District 1 of the Goldsboro City Council.

4. This resolution and Exhibit A are hereby adopted and shall be inserted into the official minutes of the City Council of Goldsboro.

ADOPTED the _____ day of _____, 20__.

By: _____
Chuck Allen, Mayor

ATTEST:

By: _____
Melissa Capps, City Clerk

DRAFT

EXHIBIT A

PROCEDURE FOR FILLING VACANT COUNCIL SEAT FOR DISTRICT 1 OF THE GOLDSBORO CITY COUNCIL

1. After the creation of a vacancy for District 1, such being effective December 7, 2020, the City Clerk will immediately cause the vacant seat to be advertised in *The Goldsboro News-Argus* and on the City of Goldsboro's Web Site indicating the appointment process and the following eligibility requirements as described in Article VI of the North Carolina Constitution and the City of Goldsboro's Code of Ordinances Section 3:5:

- A. Be a qualified voter in the City of Goldsboro.
- B. Be at least 21 years of age and not adjudged a felon not having had their rights restored.
- C. Currently live within the boundaries of District 1 and having done so for at least the past thirty (30) days.

Interested citizens meeting these requirements can pick up the application form from the City Clerk's office in the City Hall at 200 N. Center Street, Goldsboro, NC. Any potential applicant is encouraged to check the District 1 boundaries while at City Hall to make sure they reside within District 1 before submitting an application. Completed applications must be returned to the City Clerk's office by 5:00 p.m. on **Friday, January 15, 2021**. **Applications not received by that date will not be considered (placing it in the mail by then does not constitute receipt by the City unless it is in the physical custody of the staff of the office of the City Clerk, located within the City Manager and Mayor's offices, 2nd floor, by 5:00 p.m. on Friday, January 15, 2021).**

2. The City Clerk will hold the sealed applications until the deadline date. After the deadline, the **City Manager and City Clerk** will open the envelopes and verify that each meets the qualifications addressed above. They will forward copies of the contents to each member of the City Council by 5:00 p.m. on **Friday, January 22, 2021**. The names of applicants shall be released to the news media upon request after the applications have been distributed to the City Council. Applicants are advised that the applications and therefore any information provided on the said applications is subject to disclosure upon a proper public records request.

3. The Mayor and City Council at the regular City Council meeting scheduled for **February 1, 2021**, will hear presentations by each qualified applicant. Each applicant will be given up to ten (10) minutes to make a presentation on their qualifications for the office and their vision for Goldsboro.

4. **At the February 15, 2021** City Council meeting, the City Council will decide if they have enough information to vote on the appointment by motion, second, and majority vote. If so, the City Council will be provided a ballot listing the name of each candidate, and each council member will vote for ONE (1) candidate only.

5. The ballots shall be passed to the City Clerk who will announce the vote by reading aloud each ballot with the name and vote of the Mayor and each council member.
6. If any candidate receives at least 4 total votes on the ballots, that person is “appointed” and shall fill the seat.
7. If no candidate gets more than 3 votes, then the 2 applicants receiving the most votes will advance to a second ballot, in the same format as the first round.
8. However, if as a result of said initial vote there is a tie that occurs between two or more candidates making it such that there are not only 2 applicants with the most votes, then if there is one applicant that receives the most votes, that applicant will move to the next round of voting, and the council will then by ballot vote on the remaining other applicants so tied and the applicant between those such applicants that receives the highest votes will move to the second round of voting.
9. If, however as a result of the first round of voting 3 applicants are tied with two votes each, then a new ballot will be issued by the Clerk to the council members with those 3 applicants thereon, the council shall vote, and follow the above procedures until there are 2 candidates with the greatest number of votes; BUT if one of those 3 receive at least 4 votes during that round of voting, then that person would be “appointed” and shall fill the seat.
10. Each round of balloting and voting shall be conducted exactly as the first round.
11. Once any candidate gets at least 4 votes, that person is the choice, and may be sworn in at the beginning of the next Council meeting.
12. At any time, if no candidate has received at least 4 votes, the Council, upon proper motion, second and majority vote, may suspend the selection process, and return to further consideration of filling this vacancy at Council’s next meeting.
13. Additionally, at any time during the appointment process, upon motion, second and majority vote, the Council may vote to delay the vote on appointment to another date; and may re-open the application process to consider other interested candidates and shall set application deadlines consistent with the process above.

**APPLICATION FOR VACANT SEAT
GOLDSBORO CITY COUNCIL
DISTRICT 1_
(vacancy deemed effective: December 7, 2020)**

FULL NAME _____

HOME ADDRESS _____

HOW LONG AT THIS ADDRESS _____

BUSINESS ADDRESS _____

HOME PHONE () _____ BUSINESS PHONE () _____

FAX () _____ E-MAIL _____

DATE OF BIRTH _____

HOW LONG HAVE YOU BEEN A RESIDENT OF NORTH CAROLINA? _____

CURRENT EMPLOYER (IF ANY) _____

TITLE _____ YEARS IN CURRENT POSITION _____

DUTIES _____

OTHER EMPLOYMENT HISTORY _____

EDUCATION (including degrees completed) _____

INTERESTS/SKILLS/AREAS OF EXPERTISE/PROFESSIONAL ORGANIZATIONS _____

Why are you interested in serving on the Goldsboro City Council?

Please provide examples of your past service and involvement in Goldsboro and/or other communities in which you have lived. How do you feel these experiences would assist you in serving as a Council member?

What do you see as your role as a City Council member in representing all citizens of Goldsboro? What do you see your role in particular representing your District ?

The City of Goldsboro, like the vast majority of municipalities in North Carolina, operates under the Council/Manager form of government. With that in mind, what do you see the role of the City Council member being versus that of the City Manager?

What do you think are the two highest priorities for the Goldsboro City Council and how would you work to achieve them?

Given the diversity of interests, backgrounds and opinions on the Goldsboro City Council, how could you play a part in assisting the City Council to reach consensus on decisions?

DRAFT

AFFIRMATION OF ELIGIBILITY

Have you ever received a formal charge of professional misconduct, a criminal misdemeanor involving fraud or felony in any jurisdiction?

Yes _____ No _____ If yes, explain complete disposition

Are there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the City Council?

Yes _____ No _____ If yes, explain conflict.

I understand this application is public record, and I certify that the facts contained in this application are true and correct to the best of my knowledge. I authorize and consent to investigation and verification of all statement contained herein. I further authorize all information concerning my qualifications to be investigated and release all parties from all liability for any damages that may result from this investigation. I understand and agree that any misstatement will be cause for my removal from consideration.

Signature: _____

Date: _____

**DO NOT SUBMIT RESUMES/ATTACHMENTS – YOU MAY ATTACH ADDITIONAL PAGES TO
ANSWER THE QUESTIONS IF NEEDED**

*Application must be received by 5:00 p.m. on **Friday, January 15th, 2021 at:**
Goldsboro City Clerk's Office
200 N. Center Street
Goldsboro, NC 27530*

APPLICATIONS NOT RECEIVED BY THE DEADLINE DATE WILL NOT BE CONSIDERED.
NO EXCEPTIONS WILL BE MADE.

CITY OF GOLDSBORO
AGENDA MEMORANDUM
January 4, 2021

SUBJECT: COVID-19 Emergency Paid Sick Leave Policy

BACKGROUND: On December 31, 2020, the Families First Coronavirus Response Act (FFCRA) which required eligible Employers to provide Emergency Paid Sick Leave (EPSL) to employees affected by COVID-19 expired.

COVID-19 cases continue to rise across the country and especially in North Carolina. Additionally, the City of Goldsboro is experiencing a continued increase in the number of employees who are affected by the virus and unable to work. Reports and indicators suggest this trend will continue into 2021.

DISCUSSION: On Wednesday, December 9, 2020, the UNC School of Government recommended that public entities institute a local emergency paid sick leave policy in the event that the US Congress does not extend the FFCRA. The local policy will take steps to protect the workplace and ensure services are provided to the public during the COVID-19 State of Emergency.

RECOMMENDATION: It is recommended that City Council, by motion, adopt the attached resolution approving the City of Goldsboro's COVID-19 Emergency Paid Sick Leave Policy effective January 1, 2021.

DATE: 12/30/20 Bernadette Dove
HR Director

DATE: 12/30/20 [Signature]
City Manager

RESOLUTION 2020-

**A RESOLUTION TO ADOPT THE CITY OF GOLDSBORO
EMERGENCY PAID SICK LEAVE POLICY**

WHEREAS, the Families First Coronavirus Response Act (FFCRA) which requires eligible employers to provide Emergency Paid Sick Leave (EPSL) to employees out of work due to COVID-19 related reasons expired on December 31, 2020; and

WHEREAS, the cases of the virus continue to rise across the country and the City is experiencing an increase in the number of employees who are affected by the virus and unable to work; and

WHEREAS, reports and indicators suggest that this trend will continue into 2021; and

WHEREAS, with continued access to employer-paid sick leave, employees will continue to play an important role in removing themselves from the workplace in order to reduce continued transmission of the virus. We the City Council do hereby adopt the City of Goldsboro COVID-19 Emergency Paid Sick Leave Policy with an effective date of January 1, 2021 to expire at the end of the State of Emergency or sooner should the U.S. Congress extend or pass new emergency paid sick leave legislation.

NOW, THEREFORE, BE IT RESOLVED by the Goldsboro City Council that the above City of Goldsboro COVID-19 Emergency Paid Sick Leave Policy be approved and made effective January 1, 2021.

Adopted this 4th day of January 2021.

Mayor

ATTEST:

City Clerk

COVID-19 Emergency Paid Sick Leave Policy

The City of Goldsboro is taking proactive steps to protect the workplace and ensure services are provided to the public during the COVID-19 State of Emergency in the event the United States Congress does not extend the Families First Coronavirus Response Act (FFCRA) which is set to expire on December 31, 2020.

The City of Goldsboro provides eligible employees with COVID-19 Emergency Paid Sick Leave (CEPSL) under conditions identified in the FFCRA until the COVID-19 State of Emergency ends or Congress extends the FFCRA.

Eligibility

All employees are eligible for City CEPSL as an extension of (not in addition to) the FFCRA if they are unable to work or telecommute due to one or more of the below conditions:

1. The employee is subject to a federal, state, or local quarantine or isolation order related to COVID-19;
2. The employee has been advised by their healthcare provider to self-quarantine because they are infected with or have been exposed to COVID-19 or because they are at high risk of complications from COVID-19;
3. The employee is showing symptoms of COVID-19 and is seeking but has not yet received a medical diagnosis;
4. The employee is caring for an individual subject to a federal, state, or local quarantine or isolation related to COVID-19 or who has been advised by their healthcare provider to self-quarantine for COVID-19 related reasons;
5. The employee is caring for his or her son or daughter because the child's school or childcare facility has been closed or the childcare provider is no longer available because of COVID-19 related reason; or
6. The employee is experiencing substantially similar conditions as specified by the Secretary of Health and Human Services, in consultation with the Secretaries of Labor and Treasury.

Duration/Compensation

Employees are entitled on a one-time basis, including any FFCRA paid sick leave, to:

- **Full-time employees:** 80 hours of pay at their regular pay rate for conditions 1, 2, and 3; conditions 4, 5, and 6 is paid at two-thirds the employee's regular rate.
- **Part-time employees:** Pay for the number of hours the employee works, on average, over a two-week period.

Paid leave under this policy is limited to \$511 per day (\$5,110 in total) where leave is taken for reasons 1, 2, and 3 described above (generally, an employee's own illness or quarantine); and

\$200 per day (\$2,000 in total) where leave is taken for reasons 4, 5, or 6 (care for others or school closures).

This policy will also provide to employees that it has employed for at least 30 days, up to an additional 10 weeks of paid expanded family and medical leave at two-thirds the employee's regular rate of pay where an employee is unable to work due to a bona fide need for leave to care for a child whose school or child care provider is closed or unavailable for reasons related to COVID-19.

Child Care Provider Defined For Purposes of CEPsL

The term "child care provider" is defined as one who provides child care services on a regular basis and receives compensation for those services, including an "eligible childcare provider" as defined in Section 658P of the Child Care & Development Block Grant Act of 1990 (42 USC 9858n).

School Defined For Purposes of CEPsL

The term "school" means an "elementary school" or "secondary school" as such terms are defined in Section 8101 of the Elementary & Secondary Education Act of 1965 (20 USC 7801).

Requesting Leave

If you need to take CEPsL for conditions identified above, provide notice as soon as possible. Normal call-in procedures apply to all absences from work.

Expiration

This policy expires when the COVID-19 State of Emergency ends or FFCRA is extended.

MINUTES OF THE MEETING OF THE CITY COUNCIL HELD
DECEMBER 7, 2020

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 December 7, 2020 with attendance as follows:

Present: Mayor Chuck Allen, Presiding
Mayor Pro Tem Bill Broadway
Councilmember Taj Polack
Councilmember David Ham
Ron Lawrence, City Attorney
Tim Salmon, City Manager
Melissa Capps, City Clerk

Absent: Councilmember Brandi Matthews
Councilmember Gene Aycock

Call to Order. The meeting was called to order by Mayor Allen at 5:00 p.m.

Adoption of the Agenda. Mayor Pro Tem Broadway made a motion to adopt the agenda. Mr. Timothy Salmon asked Council to consider adding vacant District 1 seat discussion to the agenda. The motion was seconded by Councilmember Polack and unanimously carried, Council adopted the agenda.

Councilmember Ham stated Councilmember Williams is seated here. Mayor Allen stated he cannot vote. Councilmember Ham asked if legally he should be seated at the table. Councilmember Ham stated I respect your history here but legally he is no longer a councilmember, correct. Mayor Allen stated that is correct. Former Councilmember Williams stepped away from the table and sat in the audience.

Boards and Commissions Vacancies. Ms. Capps stated in your folders you will find a memo regarding the recommendations made by city council as the last work session regarding board and commission appointments. Washea Lancaster and Marcus Lewis were recommended for both the Commission on Community Relations and the Mayor's Committee for Persons with Disabilities. Since the work session, the Planning Commission met and has recommended extending the term of Chris Boyette for 3 years and reappointment of Anthony Slater. The following vacancies still exist:

- Commission on Community Relations - 1 appointment
- P&R – 1 appointment and 1 student (no student applications)
- Mayor's Committee for Persons with Disabilities – 2 appointments

Mayor Allen suggested next time the boards should come in and share their recommendations.

Council discussed vacancies.

- Commission on Community Relations – Washea Lancaster
- P&R – Tonya Barber (confirm she is interested in serving); Councilmember Polack reached out to a student, he will submit an application.
- Mayor's Committee for Persons with Disabilities – ask the committee for recommendations.

Upon motion of Mayor Pro Tem Broadway, seconded by Councilmember Ham and unanimously carried, Council approved the changes made to the appointments as discussed above. Staff will bring back a resolution appointing members as discussed at the December 21st council meeting.

WCDA and Economic Development Discussion. Mr. Craig Honeycutt, Wayne County Manager shared the following information:

What's Different?

- Now, Wayne County is part of a regional economic development approach using the Global TransPark (GTP) as central hub with Wayne, Lenoir and Greene Counties.
- All new industrial clients/leads generated by State Department of Commerce/EDPNC/North Carolina Southeast will be handled by the new regional group.
- Each County shall have representation on the new regional board

What's the Same?

- WCDA will continue to operate "as normal" in Wayne County
 - WCDA will continue to operate and raise funding for projects and product for "WAYNE COUNTY" and Wayne County only
 - Still a local WCDA Board active with Wayne County reps only
- Tiffany Creech still serves as Existing Industry Representative for Wayne County
 - Works for Wayne Community College under the small business and industry department working with Craig Foucht
- Mark Pope shall remain President of WCDA

So, Why Change?

- GTP is underutilized and a "diamond in the rough" for our region
- Economic Development has always been a "regional issue". What is good for Wayne is good for Lenoir, Greene, or the GTP, and vice versa.
- We have assets individually, but the goal is to use the region which will enhance our workforce and development by playing off of each others strength's.
 - The more "eyes" we get to look at this new partnership, the more opportunity we will have and the more "eyes" will be on Wayne County

So, Why the Change?

- We need to stand out to bring new companies to the area, and this is the first type of multi-county/state partnership in North Carolina.
- By partnering with others will give us a broader footprint for economic development in our region

County Funding/Budget

- Wayne County funded the operations of economic development as a County Department – spending approximately \$550,000 annually
- Our new agreement for the regional approach, the County will contract with the Regional Group for \$150,000 annually (+ 2% increase annually)
 - We will also continue to contract with WCC for our Existing Industry Position – approximately \$75,000 annually
- We will then use any "savings" and place it back into product for WAYNE County, leveraging also the private dollars raised by WCDA into product

So, What is Product?

- Shell Buildings/Goldsboro Business Campus/pad ready sites – things that put Wayne County "ready" to attract new businesses.
 - New businesses want to move quick, new businesses want to go where the basic questions on zoning/infrastructure/workforce have already been answered and addressed
 - They want to take the guesswork out of new site development upfront

What's So Special about the Global TransPark?

- 2500 acre industrial site with access air, rail, highways, and North Carolina's two international ports
- 11,500 ft. runway (2nd largest civilian runway on east coast)
- Regional workforce of 450,000 +
- One of five NC Foreign Trade Zones (#214) - offers individuals and businesses in a 22-county area the opportunity to import foreign goods and raw materials into a duty-free zone.

Council thanked Mr. Honeycutt for coming.

District 1 Vacant Seat Discussion. Attorney Ron Lawrence shared information related to filling the vacant seat in District 1. The Council is charged with the responsibility of filling the vacancy within a reasonable amount of time. Attorney Lawrence asked Council to look at the information he emailed regarding a resolution establishing a procedure for filling vacant council seat, city codes applicable to the vacancy, an application for vacant seat, etc.

Attorney Lawrence suggested Council declare the seat vacant.

Upon motion of Mayor Pro Tem Broadaway, seconded by Councilmember Polack and unanimously carried, Council declared District 1 seat vacant.

Mr. Salmon stated I would just note with the Consent Agenda, when it comes to an ordinance, NC GS 160A-75 states “no ordinance nor any action having the effect of any ordinance may be finally adopted on the date on which it is introduced except by an affirmative vote equal to or greater than two thirds of all the actual membership of the council, excluding vacant seats.” Mr. Salmon suggested if there are any items Council disagrees with on the Consent Agenda, they move those items to Items Requiring Individual Action.

Councilmember Polack made a motion to remove Item I. Z-10-20 Wayne Oil Company, Inc.—located on the northwest corner of Wayne Memorial Drive and Fourth Street (Rezoning) and Item J. S-8-20 Wayne Oil Company, Inc. (Preliminary Subdivision Plat- 2 Lot Final) Northwest corner of Wayne Memorial Drive and Fourth Street from the agenda. The motion failed, as there was no second to the motion.

Consent Agenda Review. Each item on the Consent Agenda was reviewed. Additional discussion included:

Councilmember Polack stated I would be remised if I did not mention the elephant in the room with the audit. Today I received an email from a citizen regarding the city manager’s and finance director’s inability to turn over the city’s fiscal year 2019 audit. Councilmember Polack read the email. Councilmember Polack asked how would you evaluate your status in this situation.

Mr. Salmon responded. Council approved the new auditors on May 20, 2019, that was the second meeting I was the city manager. So the change was in work before my time. I came aboard with new auditors, previous auditors had served 22 years, it seemed like a pretty good idea to me when you should be rotating auditors every 3, 5 or 7 years or so. The problem was you have a new city manager, a new finance director, a new assistant director and new auditor that needs to go through this paperwork to figure it out. We have had extensions that Council was well aware of I believe in March, June and September. I believe we are now getting to the end of road. Mr. Salmon shared he, Mayor Allen and Catherine spoke with the auditors this morning. I have asked they present to Council at the second meeting in December.

Ms. Gwynn stated we take this situation very seriously. I know myself I have worked several thousand hours over, trying to do my job and get this audit done. We have had several prior period issues that we have had to deal with and rebuild history. Our new auditors want to ensure the numbers in the financial statements are as accurate as they can be. To me these are extenuating circumstances that you would not have in normal years. I think we have gone above and beyond and I foresee very soon we will be winding this up.

Councilmember Polack stated I have 100% confidence, and still do because I signed the signature to send up. Discussion continued regarding when resources would be available from NC Housing Agency. Ms. Gwynn stated they have only suspended reimbursements until the audit is received and the city manager has signed an extension request for one of those funds.

Councilmember Polack asked how often are storm drainages reviewed. Councilmember Polack shared information regarding an issue in Musgrave Manor. Ms. Collins stated I believe stormwater utility ponds are inspected annually, it is handled through the Engineering

Department, any immediate concerns please let us know so we can share with the Engineering Department.

Closed Session Held. Upon motion of Councilmember Polack, seconded by Mayor Pro Tem Broadaway and unanimously carried, Council convened into Closed Session to discuss a personnel matter.

Council came out of closed session.

The meeting recessed until the 7:00 p.m. meeting.

CITY COUNCIL MEETING

The City Council of the City of Goldsboro, North Carolina, met in regular session in Large Conference Room, City Hall Annex, 200 North Center Street, at 7:00 p.m. on December 7, 2020 with attendance as follows:

Present: Mayor Chuck Allen, Presiding
Mayor Pro Tem Bill Broadaway
Councilmember Taj Polack
Councilmember David Ham

Absent: Councilmember Brandi Matthews
Councilmember Gene Aycock

The meeting was called to order by Mayor Allen at 7:00 p.m.

Councilmember Williams provided the invocation. The Pledge of Allegiance followed.

Approval of Minutes. Upon motion of Councilmember Ham, seconded by Councilmember Polack and unanimously carried, Council approved the Minutes of the Work Session and Regular Meeting of November 16, 2020.

Resolution Expressing Appreciation to Antonio Williams for Serving as a Goldsboro City Councilmember for Five Years. Resolution Adopted. Antonio Williams has served this community and the City of Goldsboro well in numerous capacities, including five years as a member of the Goldsboro City Council, representing District One, since December 2015. These years of service have been marked by exemplary dedication to the best interests of the community as he has worked constantly for the betterment of its economic, cultural and aesthetic development. During these years of service, Councilmember Williams has gained the admiration and respect of local officials and citizens for his untiring efforts in improving the lives of citizens in District One. During his term in office, Councilmember Williams has served as a member of the Historic District Commission, Law and Finance Committee, GWTA Board of Directors and various other Special Project Committees. Many projects have commenced and been completed by the City during Councilmember Williams years of service, including construction of the Multi-Sports Complex, new Police/Fire Complex, replacement of Fire Station 4, sewer rehabilitation, street resurfacing throughout the city, the Center Street Streetscape Project-Phase II and III, and the renovation of the T.C. Coley Community Center. The Mayor and City Council express to you, Antonio Williams, on behalf of themselves, city employees and the citizens of the City of Goldsboro, our appreciation and gratitude for your unselfish, devoted and invaluable service and contributions rendered to the Council and the City of Goldsboro in the many capacities in which you have served. We offer you our very best wishes for success, happiness, prosperity and good health in your future endeavors. This Resolution shall be incorporated into the official Minutes of the City of Goldsboro, and shall be in full force and effect from and after this 7th day of December, 2020.

Upon motion of Mayor Pro Tem Broadaway, seconded Councilmember Ham and unanimously carried, Council adopted the following entitled Resolution.

RESOLUTION 2020-80 “RESOLUTION COMMENDING AND EXPRESSING APPRECIATION TO ANTONIO WILLIAMS FOR SERVING AS A GOLDSBORO

CITY COUNCILMEMBER FOR FIVE YEARS’

Councilmember Williams stated I want to thank all that have helped me throughout my experiences with the municipal government with the City of Goldsboro. There have been many highs and lows as a councilman for District 1. One of those lows was losing Pinky Jacobs from our District 1 community. Even with the highs and lows, I have been honored to serve with my fellow board members, even with the alpha males and now the Councilwoman Matthews alpha female qualities. This journey has made me wiser and stronger as an individual. These mental keepsakes will forever be a part of me and will travel with me over to my next journey. I am grateful to God for keeping his grace upon me as no one can deny he has always been in the midst and when I least expect it, he has always shown up and allowed me to clear numerous obstacles in my course. If God be for you, who could be against you. One of my best quotes is, “for much is given, much is required.” I try my best to live by this. I have never missed a city council meeting. I have never forgotten who I work for, you the people of Goldsboro. No matter how difficult a task, or how unpopular an issue was, I have stood strongly for the betterment of our communities, not with the powerful but with the powerless. To the constituents, I hope I have done all that was expected of me and I hope you continue to use your voices and never be silent as again, it is your voice that ultimately moves us forward. I am most proud of District 1 constituents, as you have been most active with regard to getting involved in city business. My hope is with examples that have been set, that we can truly appreciate what we achieve, when we come together with the help of District 1 constituents, we were able to work together and accomplish many of our goals. As I transition over to the county government, my hope is to bridge the gap between the city and the county. My hopes for the Goldsboro City Councilmembers is always remember to much is given, much is required. Do your best to be fair to citizens as well as fellow councilmembers. My hope is that this council respects transparency within the municipal government, not for some but for all. I would hope that this board would abide by the North Carolina general statute rules 132-6 (b) and the guidelines from Attorney General Josh Stein’s office and correct the fee policy that is unethical and illegal. My hope is the city council continue the summer youth employment, as this program is vital to our families who live in our lower wealth communities and provide soft skills to our youth. My hope is this council will reinstate the public comment period back to twice a month, as in these turbulent times, there is much the citizens will need to express to this council. My hope is that the city council approve a special election for the District 1 seat, to give the constituents of District 1 the right to choose their leadership. I wish the City of Goldsboro great success and I wish miss you.

Public Comment Period. Mayor Allen opened the Public Comment Period and the following people spoke:

1. Alicia Pierce shared comments regarding former Councilmember Williams, thanking him for what he did for the City of Goldsboro and expressed concerns regarding issues around consolidated block grant funding.
2. Yvonna Moore shared comments regarding former Councilmember Williams, thanking him for his service to the City of Goldsboro. Ms. Moore also shared comments regarding replacement of District 1 seat, City of Goldsboro financial concerns, and transparency.

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

Consent Agenda - Approved as Recommended. City Manager, Timothy Salmon, 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. Councilmember Ham moved the items on the Consent Agenda, Items B, C, D, E and F be approved as recommended by the City Manager and staff. The motion was seconded by Councilmember Polack and a roll call vote resulted in all members voting in the affirmative. The items on the Consent Agenda were as follows:

Amending a Grant Project Fund Ordinance – Coronavirus Aid, Relief and Economic Security (CARES) Act Miscellaneous Grants Special Revenue Fund (R1106). Ordinance Adopted. City Council adopted a resolution at the November 16, 2020 meeting to accept an award from the Economic Development Partnership of North Carolina (EDPNC) as a

sub-recipient of CARES Act funding in the amount of \$10,750.00 to help promote visitor economy in Goldsboro-Wayne County due to the impact of COVID-19. The period of the performance is March 1, 2020 through December 30, 2020. This grant will be managed by Ashlin Glatthar, Travel and Tourism Director.

There is no match required for the grant.

Staff requests that the Council appropriate expenditures in the amount of \$10,750.00 so that the City may begin fulfilling the terms of the grant. This will be funded with Federal grant revenue.

It is recommended the following entitled Grant Project Ordinance for the Coronavirus Aid, Relief and Economic Security (CARES) Act Miscellaneous Grants Special Revenue Fund (R1106) be amended for \$10,750.00. Consent Agenda Approval. Ham/Polack (4 Ayes)

ORDINANCE NO. 2020-31 “AN ORDINANCE AMENDING THE GRANT PROJECT FUND FOR THE CORONAVIRUS AID, RELIEF AND ECONOMIC SECURITY (CARES) ACT MISCELLANEOUS GRANTS SPECIAL REVENUE FUND (R1106)”

Contract Award for Unified Development Ordinance Update Assistance. Resolution Adopted. The City of Goldsboro requested proposals to assist the City with a Unified Development Ordinance Update to reflect the Chapter 160D reorganization. In 2019, the NC General Assembly adopted a complete reorganization of the state’s planning and development regulation statutes and named it Chapter 160D. To conform to this new regulatory and statutory framework, every city and county development regulation in the state of North Carolina must update his or her ordinances by August 1, 2021.

The City of Goldsboro first adopted its Unified Development Ordinance (UDO) in 2005 and has amended it from time to time over the past 15 years. The main purpose of the update is to focus on the reorganization mandated by Chapter 160D however, the update is to include necessary revisions of the following Articles within the existing UDO: Article 5 – Zoning, as it relates to general setback, height and area standards, table of permitted uses, supplemental use regulations, and Historic Preservation Overlay District; Article 6 – Supplemental Design Standards, as it relates to parking standards and; Article 8 – Administrative Agencies, to ensure all Boards and Commissions reflect the recent updates of the City’s Code of Ordinances Chapter 32. The firm selected will provide professional consulting services for the City to update, revise and modernize the exiting UDO, ensure its conformance with the state land use & zoning laws (including Chapter 160D) and implement the applicable updates to Article 5, 6, and 8. Three consultants’ submitted proposals and submittals were evaluated based on seven criteria: Quality of proposal, Project Management, Project Team, Project Approach, Project Timeline, Cost Estimate and References.

Upon review, the evaluation indicated Stewart, Inc., scored the highest based on qualifications, past experience, project approach and cost.

Stewart is a planning, design, and engineering firm located in Raleigh, Durham, Charlotte, and Wilmington, NC. Stewart has extensive background and knowledge developing codes and ordinances in other North Carolina communities. Their team is skilled in preparing and updating UDOs that are well organized, user friendly, and in conformance with current North Carolina General Statutes.

In order to achieve the goals of the City in this update, Stewart proposes a work program that is divided into three phases. Phase 1 - Project Initiation, which will involve a kickoff meeting with staff as well as the Planning Commission and City Council. Phase 2 is UDO Preparation and Composition, which will involve working meetings with staff, release of first draft UDO update and public informational presentations with Planning Commission and City Council. Finally, Phase 3 is Adoption, which will involve periodic coordination with staff, release of final draft of the UDO, Planning Commission review/recommendation and City Council review/ adoption. The fee proposal for this project has been reviewed by the Planning Department and the Finance Director. Sufficient funds are available within the Planning Department’s FY 21 budget with the UDO Update not exceeding \$35,000 as budgeted.

Upon notice to proceed, the consultant anticipates the development of the UDO Update being completed by May 2021.

It is recommended Council adopt the following entitled Resolution authorizing the Mayor and City Clerk to execute a contract not to exceed \$35,000 with Stewart Inc., for Unified Development Ordinance Update Assistance. Consent Agenda Approval. Ham/Polack (4 Ayes)

RESOLUTION NO. 2020-81 “RESOLUTION AWARDING AND AUTHORIZING THE EXECUTION OF A CONTRACT FOR THE CITY OF GOLDSBORO UNIFIED DEVELOPMENT ORDINANCE UPDATE ASSISTANCE”

S-11-20 KG Plaza, LLC; (Preliminary Subdivision Plat-80 lots of Magnolia Grove-Phase I Development). Approved. The property is located on the east side of Eleventh Street between Norwood Avenue and Englewood Drive.

On October 7, 2019, Goldsboro City Council approved a zoning change for the subject property from Residential (R-16) and Residential (R-9) to Residential Conditional District (R-6CD) for the construction of a 303-lot cluster subdivision.

(PHASE I DEVELOPMENT)

Totals Lots:	80
Total Area:	20.2 acres
Average Lot Size:	6,000 sq. ft.
Zoning:	R-6CD (Residential-6 Conditional District)

The submitted preliminary plat contains a total of 80 residential lots within the proposed subdivision.

Building setbacks for single-family dwellings within the R-6 zoning district are as follows:

Front:	25 ft.
Rear:	25 ft.
Side:	8 ft.
Side (Corner Lot):	32 ft.

According to the City’s Unified Development Code, the developer may reduce the minimum lot size, width and setbacks up to 40% from the specifications of the prevailing zoning district. The Council may require larger lot sizes, if in the opinion of the City Council, smaller lot sizes would be incompatible with adjoining development.

Three new streets are proposed with curb and gutter within the first phase of development and identified as Grove Lane, Ivory Lane and Pioneer Drive.

Grove Lane will serve as one of two main entrances to the subdivision off of 11th Street for approximately 800 ft. and terminate to a cul-de-sac in accordance with City street standards. Ivory Lane will serve as a main intersecting street within the subdivision for approximately 800 ft. Pioneer Street will originate off Ivory Lane for approximately 600 ft. and terminate to a City-approved cul-de-sac. Proposed streets will be designed and constructed in accordance with City Engineering standards.

At least 20% of the total project area shall be reserved as commonly held open space and be preserved in a natural or vegetative state. The applicant is reserving approximately 24.7 acres of the entire site as open space with perpetual maintenance by a homeowner’s association.

City water and sewer are available to serve the subdivision. As such, the applicant will be required to annex into Goldsboro City limits. The property proposed for phase I construction of the subdivision is not located within a Special Flood Hazard Area. Storm water calculations and drainage plans have been submitted for review and approval by City Engineering.

The Planning Commission, at their meeting held on November 30, 2020, recommended approval of the Preliminary Subdivision Plat.

It is recommended City Council accept the recommendation of the Planning Commission and approve the Preliminary Subdivision Plat. Consent Agenda Approval. Ham/Polack (4 Ayes)

SITE-26-20 KG Plaza, LLC (Site Plan-Magnolia Grove-Phase I Development).
Approved. The property is located on the east side of Eleventh Street between Norwood Avenue and Englewood Drive.

On October 7, 2019, Goldsboro City Council approved a zoning change for the subject property from Residential (R-16) and Residential (R-9) to Residential Conditional District (R-6CD) for the construction of a 303-lot cluster subdivision. Separate site plan review and approval by Goldsboro City Council is required for the cluster subdivision.

(PHASE I DEVELOPMENT)

Totals Lots:	80
Total Area:	20.2 acres
Zoning:	R-6CD Residential Conditional District

The property is currently clear and vacant and has previously been used for agricultural purposes.

The submitted site plan indicates a total of 80 lots within the proposed phase-1 development project for single-family residential construction.

The property will be served by one of two primary access drives off of 11th Street. Grove Lane will serve as the main entrance for phase 1 development. Since 11th Street is a state-maintained road, NCDOT driveway permits will be required.

The applicant has been informed that future road improvements along 11th Street will be required before the 303-lot cluster subdivision is complete and in accordance with NCDOT specifications. NCDOT has informed applicant that no road improvements will be required for the phase 1 portion of the project.

As previously stated, 80 new lots are proposed for single-family construction. Included as part of the development is a 1.58 acre storm water retention pond and a 2.4 acres are reserved for a future club house.

At the completion of Phase I road improvements, street trees will be provided for each residential lot in accordance with the City's landscape ordinance.

City water and sewer are available to serve the subdivision. The property proposed for phase I construction is not located within a Special Flood Hazard Area. Storm water calculations and drainage plans have been submitted for review and approval by City Engineering.

According to the City's UDO, sidewalks are required along one side of all minor streets, including cul-de-sacs within the proposed subdivision. The submitted site plan shows sidewalks as required by the City's Subdivision Design Standards within the proposed subdivision. In addition to the internal sidewalks within the proposed phase I development, external sidewalks along 11th Street are required. Since the City's Recommended Facilities and Pedestrian Plan does not identify sidewalks for this area, the applicant is requesting a modification of the City's sidewalk installation. A fee in lieu of sidewalk construction in the amount of \$9,360 will be required to be paid to the City of Goldsboro.

Interconnectivity has been provided east of the proposed phase I development and adjacent to existing residential development.

The Planning Commission, at their meeting held on November 30, 2020, recommended approval of the Site and Landscape Plan with the requested modifications.

It is recommended City Council accept the recommendation of the Planning Commission and approve the site and landscape plan with the following modifications.

- (1) Modification to install City sidewalks and pay a fee in lieu of sidewalk construction in the amount of \$9,360. Consent Agenda Approval. Ham/Polack (4 Ayes)

SITE-23-20 North Carolina Department of Agriculture and Consumer Service (NCDA&CS) – Site and Landscape Plans for Cherry Research Farm Office. Approved.
The property is located on the south side of Old Smithfield Road between Stevens Mill Road and O’Berry Center Road.

It is formally known as the Cherry Research Farm specializing in agricultural research and sustainability. The facility provides a diverse mix of livestock operations, as well as, field and horticultural crops.

Frontage: Approx. 4,070 ft.
Depth: Approx. 1,335 ft.
Area: 3,095,394 sq. ft. or 71 acres
Zoning: Office & Institutional-2

The proposed site is clear and vacant.

The submitted site plan indicates a single-story, 2071 sq. ft. building proposed for use as a research farm office facility. The commercial building will consist of two offices, a conference room, a breakroom, a reception area, a mechanical/storage area and a restroom for employees.

Hours of Operation: Monday-Friday 8:00am – 5:00 pm

Number of Employees: 3-4

The site will be served by an approximate 60 ft. wide gravel curb cut proposed off Old Smithfield Road and subject to NCDOT for approval.

The applicant has proposed a 31 ft. wide compacted gravel access drive that will provide parking for 13 gravel parking spaces located at the front of the facility. According to the City’s Unified Development Code, access drives, parking lots and parking lot spaces shall be paved with asphalt or concrete. The applicant is requesting that the proposed access drive and parking lot be gravel in lieu of asphalt or concrete based on the agricultural context of the site and the fact that other farm roads upon the property are of compacted gravel. A modification of the paving requirement will be necessary.

Parking for the site requires 1 space per 350 sq. ft. of gross floor area. A total of 13 parking spaces have been provided including 1 handicap accessible parking space.

Exterior sidewalks are required for new commercial development. However, according to the City’s Updated Pedestrian and Facilities Plan, sidewalks are not recommended for the area. The applicant will be required to install exterior sidewalks or pay a fee in lieu of for sidewalk construction in the amount of \$3,420. Interior concrete sidewalks are shown on the submitted site plan leading from the parking lot into the principle building by means of handicap ramps and sloped walkways.

A total of four street trees are proposed along Old Smithfield Road. The development is exempt from vehicular surface area planting requirements. The applicant is proposing additional trees and shrubs to serve as foundation plantings, as well as, supplemental landscaping that would enhance other areas of the site.

Exterior building components consist of asphalt shingles, fiber-cement vertical siding, wood trim and fascial boards with glazed windows.

The site is not located within a Special Flood Hazard area. City water and sewer are available to serve the property. Storm water calculations are exempt from the site, however, grading and drainage plans have been submitted and are subject to approval by City Engineering before construction permits are released.

The applicant is requesting a modification of the City's paving requirement based on the agricultural context of the site and the existing conditions of nearby roads upon the property. The Planning Commission, at their meeting held on November 30, 2020, recommended approval of the Site and Landscape Plan with the requested modifications.

It is recommended Council accept the recommendation of the Planning Commission and approve the site and landscape plan with the following modifications.

- (1) Modification of the City's paving requirement based on the agricultural context of the site and existing conditions of nearby roads upon the property.
- (2) Modification to install City sidewalks and pay a fee in lieu of sidewalk construction in the amount of \$3,420. Consent Agenda Approval. Ham/Polack (4 Ayes)

End of Consent Agenda

CU-6-20 Site Plan (Jones Sawmill). Approved. Subject property is located on the northwest corner of Belfast Road and I-795. The site plan is associated with a rezoning request Z-8-20 as previously presented.

If the Goldsboro City Council approves the applicant's rezoning request from R-20A (Residential-20A) to General Industry Conditional District (I-2CD), the use of the property will be limited for the operation of a commercial sawmill. A commercial sawmill requires a Conditional Use Permit when located in the General Industry (I-2) zoning district.

Frontage: (None)
Area: 574,207 sq. ft., or 13.18 acres
Zone: Residential (R-20A)/Wayne County (Airport Overlay)

The property is currently clear and vacant. The property is located directly east of an existing solar farm. On July 6, 2015, Goldsboro City Council approved a change of zone from R-40 to R-20A Residential Conditional District to allow the development of the solar farm.

The submitted site plan indicates four (4) commercial buildings to be utilized in the operation of the business. A 15ft. x 25ft. (375 sq. ft.) metal office building will serve as the principle structure in the operation of the business. A 50ft. x 50ft. (2,500 sq. ft.) enclosed metal storage shelter will serve as an add-on to the principle building. An 18ft. x 34ft. (612 sq. ft.) commercial dry kiln is proposed behind the proposed storage shelter along with a proposed 20ft. x 60 ft. (1,200 sq. ft.) commercial sawmill.

A floor plan has been provided which consists of an office, restrooms for customers and employees, storage areas and three (3) automobile service bays.

Hours of Operation: Monday-Friday: 7:00am-5:00pm
Saturdays: Varies
No. of Employees: 4

The applicant has proposed a new 24 ft. wide driveway cut off of Belfast Road to access the site. Belfast Road is an NCDOT maintained roadway. The applicant has consulted with NCDOT and has been made aware of the fact that driveway permits will be required, however, no other roadway improvements will be necessary.

The site has no frontage along Belfast Road. As such, a proposed 50ft. ingress, egress and regress easement off Belfast Road will provide access to the site, as well as, to employee and commercial trucking parking spaces. The applicant is proposing a 20ft. wide gravel access road for approximately 1,000 ft. since heavy log trucking operations will be conducted on site. Log trucks will enter and exit the site off Belfast Road.

Parking for the commercial sawmill requires 1 space per 2 employees on the maximum shift, plus 1 space for each vehicle stored on site. A total of 4 employee parking spaces have been proposed including 1 handicapped accessible parking space. According to the applicant, there will be no overnight parking conducted on the site.

The property is not located in a Special Flood Hazard Area. City water and sewer are not available to serve the property. Private water and on-site waste disposal systems will be incorporated. Grading and drainage plans have not been submitted. The applicant will be required to submit plans in accordance with City Engineering standards before construction permits are released.

In addition to the land-use requirements of the General Industry (I-2) zoning district, the following supplemental regulations are required for the proposed sawmill:

1. The entire area of the site shall be enclosed by a six foot high opaque fence set back one hundred feet from any public right of way or residentially developed or zoned property and/or fifty feet from any other adjacent property.
2. The yard area between the fence and the property line, not used for parking, shall be planted with grass and have landscaping composed of large trees spaced not more than forty feet apart and not less than one row of shrubs thirty inches in height, spaced so that they will form a continuous visual screen six feet in height within three growing seasons.
3. No loading or unloading of materials shall occur outside of the fenced area.
4. A statement shall be submitted with the plans indicating whether any manufacturing or processing operation will create smoke, offensive odor, dust, noise, fumes or vibrations beyond the lot lines of the proposed use. If one or more of such conditions exist, the developer shall explain what measures will be taken to mitigate such conditions to acceptable levels.
5. The uses shall be located a minimum of one thousand feet from any residentially developed or zoned property. The one thousand foot separation distance shall be measured in a straight line from property line to property line, with no consideration as to intervening structures, roads or landforms.

The applicant is requesting a modification of item #5 listed above as residentially-zoned and developed property is located within 1,000 ft. of the subject property.

The applicant is requesting a waiver of the fencing and landscaping requirements for a period not to exceed 1 year from site plan approval.

At the public hearing held on October 19, 2020, the property owner and applicant came forward to speak in favor of the request and no one appeared to speak against the request.

The Planning Commission, at their meeting held on October 26, 2020, recommended approval of the Site and Landscape Plan with the requested modifications.

Due to the rezoning request associated with this Conditional Use Permit not receiving an affirmative vote equal to or greater than two-thirds of all the actual membership of the council at their meeting November 2, 2020, the Conditional Use Permit request to operate a commercial sawmill could not be approved. The City Council approved the second reading of the ordinance changing the zoning for the property at their meeting November 16, 2020.

Conditional Use Permits require an order of approval and even though the permit was approved at their meeting held November 16, 2020 the Conditional Use Permit failed to have an order of approval attached. The order indicates the finding of facts in which the City Council makes their conclusion regarding the proposed use does satisfy the general conditions imposed on the Council in its deliberations for issuing a Conditional Use Permit.

Councilmember Polack asked DOT would not have to do anything to the turn lanes until after that year.

Ms. Collins stated NCDOT will monitor the business, if it generates more upscale traffic, right now it is a small scale sawmill, if it increases in a year, NCDOT will monitor and work with the applicant if any improvements are necessary.

Upon motion of Mayor Pro Tem Broadaway, seconded by Councilmember Ham and unanimously carried, Council accepted the recommendation of the Planning Commission and:

1. Adopted an Order approving the Conditional Use Permit for the operation of a commercial sawmill within the General Industry Conditional District (I-2CD) zoning district.
2. Approved Site and Landscape Plans with modification of item #5 listed above as residentially zoned and developed property is located within 1,000 ft. of the subject property.
3. Approved Site and Landscape Plans with a waiver of the installation of fencing and landscaping requirements for a period not to exceed 1 year from site plan approval.

Z-9-20 Chestley Taylor - Southwest corner of E. US 70 Hwy. and Carriage Road R-20 (Residential)/Residential-Manufactured Non-Conforming (RM-NC) to R-12 (Residential). Ordinance Adopted. The applicant requests to rezone subject property from R-20 (Residential)/Residential-Manufactured Non-Conforming (RM-NC) to R-12 (Residential) in order to develop property for residential use.

The subject property was previously occupied by a non-conforming manufactured home park that existed prior to the adoption of the City's Unified Development Code. All manufactured homes have been removed and the lot is currently unoccupied.

Frontage: 109.45 ft. (E. US 70 Hwy.)
 290.33 ft. (Carriage Rd.)
 Area: 32,100 sq. ft., or 0.74 acres

Surrounding Zoning:

North: Residential (R-20);
 South: General Business (GB);
 East: General Business (GB), and
 West: General Business (GB), Residential (R-20)

The subject property is unoccupied and vegetated with pine trees and large shrubs.

The property is not located in a Special Flood Hazard Area. City water and sewer are available to serve the property.

The City's updated Land Use Plan designates the property for low-density residential use. However, the plan recommends that areas accessible to water and sewer services and proposed for "infill" development, higher residential densities should be encouraged and allowed.

The subject property is located within the 65-69 DNL zone of Seymour Johnson Air Force Base's Noise Overlay Contour. Base officials have indicated that measures to achieve an outdoor to indoor noise level reduction of at least 25 decibels should be required for any residential structure proposed for the site.

At the public hearing held on November 16, 2020, no one appeared to speak for or against the request.

The Planning Commission, at their meeting held on November 30, 2020, recommended approval for the change of zone request from Residential (R-20A) and Residential Manufactured Nonconforming (RM-NC) to Residential (R-12) zoning district.

Upon motion of Mayor Pro Tem Broadaway, seconded by Councilmember Ham and unanimously carried, Council accepted the recommendation of the Planning Commission and:

1. Find the request consistent with the City's adopted Comprehensive Land Use Plan and;
2. Adopted the following entitled Ordinance changing the zoning for the property from Residential (R-20A) and Residential Manufactured Nonconforming (RM-NC) to Residential (R-12) zoning district.

ORDINANCE NO. 2020-32 “AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF GOLDSBORO, NORTH CAROLINA CODE OF ORDINANCES”

Z-10-20 – Wayne Oil Company, Inc. - Northwest corner of Wayne Memorial Drive and Fourth Street (Neighborhood Business to General Business Conditional District).

Deferred. The applicant requests to rezone a portion of the subject property from Neighborhood Business (NB) to General Business Conditional District (GBCD) for the operation of an automatic car wash.

The requested zoning will be associated with the recombination of two individual lots described as follows:

Lot #1:

Frontage: 297.41 ft. (Wayne Memorial Drive)
325 ft. (Fourth Street)
Area: 141,700 sq. ft., or 3.25 acres
Zone: Neighborhood Business (NB) / General Business Conditional District (GB CD)

Lot #2:

Frontage: 83.69 ft. (Wayne Memorial Drive)
Area: 8,596 sq. ft., or 0.19 acres
Zone: Neighborhood Business (NB)

Area Proposed for Rezoning:

Frontage: 164.05 ft. (Wayne Memorial Drive)
Area: 40,355 sq. ft., or 0.926 acres
Zone: Neighborhood Business (NB)

Surrounding Zoning:

North: Residential (R-9);
South: Residential (R-9), Office and Institutional (O&I-1), Neighborhood Business (NB);
East: Neighborhood Business (NB); and
West: Neighborhood Business (NB) and Residential (R-9)

The subject properties are currently occupied by an existing business formally known as Wayne Oil Company, Inc.

The City’s Comprehensive Land Use Plan recommends commercial development for the property. The proposed rezoning would be compatible with the Comprehensive Plan.

On January 3, 2017, Goldsboro City Council approved a change of zone request for a portion of the property from Neighborhood Business (NB) to General Business Conditional District (GB CD) limiting the use of the property to retail sale of auto parts and accessories. As of this date, the property has not been developed. The remaining portion is now being considered for sale and commercial development.

The submitted site plan indicates a single-story, 3,604 sq. ft. building of masonry and brick construction proposed for use as a drive-through automatic car wash facility.

A floor plan has been provided and consists of an express tunnel car wash, a lobby area, an office, restrooms and an equipment room.

In addition to the car wash, two automatic pay stations are proposed for the site, 28 parking spaces and 31 vacuum stations to be used by customers of the business.

Hours of Operation: Monday-Saturday 8am-8pm
Sunday 9am-8pm
Employees: 4 Employees (Shifts)

The site will be served by two new driveways off Fourth Street. Driveways are being limited to Entrance and Exit only with the Entrance Driveway being the most northern driveway. NCDOT has reviewed the proposed car wash and supports no driveway access from Wayne Memorial Drive, if the proposed site can have potential safer access elsewhere. If the City is concerned about proposed access off of Fourth Street and absolutely requires access from Wayne Memorial Drive, NCDOT would require a turn lane along Wayne Memorial Drive with right-in only access.

A total of 28 parking spaces have been provided including 2 handicap accessible parking spaces. A drive-through aisle is shown beginning at the rear of the site for stacking of an estimated 14 vehicles upon entry into the car wash bay area.

Exterior sidewalks are not shown on the submitted site plan. The applicant will be required to install sidewalks along Wayne Memorial Drive for approximately 143 linear feet and along Fourth Street approximately 228 linear feet or a modification will be necessary. If the modification is approved, the applicant will be required to pay a fee in lieu of in the amount of \$6,678 to the City of Goldsboro for sidewalk construction.

The landscape plan indicates a required Type A, 5 ft. wide landscape buffer along the northern and eastern property lines. A total of 10 street trees are proposed along Wayne Memorial Drive and Fourth Street accompanied by evergreen shrubs to serve as the required vehicular surface buffer. Vehicular surface area plantings are also represented on the landscape plan and in accordance with the landscape requirements of the Unified Development Ordinance.

The proposed automatic car wash building exterior consists of a metal standing seam roof, EIFS Wall System, split-face masonry block and brick veneer columns, stacked stone veneer bases and architectural wood brackets.

Commercial lighting plans have not been submitted, however, staff will work with the applicant to ensure proposed lighting is compliant with the City's commercial lighting ordinance.

The property is not located in a Special Flood Hazard Area. City water and sewer are available to serve the property.

Storm water calculations, grading and drainage plans have not been submitted. The site plan does indicate a proposed stormwater pond to serve both the car wash and future development of adjacent property to the east. The applicant will be required to submit plans in accordance with City Engineering standards before construction permits are released.

A concrete pad is shown as the end of the parking lot to the north for the location of a commercial dumpster. The dumpster enclosure will match the elevations of the car wash facility and be screened in accordance with City standards.

At the public hearing held on November 16, 2020, the applicant came forward and spoke in favor of the request. One person came forward to speak in opposition citing noise and lighting concerns, no others appeared to speak for or against the request.

The Planning Commission, at their meeting held on November 30, 2020, recommended approval for the change of zone request from Neighborhood Business (NB) to General Business Conditional Zoning district (GB CD) for the operation of an automatic car wash.

Councilmember Polack asked what the decibels would be from the vacuum cleaners.

Ms. Collins stated nothing had been provided regarding the sounds, there is nothing we require as far as the actual noise of the system. There are 31 vacuum hoses, the unit itself is screened, I believe two will be onsite, to support the vacuum stations.

Councilmember Polack shared concerns with the car wash being in a residential area.

Ms. Collins reminded Council, in order for it to pass the first reading it would need a 4-0 vote or come back at the next meeting for a second reading.

Councilmember Polack made a motion to defer Z-10-20 – Wayne Oil Company, Inc. - Northwest corner of Wayne Memorial Drive and Fourth Street (Neighborhood Business to General Business Conditional District) and revisit at the next meeting. The motion was seconded by Mayor Pro Tem Broadaway and carried unanimously.

S-8-20 Wayne Oil Company, Inc. (Preliminary Subdivision Plat- 2 Lot Final) Northwest corner of Wayne Memorial Drive and Fourth Street. Deferred. Ms. Collins requested Council defer action as the rezoning has not passed at this time. Upon motion of Councilmember Polack, seconded by Councilmember Ham and unanimously carried, Council deferred action on S-8-20 Wayne Oil Company, Inc. (Preliminary Subdivision Plat- 2 Lot Final) Northwest corner of Wayne Memorial Drive and Fourth Street and will revisit at the next meeting.

City Manager's Report. Mr. Salmon stated in case citizens did not hear during the work session in respect to the FY 19 Audit, the Mayor, Finance Director and I spoke with the auditors, Dixon, Hughes, Goodman this morning, the latest update, we expect the preliminary draft by Thursday of this week. The auditors will provide the Council and the public an update at the next Council meeting on December 21, 2020. I would like to thank the city employees for their continued efforts to work through COVID-19 and the Governor's Executive Order associated with it. In particular, significant efforts have been done with the coronavirus relief funds, it took a lot of efforts for staff, non-profits, and for profits. We will get you a report by the end of December.

Mayor and Councilmembers' Reports and Recommendations. Councilmember Ham stated no comment.

Councilmember Polack stated I just want to pray that our newly elected commissioners, Commissioner Foster for District 3 and Commissioner Williams for District 2, that they have a smooth transition into their new offices and we can as a city and a county, build bridges not walls, to work cohesively, to build a brighter future for our county. I want to also solicit everyone to continue to wear their mask, I think we did the right thing with not holding the parade. I would rather err on the side of safety than cause health issues. I would ask all parents to remind the students to do the same. I know statistics say that the youth do not have as good as chance of contracting corona but the teachers they interact with do have high risk. Thank you.

Mayor Pro Tem Broadaway stated I would like to thank our Public Works people, they are working very hard and keeping things clean and working, that is not easy. Let us all wear our masks and get through this thing.

Mayor Allen thanked everyone.

There being no further business, the meeting adjourned at 8:07 p.m.

Chuck Allen
Mayor

Melissa Capps, MMC/NCCMC
City Clerk

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
JANUARY 4, 2021 COUNCIL MEETING**

SUBJECT: CU-7-20 Personal Storage, LLC. (Outside Storage w/Used Automobile Sales)

BACKGROUND: Subject property is located along the west side of S. US 117 Hwy. (NCSR No. 1249) between W. Ash Street Ext. and W. US 70 Hwy.

Area: 207,875 sq. ft. or 4.72 acres

Zoning: General Business (GB)

Currently, the property operates as a self-storage (mini-storage) operation formally known as Personal Storage Mini Warehouse Facility. The site has operated as a mini-storage facility since 1980.

Now, the owner proposes to maximize the use of the property by providing outside storage space for rent or lease. In conjunction with the request, the owner desires to operate a used car dealership and a U-Haul truck rental dealership upon the property. Outdoor storage and used automobile sales require a Conditional Use Permit approved by City Council. Separate site plan approval is also required.

DISCUSSION: The applicant has submitted a site plan that indicates seven (7) existing commercial storage buildings used for approximately 40,000 sq. ft. of storage. Currently, there are 230 personal and commercial storage spaces that are available for rent or lease

An area has been proposed north of the principle office/storage building for the outdoor storage of recreational vehicles, campers, boats and vehicle storage. This storage area will consist of approximately 60,000 sq. ft. or 1.34 acres and be surrounded by a 6 ft. in height chain link security fence with vinyl slats. The applicant is proposing gravel vehicular surface areas in lieu of required pavement for the outdoor storage area due to existing site conditions associated with the mini-storage operation. A modification will be necessary.

In addition to the outside storage area, the applicant intends to operate a U-Haul truck/trailer rental dealership upon the property. The site plan shows a U-Haul truck/trailer display area fronting the W. Grantham Street service road for approximately

125 linear ft. and approximately 12,500 sq. ft. or .3 acres of display area. The applicant is proposing gravel surfaces for the display area which will require a modification from City Council.

Lastly, the applicant is proposing used automobile sales upon the property. The submitted site plan shows an existing paved automobile display area south of the principle office/storage building, as well as, paved customer parking spaces directly in front of the building along the Grantham Street service road. The applicant states that cars will be driven to the site or delivered by nothing larger than a two-car carrier.

The applicant intends to operate the existing mini-storage facility, U-Haul rental dealership and used automobile sales utilizing the following days and hours of operation:

Hours of Operation:	Monday-Saturday 10am-6pm
Number of Employees:	2

Access: Currently, a total of three paved curb cuts provide access to the site off W. Grantham Street which is a state-maintained service road. NCDOT officials have reviewed the applicant's proposal and are requiring the closure of the driveway closest to the southern property line.

Parking: Parking for the mini-storage facility requires 1 space per employee plus 3 customer spaces. Parking for the used auto sales requires 1 space per employee plus 5 customer parking spaces. A total of 10 parking spaces are required to include 1 handicapped parking space. Staff is working with the owner to provide an additional two customer parking spaces required for the site.

Landscaping: The applicant is proposing 6 Snow Goose Flowering Cherries to serve as new street trees for site. No other landscaping is proposed or required.

Engineering Comments: The property is located in a Special Flood Hazard Area known as the 500 and 100-year floodplain. Grading and drainage plans have not been submitted. The applicant will be required to comply with the City's floodplain and development regulations before a conditional use permit can be issued in the future.

Modifications: The applicant is requesting a modification of the City's paving requirement for the proposed outside storage area and display area for the U-Haul truck/trailer rental dealership.

At the public hearing held on December 21, 2020, no one came forward to speak for or against the request.

The Planning Commission, at their meeting held on December 21, 2020, recommended approval of the Conditional Use Permit as submitted with the requested modifications.

RECOMMENDATION: By motion, accept the recommendation of the Planning Commission and

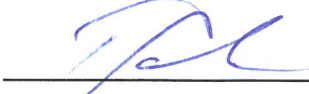
- (1) Adopt an Order approving the Conditional Use Permit to allow the operation of a fenced outside storage space for rent or lease associated with the Public Self Storage main operation and operation of a used car dealership/U-Haul truck rentals upon the property.
- (2) Approve Site and Landscape Plans for the Conditional Use Permit with the following modification:
 - a) Modification of the City's paving requirement for the proposed outside storage area and display area for the U-Haul truck/trailer rental dealership.

Date: 12/29/20



Planning Director

Date: 12/29/20



City Manager

CITY OF GOLDSBORO
ORDER APPROVING A CONDITIONAL USE PERMIT

The City Council of the City of Goldsboro, North Carolina, having held a public hearing on **December 21, 2020** to consider the following Conditional Use Permit application number:

CU-7-20 Personal Storage, LLC. (Outside Storage w/Used Automobile Sales) – located along the west side of S. US 117 Hwy. (NCSR No. 1249) between W. Ash Street Ext. and W. US 70 Hwy

To approve the operation of a fenced outside storage space for rent or lease associated with the Public Self Storage main operation and operation of a used car dealership/U-Haul truck rental dealership upon the property. Self-storage and use automobile sales are a permitted use within the General Business (GB) zoning district, having heard all the evidence and arguments presented and reports from City Officials, and having received recommendation for approval from the Goldsboro Planning Commission pertaining to said application, makes the following findings of fact.

FINDINGS OF FACT

The City Council makes the CONCLUSION that the proposed use **does** satisfy the general conditions imposed on the Council in its deliberations for issuing a Conditional Use Permit under Sections 5.4 Table of Permitted Uses; and 5.5.4 Special and Conditional Use Specific Regulations pertaining to **Self-storage with fenced outdoor storage leased space and used automobile sales** within the General Business District (GB) zoning district.

Based upon the foregoing FINDINGS OF FACT, the City Council makes the CONCLUSION that the proposed use **DOES** satisfy the general conditions imposed on the Council in its deliberations for issuing a Conditional Use Permit under Section 2.2.8 of the City of Goldsboro Zoning Ordinance with the following stipulations:

- (1) The hours of operations will be Monday – Saturday from 10:00 a. m. to 6:00 p. m.
- (2) Outdoor storage and used automobile sales are permitted within the General Business (GB) zoning district and require a Conditional Use Permit approved by City Council. Separate site plan approval is also required.
- (3) Parking for the mini-storage facility requires 1 space per employee plus 3 customer spaces. Parking for the used auto sales requires 1 space per employee plus 5 customer parking spaces. A total of 10 parking spaces are required to include 1 handicapped parking space.
- (4) Modification of the City's paving requirement for the proposed outside storage area and display area for the U-Haul truck/trailer rental dealership.

Upon motion made by Councilmember _____ and seconded by Councilmember _____, the Council approved the applicant's request for a modification to an existing Conditional Use Permit to allow the operation of Self-storage facility with fenced outdoor storage and use automobile sales are a permitted use within the General Business (GB) zoning district within the General Business District (GB) zoning district.

Therefore, because the City Council concludes that all of the general conditions precedent to the issuance of a CONDITIONAL USE PERMIT have **BEEN** satisfied,

IT IS ORDERED that the application for the issuance of a CONDITIONAL USE PERMIT be **APPROVED**.

Thus ordered this _____ day of _____, 2021.

Chuck Allen, Mayor

Ronald T. Lawrence, City Attorney

CU-7-20 PERSONAL STORAGE, LLC
REQUEST: ADDITION OF FENCED OUTDOOR STORAGE - BOATS, RVs & VEHICLES
ADDITIONAL BUSINESS: USE CAR SALES (portion of site)



CONDITIONAL USE PLAN MODIFICATION

CASE NO: CU-7-20
REQUEST: STORAGE FACILITY WITH OUTDOOR STORAGE - FENCED FOR BOATS, RVs & VEHICLES
 ADDITIONAL BUSINESS: USE CAR SALES (portion of site) 15 vehicles
APPLICANT: PUBLIC STORAGE
OWNER: PUBLIC STORAGE
LOCATION: 723 N. US 117 BYPASS
HOURS OF OPERATION: SELF STORAGE - MON - SAT 10 AM to 6 pm
 USED CAR SALES - MON - SAT 10AM to 6 PM
NUMBER OF EMPLOYEES: SELF STORAGE - 2 EMPLOYEES
 USED CAR SALES - 2 EMPLOYEES

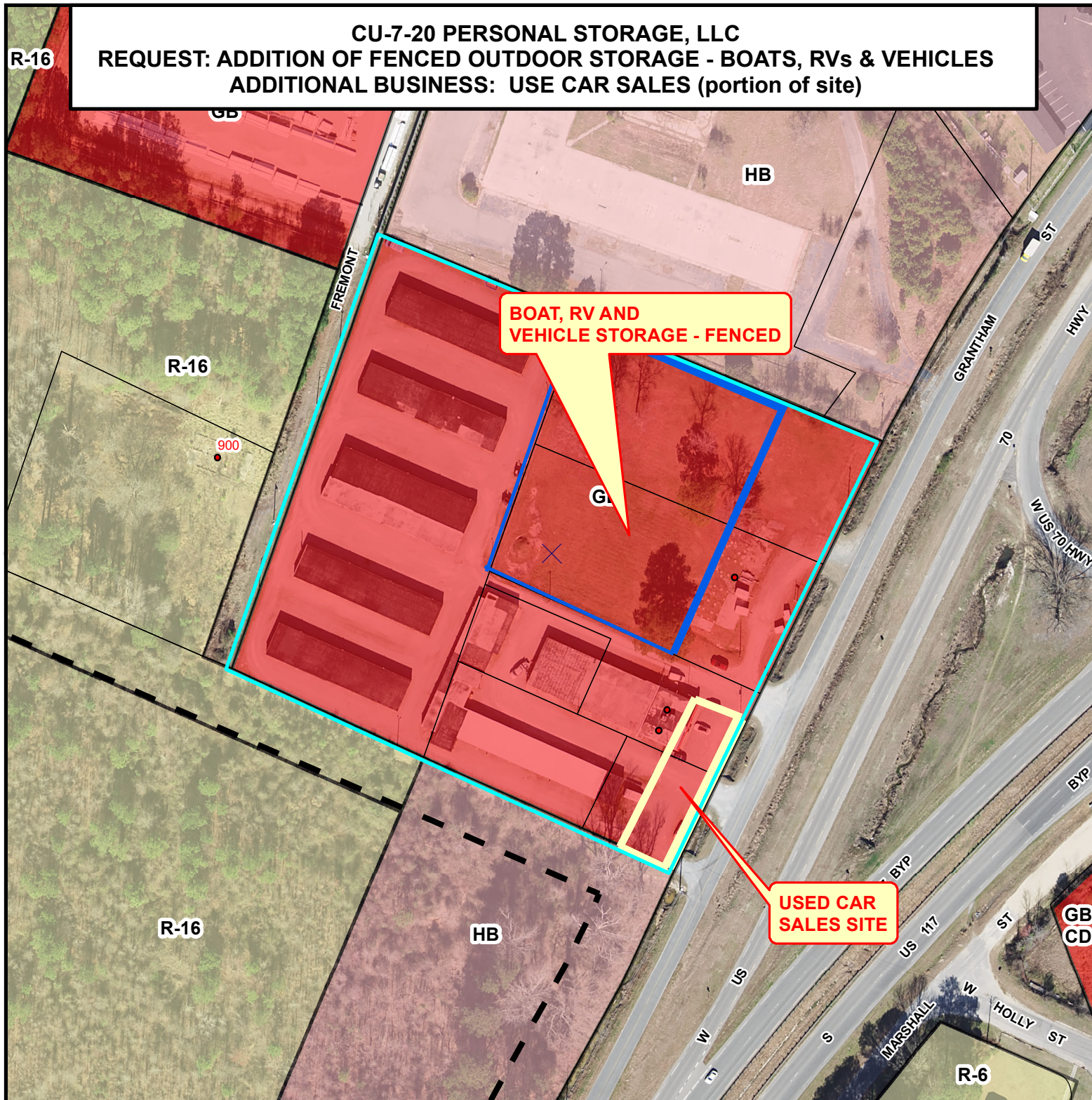
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R-16

CU-7-20 PERSONAL STORAGE, LLC
REQUEST: ADDITION OF FENCED OUTDOOR STORAGE - BOATS, RVs & VEHICLES
ADDITIONAL BUSINESS: USE CAR SALES (portion of site)



CONDITIONAL USE PLAN MODIFICATION

CASE NO: CU-7-20
REQUEST: STORAGE FACILITY WITH OUTDOOR STORAGE - FENCED FOR BOATS, RVs & VEHICLES
ADDITIONAL BUSINESS: USE CAR SALES (portion of site) 15 vehicles

APPLICANT: PUBLIC STORAGE
OWNER: PUBLIC STORAGE
LOCATION: 723 N. US 117 BYPASS
HOURS OF OPERATION: SELF STORAGE - MON - SAT 10 AM to 6 pm
USED CAR SALES - MON - SAT 10AM to 6 PM

NUMBER OF EMPLOYEES: SELF STORAGE - 2 EMPLOYEES
USED CAR SALES - 2 EMPLOYEES

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**CITY OF GOLDSBORO
AGENDA MEMORANDUM
JANUARY 4, 2021 COUNCIL MEETING**

SUBJECT: CU-8-20 Salem Leasing Corp.-Southwest corner of US Highway 117 South and Vann Street (Amendment of existing Conditional Use Permit)

BACKGROUND: On November 6, 2017, City Council adopted an Order approving a Conditional Use Permit for the subject property to allow the outdoor storage of vehicles in conjunction with an adjacent business operation that provides commercial trucking transportation, maintenance, leasing and rental services and formally known as Salem Leasing Corporation.

The following site modifications were approved by City Council:

1. Modification to reduce security chain-link fence height from 8 ft. to 6 ft.
2. Modification to not require slatted fencing in a chain-link security fence along the western and southern property lines due to Existing landscaping.
3. Modification to allow storage in the side yard of the operation.

Now, the owner of the property proposes to set-up and locate a modular office facility upon the property for lease and additional commercial space for the temporary parking of tractor-trailer trucks and automobiles for employees of CLI Transport, LP. who specialize in the transportation of petroleum products for Sheetz Convenience Stores. Since the proposed use is considered a major design modification to an existing conditional use permit, City Council approval is required.

Frontage: 817.67 ft. (US 117 South)
352 ft. (Vann Street)

Area: 8.40 acres

Zoning: I-2 General Industry

DISCUSSION: The submitted site plan indicates a modular office facility consisting of approximately 1,680 sq. ft. to be used by employees of the business. The unit will be located along the eastern property line

and front US Hwy. 117 South. It will consist of multiple office spaces, a conference room, storage areas and restrooms for employees. The unit will be required to meet the North Carolina state building code. As such, handicap accessible walkways and ramps will be incorporated into the set-up of the modular unit to provide access into and out of the building.

Hours of Operation: M-F: 8:00 am – 5:00 pm
24 hours/7 days a week

Number of Employees: Office dispatchers - 3
Truck Drivers – 30

According to the applicant, there will be no commercial trucks or automobiles stored on site. Commercial trucking operations will be transient in nature. Trucks and tractor trailers may be parked anywhere from a day to a week depending upon the service required of the truck/tractor-trailer or delivery schedule of petroleum products.

Access: Currently, a 60 ft. wide curb cut is shown along Vann Street in proximity to the western property line that provides ingress and regress to the site. Other existing driveway cuts along Vann Street and Hwy 117 South have been removed and/or closed.

Parking: Parking for the site requires 1 space per employee on the maximum shift, plus 1 space per 300 sq. ft. of office area, plus one space for each truck stored on the site. A total of 25 employee parking spaces have been proposed including 1 handicapped accessible parking space. A total of 29 tractor-trailer parking spaces are proposed for the site with space to accommodate 10 additional tractor-trailer spaces in the future.

Engineering Comments: The property is located in a Special Flood Hazard Area known as the 500-year floodplain. City water and sewer are available to serve the property.

At the public hearing held on December 21, 2020, no one came forward to speak for or against the request.

The Planning Commission, at their meeting held on December 21, 2020, recommended approval to amend the existing Conditional Use Permit as requested.

RECOMMENDATION: By motion, accept the recommendation of the Planning Commission and

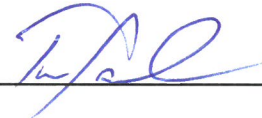
- (1) Adopt an Order approving the modification of Conditional Use Permit #CU-14-17, Salem Leasing outdoor storage of vehicles, to allow the placement of a modular office facility for the operation of transporting petroleum products for Sheetz Convenience Stores.

Date: 12/29/20



Planning Director

Date: 12/29/20



City Manager

CITY OF GOLDSBORO
ORDER APPROVING A CONDITIONAL USE PERMIT

The City Council of the City of Goldsboro, North Carolina, having held a public hearing on **December 21, 2020** to consider the following Conditional Use Permit application number:

CU-8-20 Salem Leasing Corporation - Southwest corner of US Highway 117 South and Vann Street (Amendment of existing Conditional Use Permit)

To approve the modification of an existing Conditional Use Permit #CU-14-17, Salem Leasing outdoor storage of vehicles, to allow the placement of a modular office facility for the operation of transporting petroleum products for Sheetz Convenience Stores. Commercial transportation equipment and operations are a permitted use within the General Industry (I-2) zoning district, having heard all the evidence and arguments presented and reports from City Officials, and having received recommendation for approval from the Goldsboro Planning Commission pertaining to said application, makes the following findings of fact.

FINDINGS OF FACT

The City Council makes the CONCLUSION that the proposed use **does** satisfy the general conditions imposed on the Council in its deliberations for issuing a Conditional Use Permit under Sections 5.4 Table of Permitted Uses; and 5.5.4 Special and Conditional Use Specific Regulations pertaining to **Community Sensitive Heavy Industrial Uses** within the General Industry District (I-2) zoning district.

The following stipulations of Conditional Use Permit #CU-14-17 and remain in effect:

1. Modification to reduce security chain-link fence height from 8 ft. to 6 ft.
2. Modification to not require slatted fencing in a chain-link security fence along the western and southern property lines due to Existing landscaping.
3. Modification to allow storage in the side yard of the operation.

Based upon the foregoing FINDINGS OF FACT, the City Council makes the CONCLUSION that the proposed use **DOES** satisfy the general conditions imposed on the Council in its deliberations for modifications and issuing a Conditional Use Permit under Section 2.2.8 of the City of Goldsboro Zoning Ordinance with the following stipulations of **Conditional Use Permit #CU-8-20**:

- (1) The hours of operation for the dispatch office will be Monday – Friday from 8:00 a. m. to 5:00 p. m.
- (2) The hours of operation for the truck drivers will be Monday – Sunday as a 24/7 operation with three shifts daily.
- (3) There will be no commercial trucks or automobiles stored on site. Commercial trucking operations will be transient in nature.
- (4) Trucks and tractor-trailers may be parked anywhere from a day to a week depending upon the service required of the truck/tractor-trailer or delivery schedule of petroleum products.
- (5) Parking for the site requires 1 space per employee on the maximum shift, plus 1 space per 300 sq. ft. of office area, plus one space for each truck stored on the site. A total of 25 employee parking spaces have been proposed including 1 handicapped accessible parking space. A total of 29 tractor-trailer parking spaces are proposed for the site with space to accommodate 10 additional tractor-trailer spaces in the future.

Upon motion made by Councilmember _____ and seconded by Councilmember _____, the Council approved the applicant's request for a modification to an existing Conditional Use Permit to allow the operation of a dispatching office in conjunction with a commercial transportation operation. Commercial transportation equipment and operations are a permitted use within the General Industry (I-2) zoning district are a permitted use within

the General Industry (I-2) zoning district.

Therefore, because the City Council concludes that all of the general conditions precedent to the issuance of a CONDITIONAL USE PERMIT have **BEEN** satisfied,

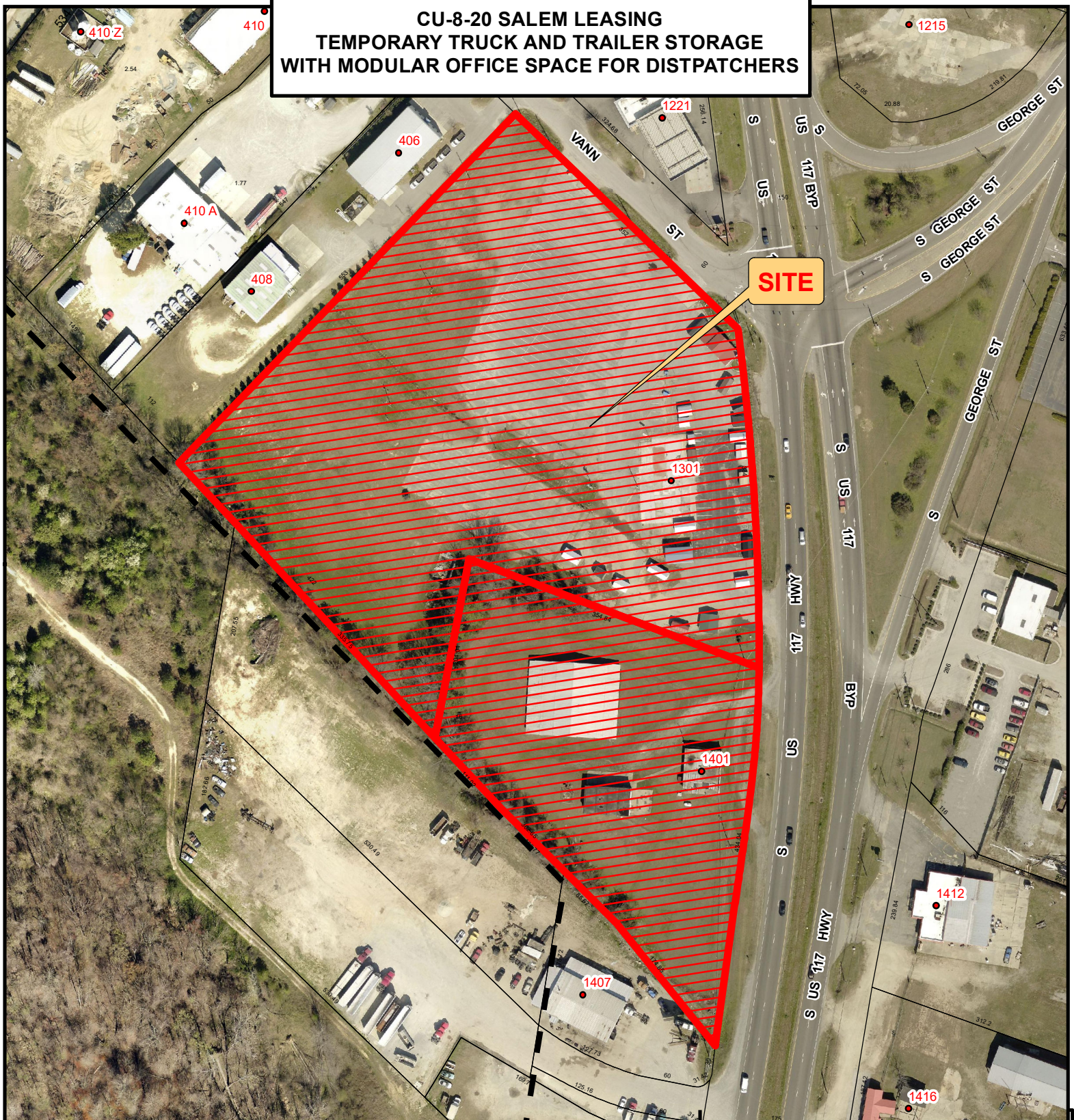
IT IS ORDERED that the application for the issuance of a CONDITIONAL USE PERMIT be **APPROVED**.

Thus ordered this _____ day of _____, 2021.

Chuck Allen, Mayor

Ronald T. Lawrence, City Attorney

**CU-8-20 SALEM LEASING
TEMPORARY TRUCK AND TRAILER STORAGE
WITH MODULAR OFFICE SPACE FOR DISPATCHERS**



CONDITIONAL USE PLAN MODIFICATION

CASE NO: CU-9-20
REQUEST: TEMPORARY TRUCK & TRAILER STORAGE
 WITH MODULAR OFFICE SPACE FOR DISPATCHERS
APPLICANT: SALEM LEASING
LOCATION: 1301 & 1401 US 117 SOUTH BYPASS
HOURS OF OPERATION: MON-FRI 8-5 DISPATCHERS / DRIVERS 24/7
NUMBER OF EMPLOYEES: 3 DISPATCHERS / 30 DRIVERSTOTAL

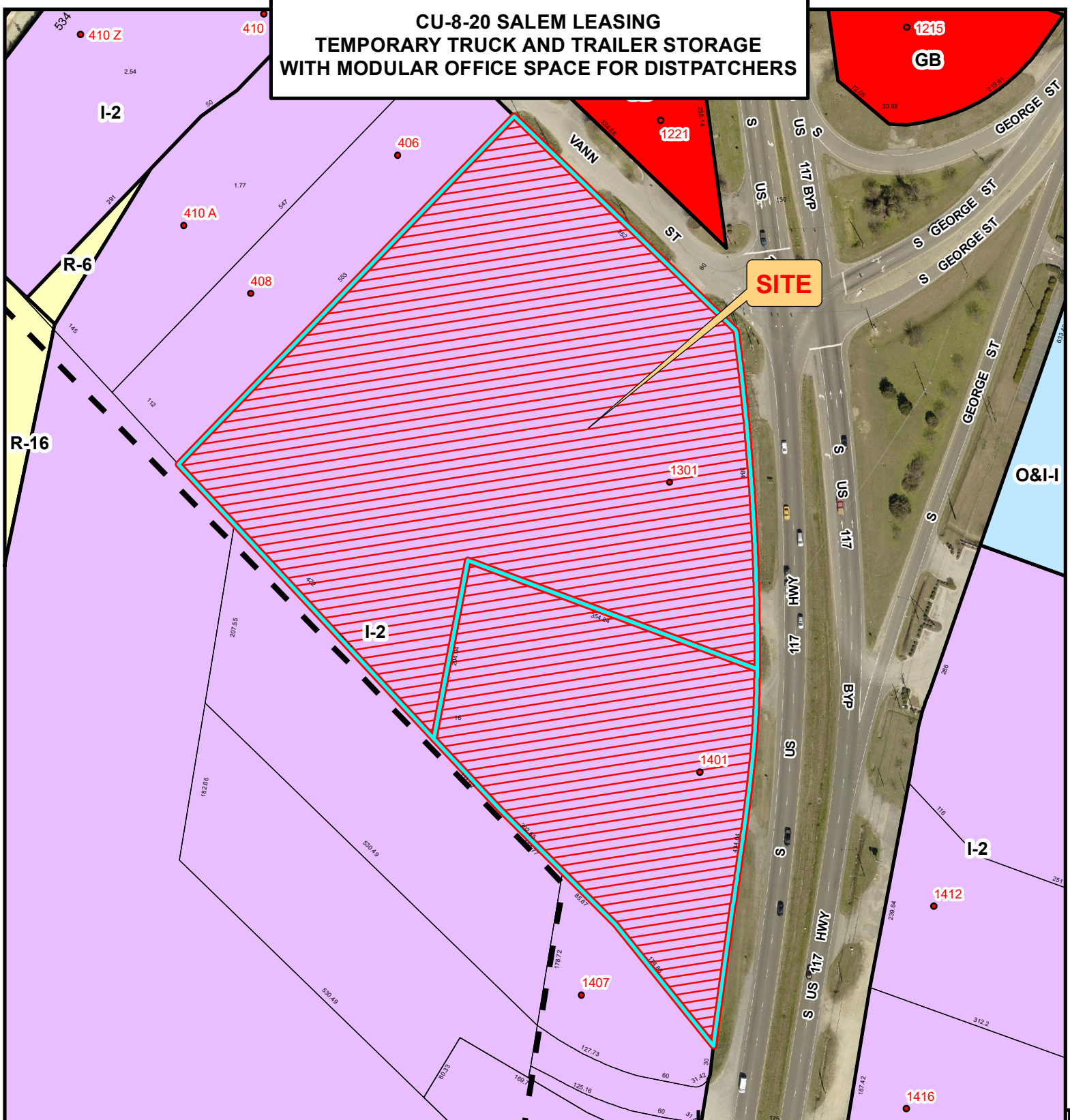


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**CU-8-20 SALEM LEASING
TEMPORARY TRUCK AND TRAILER STORAGE
WITH MODULAR OFFICE SPACE FOR DISPATCHERS**



CONDITIONAL USE PLAN MODIFICATION

CASE NO: CU-9-20
REQUEST: TEMPORARY TRUCK & TRAILER STORAGE
 WITH MODULAR OFFICE SPACE FOR DISPATCHERS
APPLICANT: SALEM LEASING
LOCATION: 1301 & 1401 US 117 SOUTH BYPASS
HOURS OF OPERATION: MON-FRI 8-5 DISPATCHERS / DRIVERS 24/7
NUMBER OF EMPLOYEES: 3 DISPATCHERS / 30 DRIVERSTOTAL

0 50 100 200
Feet



GOLDSBORO
 BE MORE DO MORE SEYMOUR
 North Carolina

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SITE NOTES:

OWNER: SALEM LEASING CORPORATION
PROJECT: 2298, PG 284, DE 3472, PG 785
CONTACT: STEVE TADDE, 800-677-2534/00203
PROPERTY ADDRESS: 1501 AND 401 US 117 SOUTH
ZONING: RESIDENTIAL, 20' FRONT, 20' SIDE, 15' SET
PROPERTY SETBACKS: 30' FRONT, 20' REAR, 15' SIDE
OF DRIVEWAYS: 3, # OF DRIVERS: 30 (TOTAL ON 3 SHEETS)
HOURS AND DAYS OF OPERATION: MON-FRI, 8:00 AM - 5:00 PM (OPERATION)
TOTAL LAND ACRES: 6.40 ACRES
TOTAL IMPROVED AREA: 14,078 SF (3.54 ACRES)
TOTAL FIRST FLOOR AREA: 14,078 SF (3.54 ACRES)
TOTAL IMPROVED SURFACE RATIO: 3.54/6.40 = 0.553 OR 42.1%
REFUSE COLLECTION CITY ROLL-OUT INLAND COMMUNITIES
PARKING: 25 SPACES (INC. 2 HANDICAP, 2 H/C IS VAN)
REQUIRED: 5 SPACES (INC. 1 HANDICAP, 1 H/C IS VAN)
PROPOSED: 24 SPACES (INC. 2 HANDICAP, 2 H/C ARE VAN)
TRUCKS: 24 SPACES (INC. 2 HANDICAP, 2 H/C ARE VAN)
PROPOSED: 24 SPACES (INC. 2 HANDICAP, 2 H/C ARE VAN)
LANDSCAPING: 10 SPACES ADDITIONAL
FUTURE: 10 SPACES ADDITIONAL
FREE STANDING SIGN: NONE
DEVIATES: 12 TO 15 FEET
SHIP OUTS: 12 TO 15 FEET
SEE MAP D # 370253, PANEL 2298, MAP # 3702530000, DATE 6/20/2010
PROPOSED DISTURBANCE AREA, LESS THAN 0.5 ACRES
TOTAL PROJECTED CONSTRUCTION COST: \$ 750,000
SHEET: BASED ON SURVEY PERFORMED BY BULLER ATLANTIC SURVEYING & MAPPING
DATE: 04/24/2020

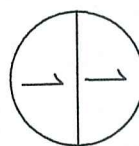
LEGEND

- EXISTING ROAD
- NEW ROAD
- EXISTING SIDEWALK
- NEW SIDEWALK
- EXISTING DRIVEWAY
- NEW DRIVEWAY
- EXISTING UTILITY
- NEW UTILITY
- EXISTING POWER POLE
- NEW POWER POLE
- EXISTING ELECTRICAL BOX
- NEW ELECTRICAL BOX
- EXISTING TRAFFIC SIGNAL BOX
- NEW TRAFFIC SIGNAL BOX
- EXISTING CONCRETE
- NEW CONCRETE
- EXISTING GRAVEL
- NEW GRAVEL
- EXISTING ASPHALT
- NEW ASPHALT
- EXISTING SAND
- NEW SAND
- EXISTING GRASS
- NEW GRASS
- EXISTING WOODS
- NEW WOODS
- EXISTING WATER METER
- NEW WATER METER
- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- EXISTING EXISTING ELEVATION
- NEW ELEVATION
- EXISTING EXISTING EDGE OF PAVEMENT
- NEW EDGE OF PAVEMENT
- EXISTING EXISTING FIBER OPTIC MARKER
- NEW FIBER OPTIC MARKER
- EXISTING EXISTING SEWER CLEANOUT
- NEW SEWER CLEANOUT
- EXISTING EXISTING ELECTRICAL BOX
- NEW ELECTRICAL BOX
- EXISTING EXISTING TRAFFIC SIGNAL BOX
- NEW TRAFFIC SIGNAL BOX

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS. LOCATIONS SHOWN HEREON, ADDITIONAL BASED UTILITIES STRUCTURES MAY BE ENCOUNTERED. LOCATE BURNED UTILITIES/STRUCTURES.

NOTE:
NO ITEMS ARE STORED ON SITE. TRACTOR, TRAILERS, AND STRAIGHT TRUCKS ARE ONLY PARKED UNTIL THEY GO OUT AGAIN. THIS COULD BE FOR A NIGHT, DAY, OR A WEEK. THEY ARE ALL TRANSITORY AND ARE NEVER STORED. A DRIVER COULD PARK A TRUCK OVERNIGHT OR OVER THE WEEKEND. TRUCKS MAY DROP A TRAILER OR PICK UP ONE THAT HAS BEEN DROPPED. DRIVERS WILL GO HOME AND COME BACK THE NEXT DAY. DRIVER CUSTOMERS COME AND GO ALL HOURS OF THE NIGHT.

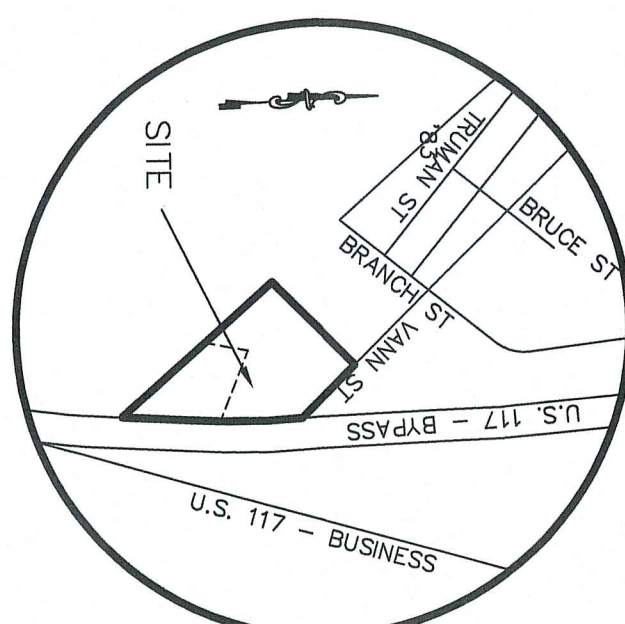
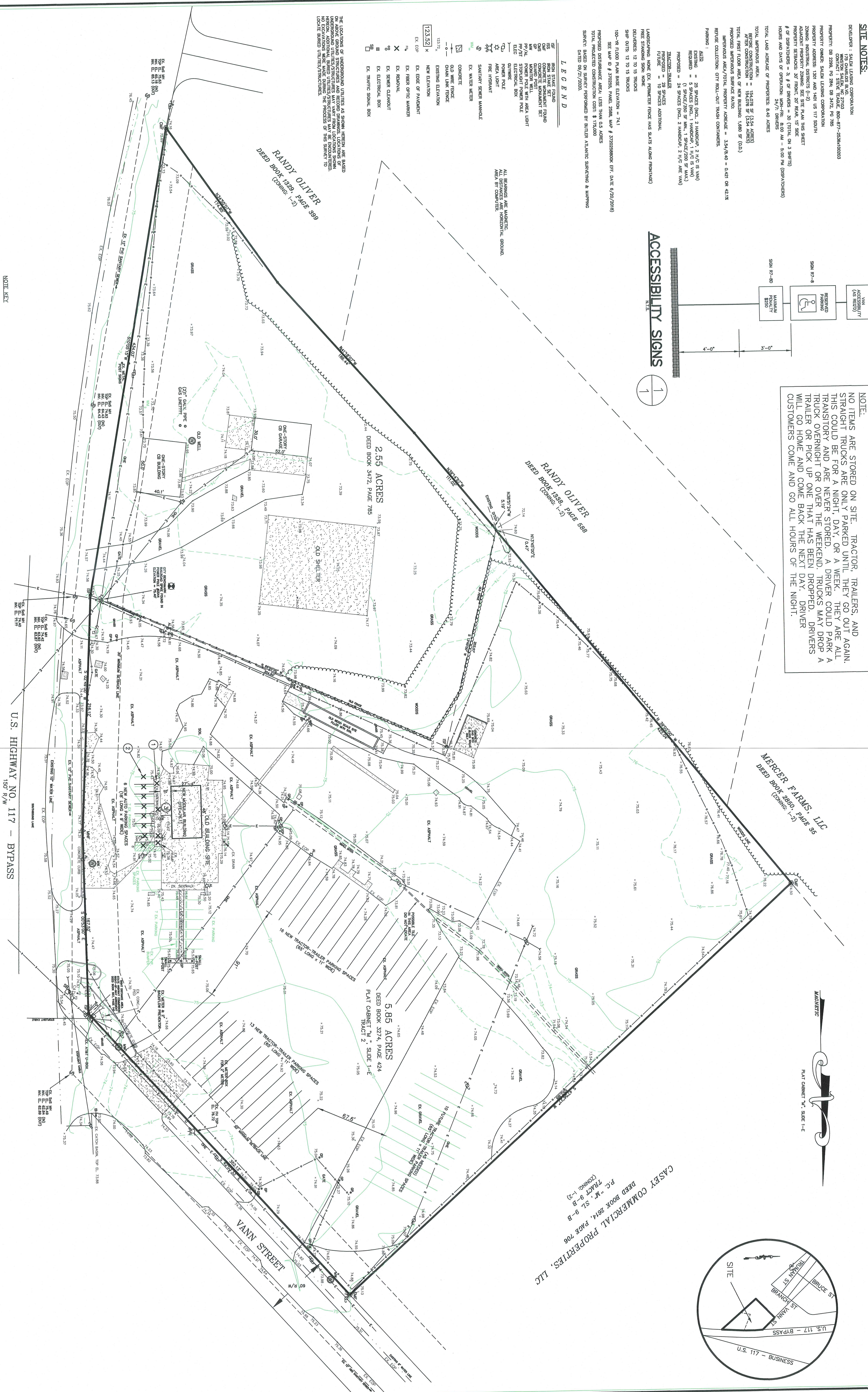
ACCESSIBILITY SIGNS



NOTE KEY

- 1 REMOVE AND REPAVE EXISTING CONCRETE SIDEWALK AND RAMP ALONG FRONTAGE OF NEW MODULAR BUILDING.
- 2 BLACKEN OUT EXISTING PARKING LOT STRIPS WITH "X".
- 3 NEW 6" WIDE CONCRETE SIDEWALK TO BUILDING.

U.S. HIGHWAY NO. 117 - BYPASS
150' R/W



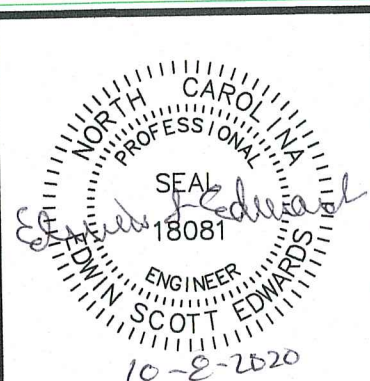
CASSEY COMMERCIAL PROPERTIES, LLC
DEED BOOK 2614, PAGE 706
P.C. "M", S.L. 9-B
TRACT 9-B
(CONVING 1-2)



COX-EDWARDS COMPANY, INC.
CONSTRUCTION & ENGINEERING

1205 PARKWAY DRIVE
GOLDSBORO, NC 27534
TEL (919) 751-5100
FAX (919) 751-1744

WAYNE COUNTY	OWNER : SALEM LEASING CORPORATION	GOLDSBORO, NC
US 117/VANN STREET		
SITE LAYOUT PLAN		



DRAWN BY: ESE
DATE: OCTOBER 2020
SCALE
HORIZONTAL: 1" = 40'
VERTICAL: N/A

REVISIONS	

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
JANUARY 4, 2021 COUNCIL MEETING**

SUBJECT: Z-11-20 – Three J’s Inc. - South side of Eleventh Street between Wendell Street and Norwood Avenue.

BACKGROUND: The applicant requests to rezone subject property from Highway Business (HB) to General Business Conditional District (GBCD) in order to limit the use of the property to a commercial multi-tenant facility to include used automobile sales, a body and paint shop, automobile rentals and one additional flex space for future lease.

Used automobile sales and a body and paint shop require a Conditional Use Permit in the General Business (GB) zoning district. As such, the applicant is requesting conditional use permits for each proposed use should conditional zoning be approved for the site. Separate site plan approval is required in accordance with the City’s Unified Development Ordinance.

Frontage: 849.34 ft. Lincoln Mercury Dr. (Private Road)

Area: 320,923 sq. ft., or 7.36 acres

Zone: Highway Business (HB)

Surrounding Zoning:

North: Office and Institutional (O&I-1);

East: Highway Business (HB), Residential (R-16); and

West: Highway Business (HB)

Existing Use: The subject property formerly operated as the Deacon Jones Ford Lincoln-Mercury Dealership until the car dealership was relocated to the new auto mall on Hwy. 70 East. and N. Oak Forest Road.

Comprehensive Plan Recommendation: The City’s Comprehensive Land Use Plan recommends the property for commercial use.

DISCUSSION: The submitted site plan indicates an existing 31,236 sq. ft. commercial building proposed for use as a multi-tenant facility. Approximately 22,313 is proposed for automotive repair, service and inspection to include paint and bodywork, 1,492 sq. ft. for

automobile rentals, 1,483 sq. ft. as a used automobile sales dealership and 2,602 sq. ft. as available flex space for lease.

Two (2) concrete pads (770 sq. ft. and 1,600 sq. ft.) with canopies are proposed at the rear of the automotive repair, service and inspection facility for a wash bay area and two paint booths associated with automotive bodywork.

In addition, a 6 ft. in height chain-link security fence will provide an opaque screening buffer for outdoor storage associated with the automotive repair, service and inspection operation.

Access: The site is served by two existing driveway cuts along a private road known as Lincoln Mercury Drive and one existing 60 ft. wide driveway cut off Eleventh Street between Wendell Street and Norwood Avenue.

Parking: Parking for automobile inspection, repair and service requires 1 space per working bay plus 1 space per employee. A total of 11 working bays and 14 employees are required for a total of 24 parking spaces.

Days/Hours of Operation: Monday – Friday 8:00 am - 6:00 pm

Parking for automobile rent and lease requires 1 space per employee plus 3 customer spaces plus 1 space per vehicle stored on site. A total of 2 employees plus 3 customer spaces plus 20 rental vehicles stored on site are required for a total of 25 vehicles.

Days/Hours of Operation: Monday – Sunday 8:00 am - 7:00 pm

Parking for used automobile sales requires 1 space per employee and 5 customer spaces and parking for an office requires 1 space per 350 sq. ft. of gross floor area.

Days/Hours of Operation: Monday - Saturday (TBD)

The submitted site plan indicates an existing parking lot for the former new car dealership. Sufficient paved vehicular surfaces are available for each proposed use. City staff is working with the site engineer to delineate required parking spaces for each proposed use in accordance with the City's off-street parking standards.

Landscaping: Street trees and vehicular surface area plantings are required for the site, however, there are no plantings indicated on

the submitted site plan. Staff is working with the applicant to meet the intentions of the ordinance regarding street trees. A modification will be necessary for the required vehicular surface area plantings due to existing conditions.

Engineering Comments: The property is not located in a Special Flood Hazard Area. City water and sewer are available to serve the property.

At the public hearing held on December 21, 2020, a representative for the property owner came forward in support of this request. No one else came forward to speak for or against the request.

The Planning Commission, at their meeting held on December 21, 2020, recommended approval for the change of zone request from Highway Business (HB) to General Business Conditional District (GBCD) to limit the use of the property to a commercial multi-tenant facility to include used automobile sales, a body and paint shop, automobile rentals and one additional flex space for future lease with the requested modifications.

RECOMMENDATION: By motion, accept the recommendation of the Planning Commission and


1. Find the request consistent with the City's adopted Comprehensive Land Use Plan and;
2. Adopt an Ordinance changing the zoning for the property from Highway Business (HB) to General Business Conditional District (GBCD)) to limit the use of the property to a commercial multi-tenant facility to include used automobile sales, a body and paint shop, automobile rentals and one additional flex space for future lease with the following modifications:
 - a) A modification for the required vehicular surface area plantings due to existing site conditions.

Date: 12/29/20



Planning Director

Date: 12/29/20



City Manager

ORDINANCE NO. 2021 -

**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 City Hall Annex, Large Conference Room, City Hall, on **Monday, December 21, 2020**, 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. The City Council of the City of Goldsboro, North Carolina find the request **consistent** with the City's adopted Comprehensive Land Use Plan.

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 Highway Business (HB) to General Business Conditional Zoning district (GB CD) to limit the use of the property to a commercial multi-tenant facility to include used automobile sales, a body and paint shop, automobile rentals and one additional flex space for future lease with the following modifications:

a) A modification for the required vehicular surface area plantings due to existing site conditions.

**Z-11-20 Three J's Inc. - Located on the south side of Eleventh Street
between Wendell Street and Norwood Avenue**

The Wayne County Tax Identification Number is 3600-71-0247.

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.

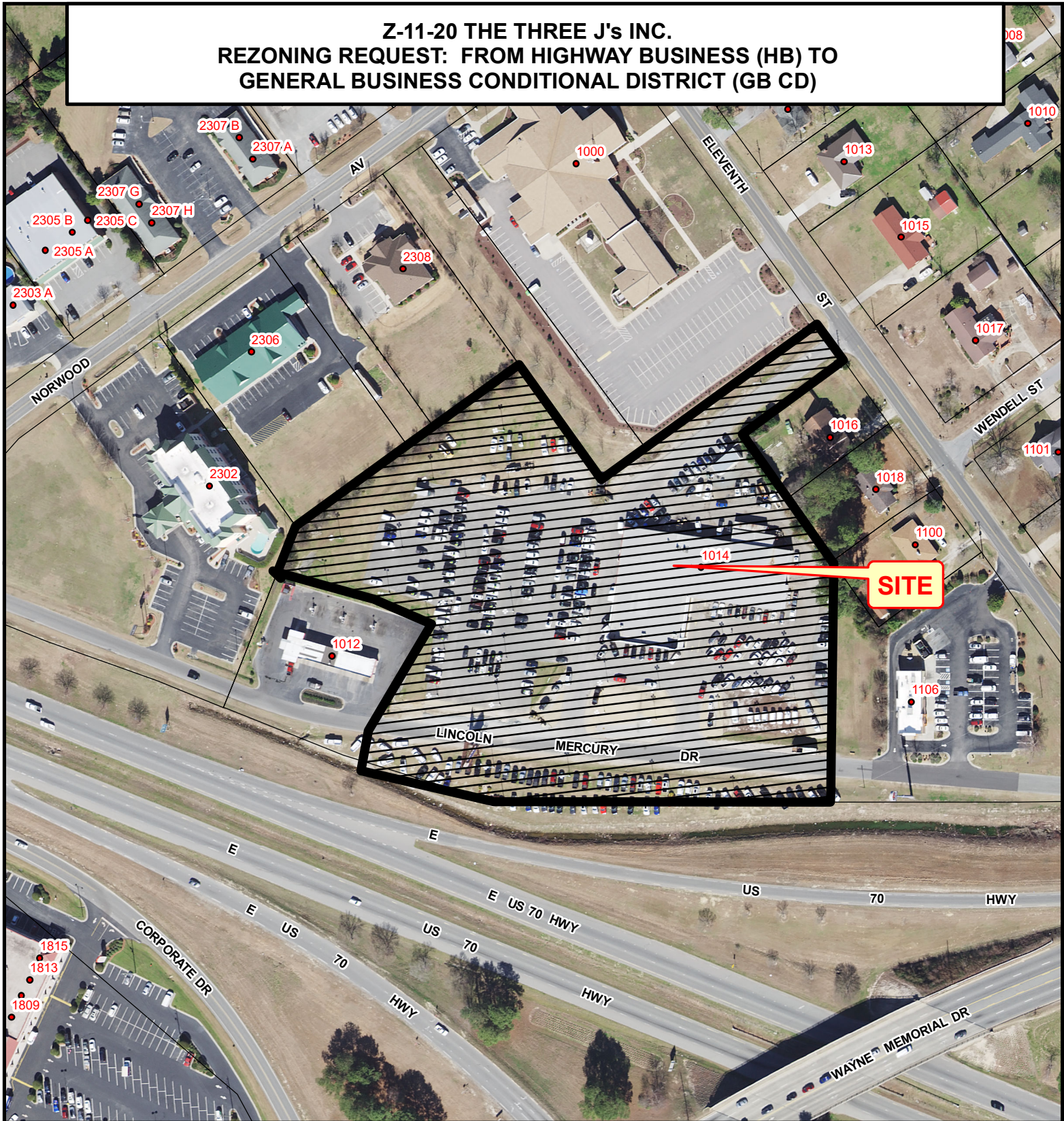
Adopted this _____ day of _____, 2021.

Mayor

Attested by:

City Clerk

**Z-11-20 THE THREE J's INC.
REZONING REQUEST: FROM HIGHWAY BUSINESS (HB) TO
GENERAL BUSINESS CONDITIONAL DISTRICT (GB CD)**



REZONING REQUEST:

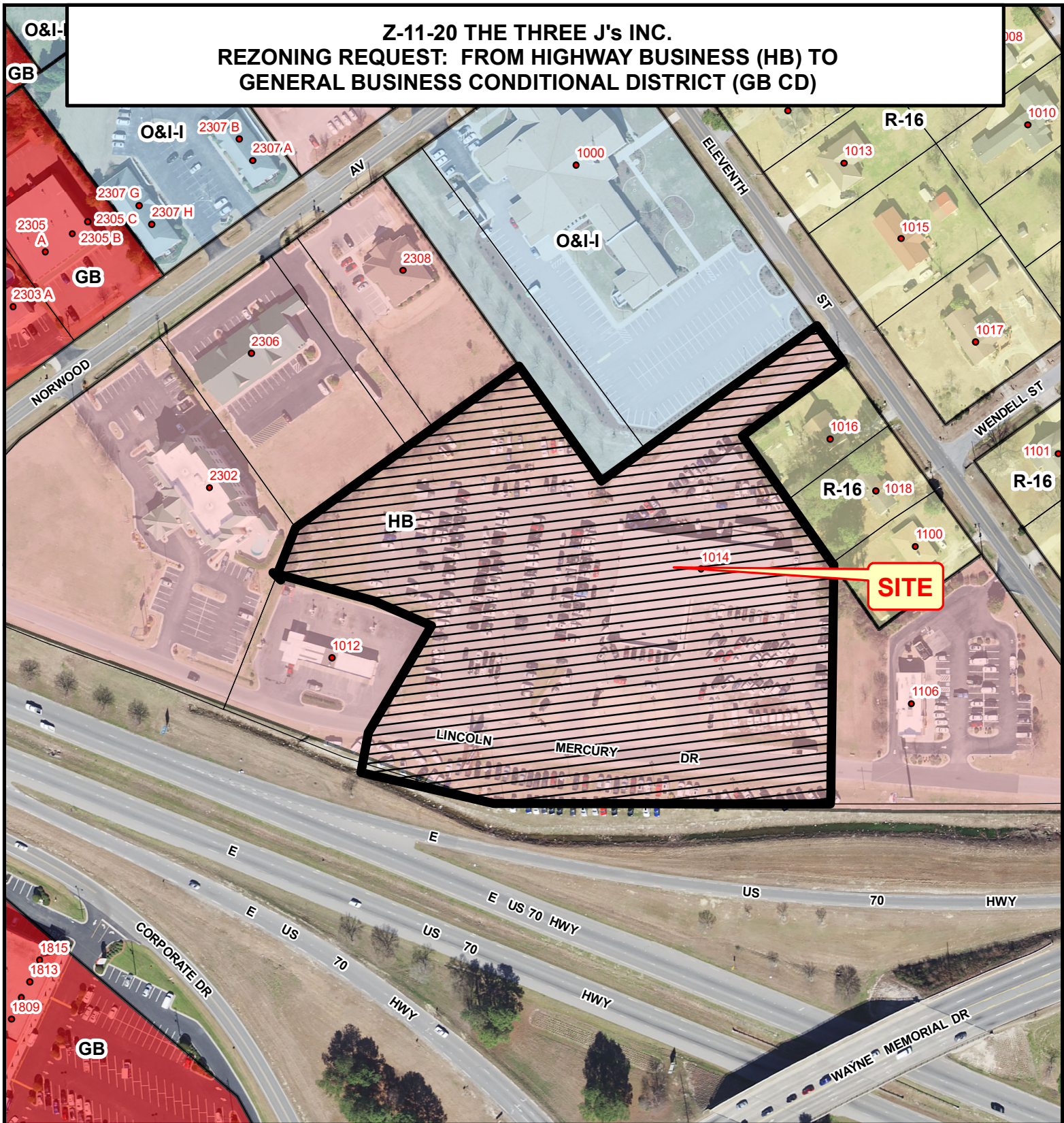
CASE NO: Z-11-20
OWNER: THE THREE J's INC.
APPLICANT: SAME
REQUEST: FROM HIGHWAY BUSINESS (HB) TO GENERAL
BUSINESS CONDITIONAL DISTRICT (GB CD)
PIN #: 3600-71-0247
LOCATION: 1014 ELEVENTH STREET

0 100 200 400
Feet



The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the City of Goldsboro, NC. Users of the data represented on this map are hereby notified that the primary information sources should be consulted for verification of the information contained herein. The City of Goldsboro and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the City of Goldsboro.

**Z-11-20 THE THREE J's INC.
REZONING REQUEST: FROM HIGHWAY BUSINESS (HB) TO
GENERAL BUSINESS CONDITIONAL DISTRICT (GB CD)**



REZONING REQUEST:

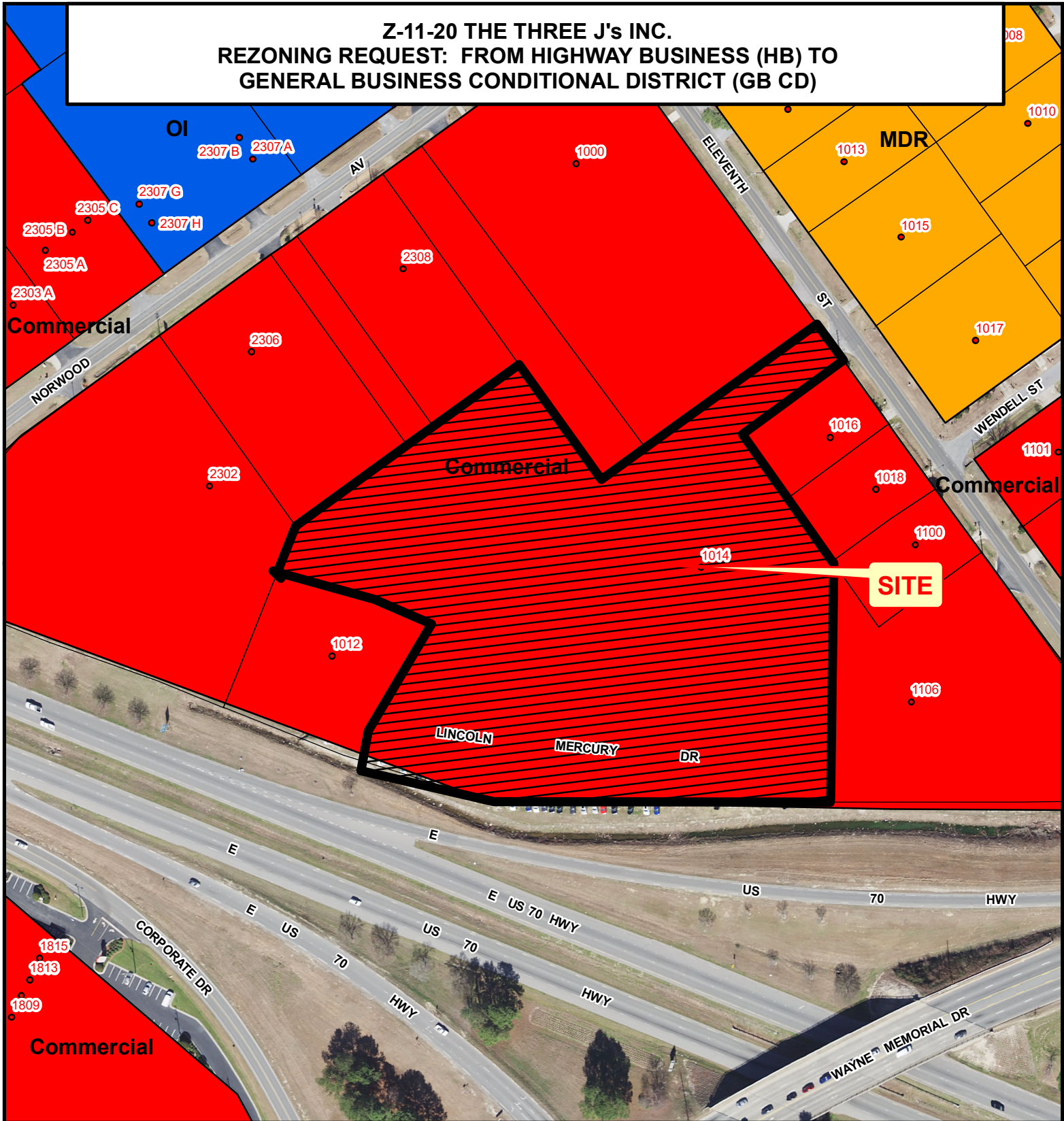
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**Z-11-20 THE THREE J's INC.
REZONING REQUEST: FROM HIGHWAY BUSINESS (HB) TO
GENERAL BUSINESS CONDITIONAL DISTRICT (GB CD)**



REZONING REQUEST:

CASE NO: Z-11-20
OWNER: THE THREE J's INC.
APPLICANT: SAME
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