

**GOLDSBORO CITY COUNCIL  
REGULAR MEETING AGENDA  
MONDAY, DECEMBER 7, 2020**

*(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. Boards and Commissions Vacancies Information (City Clerk)

**NEW BUSINESS**

- b. WCDA and Economic Development Discussion (Craig Honeycutt, County Manager)

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

Invocation (Rev. Phyllis Vail, St. Paul Methodist Church)

Pledge of Allegiance

**III. ROLL CALL**

**IV. APPROVAL OF MINUTES (\*Motion/Second)**

- A. Minutes of the Work Session and Regular Meeting of November 16, 2020

**V. PRESENTATIONS**

**VI. PUBLIC COMMENT PERIOD**

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

- B. Amending a Grant Project Fund Ordinance–Coronavirus Aid, Relief and Economic Security (CARES) Act Miscellaneous Grants Special Revenue Fund (R1106) (Finance)
- C. Contract Award for Unified Development Ordinance Update Assistance (Planning)
- D. S-11-20 KG Plaza, LLC (Preliminary Subdivision Plat-80 lots of Magnolia Grove-Phase I Development) (Planning)
- E. SITE-26-20 KG Plaza, LLC (Site Plan-Magnolia Grove-Phase I Development) (Planning)
- F. SITE-23-20 North Carolina Department of Agriculture and Consumer Service (NCDA&CS) – Site and Landscape Plans for Cherry Research Farm Office (Planning)

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

- G. CU-6-20 Site Plan (Jones Sawmill) (Planning)
- H. 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) (Planning)
- I. Z-10-20 Wayne Oil Company, Inc.–located on the northwest corner of Wayne Memorial Drive and Fourth Street (Rezoning) (Planning)
- J. S-8-20 Wayne Oil Company, Inc. (Preliminary Subdivision Plat- 2 Lot Final) Northwest corner of Wayne Memorial Drive and Fourth Street (Planning)

- IX. CITY MANAGER'S REPORT**
- X. MAYOR AND COUNCILMEMBERS' REPORTS AND RECOMMENDATIONS**
- XI. CLOSED SESSION**
- XII. ADJOURN**

MINUTES OF THE MEETING OF THE CITY COUNCIL HELD  
NOVEMBER 16, 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 November 16, 2020 with attendance as follows:

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

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

**Adoption of the Agenda.** Upon motion of Mayor Pro Tem Broadway, seconded by Councilmember Ham and unanimously carried, Council adopted the agenda.

**Boards and Commissions Discussion.** Good evening Mayor and City Councilmembers. Ms. Melissa Capps stated included in your folders is a listing of current board and commission members with the district that they live in; a listing of those members whose terms are expiring and copies of applications received to date.

Commission on Community Relations and Development

2 Vacancies

- |                     |                                |
|---------------------|--------------------------------|
| • Earl Nixon Sr.    | Not Eligible for Reappointment |
| • Stephen McFarland | Eligible for Reappointment     |

\* 15 applications received to date

Goldsboro Municipal Golf Course

3 Vacancies

- |                |                            |
|----------------|----------------------------|
| • Wells Warner | Resigned effective 6-30-20 |
| • Joe Thomas   | Eligible for Reappointment |
| • Vacant       |                            |

\*Board recommends Joe Thomas for reappointment and Rose Wright for appointment

\* 4 applications received to date

Historic District Commission

2 Vacancies

- |                 |                            |
|-----------------|----------------------------|
| • Wiley Leonard | Eligible for Reappointment |
| • Alicia Pierce | Eligible for Reappointment |

\* 5 applications received to date

Goldsboro Recreation & Parks Commission

5 Vacancies

- |                    |                            |
|--------------------|----------------------------|
| • Stephanie Brown  | Eligible for Reappointment |
| • Sandra Mueller   | Eligible for Reappointment |
| • Kelvin Stallings | Eligible for Reappointment |
| • Daina Taylor     | Eligible for Reappointment |

- Tiani Hinnant                      Not Eligible for Reappointment

\* 5 applications received to date

Mayor’s Committee for Persons with Disabilities  
4 Vacancies

- Tyrone Starkie                      Eligible for Reappointment
- Michelle Casarez                      Resigned
- Crystal Lemmon                      Board recommends replacement due to inactivity
- Candra Hill                      Board recommends replacement due to inactivity

\* 7 applications received to date

Goldsboro Planning Commission  
3 Vacancies

John Walston                      Resigned effective 12-31-20  
Anthony Slater                      Eligible for Reappointment  
Chris Boyette                      Not Eligible for Reappointment

\*Staff recommends extending the term for Chris Boyette to keep an experienced member on the board an additional term.  
\* 12 applications received to date

Travel and Tourism Advisory Council  
3 Vacancies

- Mary Ann Dudley (At-Large)                      Not Eligible for Reappointment
- Edward Davis (Hotelier)                      Eligible for Reappointment
- Charles Brogden                      Eligible for Reappointment

\*Board recommends Sheila Exum for appointment  
\* 5 applications received to date

Council reviewed and the following suggestions were made:

Commission on Community Relations and Development  
Imari Oliver (District 6)  
Washea Lancaster (District 1)  
Marcus Lewis (District 2)  
*Stephen McFarland (District 4)-Reappointment*

Municipal Golf Course Committee  
Lisa Pope (District 5)  
Rose Wright (County)  
*Joe Thomas (District 6)-Reappointment*

Historic District Commission  
*Wiley Leonard (District 3)-Reappointment*  
*Alicia Pierce (District 4)-Reappointment*

Councilmember Williams shared at the last Historic District Commission meeting, the board recommended Alicia Moore be removed due to inactivity.

Thomas Lockamy (District 5) (recommended to replace Ms. Moore)

Parks and Recreation Advisory Commission  
*Stephanie Brown (District 3)-Reappointment*  
*Sandra Mueller (District 5)-Reappointment*

*Kelvin Stallings (District 2)-Reappointment*

\*No student applications have been received at this time.

Mayor's Committee for Persons with Disabilities

Washea Lancaster (District 1)

David Snodgress (District 6)

Marcus Lewis (District 2)

*Tyrone Starkie (District 5)- Reappointment*

Planning Commission / Board of Adjustment

April Rojas (District 3)

*Anthony Slater (District 5)-Reappointment*

*Chris Boyette (District 2)-Reappointment for one year only (Mayor Allen, Mayor Pro Tem Broadaway and Councilmembers Ham and Aycock supported)*

Goldsboro Tourism Council

Shelia Exum (District 2)

*Edward Davis (Hotelier)-Reappointment*

*Charles Brogden (District 2)-Reappointment*

Ms. Jennifer Collins shared the Planning Commission had not met yet to discuss board recommendations.

Staff will bring back a recommendation from the Planning Commission and continue discussing appointments at the next Council meeting.

Councilmember Polack shared an email he received from Mr. Maurice Mitchell and Mr. Trevor Jackson regarding the racial equity board that has been previously discussed.

Mayor Pro Tem Broadaway shared the NCLM Board of Directors has established a 14-member task force that will examine practical steps that cities and towns can take to address racial inequities and related issues. I believe that will provide us with a roadmap and framework we need.

Councilmember Matthews stated it was also mentioned that someone maybe Mr. Salmon would reach out to Mr. Foster to get his ideas. Mr. Salmon stated I think you particularly mentioned Mr. Foster and that you felt it should not be under city oversight.

Councilmember Matthews stated I think it would be a great idea to get his ideas on what it will look like and either support him or help build on it.

Councilmember Polack stated I do not want to step on any toes, I was absent at that meeting when it was presented. I think safely since he will be transitioning to County Commissioner maybe we work with them on it.

**Closed Session Held.** Upon motion of Councilmember Aycock, seconded by Councilmember Polack, Council convened into Closed Session to discuss a personnel matter.

Council came out of closed session.

**LGC and NCHFA Letter.** Mr. Salmon read the letter received from the Local Government Commission date October 29, 2020 regarding the late filing of the 2019 audit and the status of the upcoming 2020 audit. Mr. Salmon also shared information regarding a letter from the NC Housing Finance Agency regarding the suspension of funding/disbursement of funds under the City's 2017 Essential Single-Family Rehabilitation Loan Pool – Disaster Recovery (ESFRLP-DR) or the 2019 Urgent Repair Program (URP).

Mr. Salmon stated I requested Ms. Gwynn put together a draft response, which I sent to Council on Friday.

Ms. Gwynn reviewed the draft response, which included a draft action plan for the 2020 audit.

Councilmember Ham asked that Ms. Gwynn add specifics on actions, which have taken place and will take place to also be included in the letter.

Ms. Gwynn stated the Local Government Commission will not approve a 2020 audit contract until they have the 2019 audit. I hope to receive the final draft 2019 audit over thanksgiving and once it is submitted to the LGC it normally takes a few weeks to review it. Bear in mind we are approaching the holidays. We will then have to come back to Council to ask that you approve the audit contract for 2020, which they quoted us when we did the RFP in May. Once approved by the LGC, then the auditors can begin working on the 2020 budget.

Councilmember Matthews stated thank you for all the hours you have put in to doing this. In your thirteen years of experience with Local Government, have you experienced this particular issue? Councilmember Matthews expressed concerns over receiving this letter. Is the delay really based on transition and staffing at this point? Ms. Gwynn stated I think it is that and the change in auditors.

Councilmember Williams asked when will you have the audit ready for me to review it. Ms. Gwynn stated we have to have it submitted to the LGC; the LGC has to approve it before we can release it to Council. I am hoping that will be in mid-December that they will give us the ok, then we will print out for Council and the auditors will come to present at a meeting in January.

Councilmember Williams expressed concerns with signing a letter without seeing some type of documentation.

Discussion continued on revisions to the letter.

Councilmember Ham asked the attorney once the revisions are made and shared with council, can we come individually and sign the letter. Attorney Lawrence stated yes.

Councilmember Williams shared information with Council he received from Mr. Handley at the NC Housing Finance Agency.

There being no further business, 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 November 16, 2020 with attendance as follows:

Present: Mayor Chuck Allen, Presiding  
Mayor Pro Tem Bill Broadaway  
Councilmember Antonio Williams  
Councilmember Taj Polack  
Councilmember Brandi Matthews  
Councilmember David Ham  
Councilmember Gene Aycock

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

Mayor Pro Tem Broadaway provided the invocation. The Pledge of Allegiance followed.

**Approval of Minutes.** Upon motion of Mayor Pro Tem Broadaway, seconded by Councilmember Polack and unanimously carried, Council approved the Minutes of the Work Session and Regular Meeting of November 2, 2020.

**Resolution Expressing Appreciation for Services Rendered by Kathy Hill as an Employee of the City of Goldsboro for more than 34 Years. Resolution Adopted.** Kathy Hill retires on December 1, 2020 as a Laboratory Supervisor with the Public Utilities Department

of the City of Goldsboro with more than 34 years of service. Kathy began her career on September 3, 1986 as a Laboratory Technician with the Public Utilities Department. On October 30, 1996, Kathy was promoted to Chemist with the Public Utilities Department. On October 21, 1998, Kathy was promoted to Chemist/Assistant Superintendent with the Public Utilities Department. On September 7, 2007, Kathy's position was reclassified to Laboratory Supervisor with the Public Utilities Department where she has served until her retirement. Kathy has proven herself to be a dedicated and efficient public servant who has gained the admiration and respect of her fellow workers and the citizens of the City of Goldsboro. The Mayor and City Council of the City of Goldsboro are desirous, on behalf of themselves, City employees and the citizens of the City of Goldsboro, of expressing to Kathy Hill their deep appreciation and gratitude for the service rendered by her to the City over the years. The Mayor and City Council of the City of Goldsboro, North Carolina express to Kathy our very best wishes for success, happiness, prosperity and good health in her future endeavors.

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

**RESOLUTION NO. 2020-73 “RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY KATHY HILL AS AN EMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 34 YEARS”**

Mayor Allen presented Ms. Hill with a framed copy of the Resolution.

Ms. Hill stated she has really enjoyed her time at the City. Thank you.

**Government Experience Award Recognition.** Mr. Scott Williams, IT Director stated the City of Goldsboro won a 2020 Government Experience Award from The Center for Digital Government.

The award recognizes the achievements and best practices of states, cities and counties that are radically improving the experience of government and pushing the boundaries of how citizen services are delivered. Top government jurisdictions, agencies and departments were honored with awards.

Project awards have a single focus area and can include more than one method of interaction. Thirty Government Experience Project Awards were presented, ten going to Cities.

Goldsboro was recognized for our project called: “ChatBot for Citizen Engagement”. We were recognized with nine other cities, including Orlando, Pittsburg, Sacramento and St. Louis. Darren Goroski was the programmer responsible for the backend work done on the project.

We would like to recognize Darren for his contributions to the City and present him with a plaque recognizing his efforts with the ChatBot for Citizen Engagement.

A larger plaque will be displayed in the IT Lobby.

**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). Public Hearing Held.** 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.

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

No action necessary. The Planning Commission will have a recommendation for the Council's meeting on December 7, 2020.

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

**Public Hearing Held.** 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.

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

1. Mike Baldwin spoke in favor of the request.

Councilmember Williams shared concerns regarding the entrance and exit being located on Fourth Street, a residential area.

Councilmember Polack also shared concerns regarding light and noise. Councilmember Polack asked how many vacuums would be on site. Mr. Baldwin shared information regarding a central vacuum system which would be screened and stated it does not have a high spin up noise.

Ms. Collins stated there would be 31 hoses connected to the central vacuum line.

2. Kathy Lassiter spoke in opposition of the request due to increase of traffic and expressed concerns over noise.

No one else spoke and the public hearing was closed.

No action necessary. The Planning Commission will have a recommendation for the Council's meeting on December 7, 2020.

**Public Hearing and Approval in Principle of Proposed Issuance of Multifamily Housing Revenue Bonds by the Burlington Housing Authority. Public Hearing Held. Resolution Adopted.** Federal tax law requires that tax-exempt bonds issued to finance multifamily residential rental facilities be approved by the elected legislative bodies of the governmental units that have jurisdiction over the area in which the facilities are located after holding a public hearing (Internal Revenue Code Section 147(f)).

The Burlington Housing Authority, at the request of affiliated or related entities of Vitus Group, LLC, a Delaware limited liability company, and Affordable Housing Institute, Inc., a Florida nonprofit corporation (collectively, the "Borrower"), proposes to issue the Bonds in a principal amount not to exceed \$53,500,000 to finance the acquisition and rehabilitation of a portfolio of low-income multifamily residential rental facilities, including Jefferson Court Apartments, 1100 N. Jefferson Avenue, Goldsboro, NC (the "Development"). The portion of the Bonds to be used to finance the acquisition and rehabilitation of Jefferson Court Apartments is approximately \$6,100,000.

Under the North Carolina Housing Authorities Law, Article 1 of Chapter 157 of the North Carolina General Statutes (the "Act"), in order for the Burlington Housing Authority to issue the Bonds for a facility located in Goldsboro, the City, acting as a housing authority, must agree to cooperate with the Burlington Housing Authority in the financing of the Development through the issuance of the Bonds by the Burlington Housing Authority, as the issuer, and to authorize the Burlington Housing Authority to act on behalf of the City in connection with such financing. The Burlington Housing Authority and the City will enter into an Interlocal Agreement to establish their rights and duties related to the issuance of the Bonds, under which the City will be entitled to receive certain fees in connection with its cooperation in the issuance of the Bonds.

The Burlington Housing Authority and the Borrower have requested the City to approve the issuance of the Bonds for purposes of the Act and Section 147(f) of the Code and approve the Interlocal Agreement.

The Bonds are expected to be issued in December 2020, and will be sold in the public market. The Borrower will agree to repay the principal, premium, if any, and interest on the Bonds. The City will not have any liability whatsoever for the payment of principal or interest on the Bonds, and the Bonds will not affect the City's debt ratios or legal debt limit. The attached approval resolution explicitly states that its adoption "shall in no event constitute an endorsement of the Bonds or the Development or the creditworthiness of the Borrower."

The notice of public hearing was published in the *Goldsboro News-Argus* as required by law. The form of the resolution to be adopted by the City Council was provided.

**Fiscal Note:**

The City will have no legal responsibility or liability whatsoever for the payment of principal or interest on the proposed Bonds, and the Bonds will not affect the City's debt ratios or legal debt limits.

Councilmember Williams expressed concerns regarding risks associated with the project. Councilmember Williams stated we should have focused on our own bonds and partnered with our own Housing Authority.

Councilmember Matthews asked what happens to the residents why this is happening. Mr. Guthrie stated they have a relocation plan, a published document that explains that, Vitus is here to share that information.

Councilmember Williams asked for more information regarding the fees. Mr. Guthrie shared information regarding the fees; I think the advantage is you get \$6 million of investment in the community and get the units renovated; no there is no huge cash payout.

Councilmember Matthews stated will that drive up the costs of the unit for the tenant. Mr. Guthrie stated that is probably a good question for Vitus but it is subsidized and there are income limits, so it should not effect that.

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

1. Kristen M. Kirby, McGuire Woods LLP, 501 Fayetteville St # 500, Raleigh, NC, shared information regarding the proposed bonds.

Mayor Allen asked who owned Jefferson Apartments and Ms. Kirby stated Vitus.

Mayor Pro Tem Broadaway asked about the bond rating and Ms. Kirby stated it would be rated AAA.

2. Brooke Shorett, Director, Development Management, Vitus, 1700 Seventh Avenue, Suite 2000, Seattle, WA shared information regarding Vitus and the project.

Councilmember Ham asked where would the tenants go while their unit was being remodeled. Ms. Shorett shared the work would be done usually between the hours of 8:00 am to 4:00 pm and a hospitality suite onsite would be available for the tenant, with snacks and a per diem provided for lunch.

Councilmember Ham asked once the project is completed would there be onsite maintenance and management. Ms. Shorett stated yes, the current maintenance and management would stay on.

No one else spoke. The public hearing was closed.

Councilmember Aycock made a motion to adopt a resolution approving in principle the issuance of not to exceed \$53,500,000 of Multifamily Housing Revenue Bonds by the Burlington Housing Authority to finance a portfolio of affordable multifamily housing developments, including Jefferson Court Apartments in the City of Goldsboro, North Carolina, for the purpose of meeting the requirements of the Internal Revenue Code of 1986, as amended, and authorizing the Mayor to approve and execute the Interlocal Agreement with the Burlington Housing Authority.

The motion was seconded by Mayor Pro Tem Broadaway. Mayor Allen, Mayor Pro Tem Broadaway, Councilmembers Ham and Aycock voted in favor of the motion. Councilmembers Williams, Polack and Matthews voted against the motion. The motion passed 4:3.

RESOLUTION NO. 2020-74 "RESOLUTION APPROVING IN PRINCIPLE THE ISSUANCE OF NOT TO EXCEED \$53,500,000 OF MULTIFAMILY HOUSING REVENUE BONDS BY

THE BURLINGTON HOUSING AUTHORITY TO FINANCE A PORTFOLIO OF AFFORDABLE MULTIFAMILY HOUSING DEVELOPMENTS, INCLUDING JEFFERSON COURT APARTMENTS IN THE CITY OF GOLDSBORO, NORTH CAROLINA, AND APPROVING THE INTERLOCAL AGREEMENT RELATED THERETO”

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

Item I. Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 422 Wilson Street. Councilmember Aycock made a motion to accept the initial bid. Mayor Allen asked if everyone was ok with it. Council consensus was to accept the initial bid and authorize Finance to advertise for upset bids for 422 Wilson Street.

**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 Aycock moved the items on the Consent Agenda, Items G, H, I, J, K, L, M and N be approved as recommended by the City Manager and staff. The motion was seconded by Councilmember Ham and a roll call vote resulted in Mayor Allen, Mayor Pro Tem Broadway, Councilmembers Polack, Ham and Aycock voting in favor of the motion. Councilmembers Williams and Matthews voted against the motion. The items on the Consent Agenda were as follows:

**Approval of a Resolution Giving Preliminary Approval to Issuance of Multifamily Housing Revenue Bonds to Finance the Acquisition, Rehabilitation and Equipping of the Grand at Day Point Apartments. Resolution Adopted.** N.C.G.S. §§ 157-9 and 157-37 gives the City acting as a housing authority the power “to provide for the construction, reconstruction, improvement, alteration or repair of any housing project” and “to borrow money upon its bonds, notes, debentures or other evidences of indebtedness and to secure the same by pledges of its revenues.

An affiliated or related entity of Vitus Group, LLC, a Delaware limited liability company, and Affordable Housing Institute, Inc., a Florida nonprofit corporation intends to provide affordable housing in the City.

Vitus Group, LLC and Affordable Housing Institute, Inc. has requested that the City assist it in financing the acquisition, rehabilitation and equipping of a 160 unit multifamily residential rental development known as The Grand at Day Point Apartments and located at 2300 Day Circle in the City of Goldsboro.

Vitus Group, LLC and Affordable Housing Institute, Inc. has described to the City the benefits of the Development to the City and the State of North Carolina and has requested the City to agree to issue its multifamily housing revenue bonds in such amounts as may be necessary to finance the costs of acquiring, rehabilitating and equipping The Grand at Day Point Apartments.

The Grand at Day Point Apartments will involve the acquisition, rehabilitation and equipping of a multifamily housing facility. The City agrees to assist the Vitus Group, LLC and Affordable Housing Institute, Inc. in every reasonable way to issue bonds to finance the acquisition, rehabilitation and equipping of The Grand at Day Point Apartments and to undertake the issuance of the City’s multifamily housing revenue bonds in an amount now estimated not to exceed Fourteen Million Dollars (\$14,000,000) to provide all or part of the cost of The Grand at Day Point Apartments.

**Fiscal Note:**

The City will have no legal responsibility or liability whatsoever for the payment of principal or interest on the proposed Bonds, and the Bonds will not affect the City’s debt ratios or legal debt limits.

All costs and expenses in connection with the financing and the acquisition, rehabilitation and equipping of the Development, including the reasonable fees and expenses of the City’s counsel, bond counsel and the agent or underwriter for the sale of the Bonds, shall be paid from the proceeds of the Bonds or by the Company, but if for any reason the Bonds are not issued, all such expenses shall be paid by the Vitus Group, LLC and Affordable Housing Institute, Inc. and the City shall have no responsibility.

A public hearing will be held regarding the Grand at Day Point Apartments in early 2021.

It was recommended Council adopt a resolution Giving Preliminary Approval to Issuance of Multifamily Housing Revenue Bonds to Finance the Acquisition, Rehabilitation and Equipping of the Grand at Day Point Apartments. Consent Agenda Approval. Aycock/Ham (5 Ayes:2 Nays)

RESOLUTION 2020-75 “RESOLUTION GIVING PRELIMINARY APPROVAL TO ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS TO FINANCE THE ACQUISITION, REHABILITATION AND EQUIPPING OF THE GRAND AT DAY POINT APARTMENTS”

**Amending a Grant Project Fund Ordinance – Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) Special Revenue Fund (C2101). Ordinance Adopted.** On October 7, 2020, the City of Goldsboro was notified by the U.S. Department of Housing and Urban Development (HUD) of the FY20-21 Annual Action Plan approval and grant allocation totaling \$794,767 made up of the following:

Community Development Block Grant (CDBG)	\$351,137
HOME Investment Partnerships Programs (HOME)	\$237,076
CDBG-CV CARES Act Funding	<u>\$206,654</u>
Total	<u>\$794,767</u>

The outlined use of the funds was approved by City Council on July 13, 2020 with the approval of the FY20-24 Consolidated Plan (ConPlan) and FY20-21 Annual Action Plans (AAP). These funds will be used to assist low-to-moderate-income citizens of Goldsboro improve their quality of life through vital housing and community development programs. Also, the City estimates there will be approximately \$7,168 in program income that will be received to leverage the federal grant dollars. There is no match required for the grant. The period of the performance is July 1, 2020 through June 30, 2021, except for CDBG-CV which will be June 30, 2022. This grant will be managed by Shycole Simpson-Carter, Community Relations Director.

This fund has been established as a grant project (G.S. § 159-13.2) fund to satisfy the federal grant requirements which call for the City to establish a means of tracking the expenditures for Single Audit purposes so that external auditors can verify compliance with the various Federal and State grant guidelines in the compliance supplements. Staff requests that the Council appropriate expenditures in the amount of \$801,935. This will be funded with Federal grant revenue (\$794,767) and program revenue (7,168).

It was recommended Council adopt the following entitled Grant Project Ordinance amendment for the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) Special Revenue Fund (C2101) in the amount of \$801,935. Consent Agenda Approval. Aycock/Ham (5 Ayes:2 Nays)

ORDINANCE NO. 2020-28 “AN ORDINANCE AMENDING THE GRANT PROJECT FUND FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIP PROGRAM SPECIAL REVENUE FUND”

**Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 422 Wilson Street from Sergio Sanchez. Resolution Adopted.** Staff has received an offer to purchase city owned property. Council must either accept or reject the offer, and if accepted authorize advertisement for upset bids (G.S. 160A-266 and 160A-269).

The following offer has been received for the sale of surplus real property under **Negotiated offer, advertisement, and upset bid process (G.S. §160A-266(a) (3))**

**422 Wilson Street – City Owned**

Offeror: Sergio Sanchez  
Offer: \$1,340.00  
Bid Deposit: \$67.00  
Parcel #: 0056477 Pin #: 3600321705  
Tax Value: \$2,680.00 Zoning: R-6

The offer is at least 50% of the tax value of the property. The bid deposit of 5% has been received in the form of a personal check.

It is recommended the City Council accept the offer on 422 Wilson Street and adopt the following entitled Resolution. Consent Agenda Approval. Aycock/Ham (5 Ayes: 2 Nays)

**RESOLUTION NO. 2020-76 “RESOLUTION AUTHORIZING UPSET BID PROCESS**

**Accept Final Upset Bids for 619 and 621 Slaughter Street. Resolutions Adopted.**

Council authorized the staff to advertise for upset bids (G.S. 160A-266 and 160A-269) at the September 8, 2020 meeting. Staff advertised as directed and received an upset bid on September 25, 2020. Staff advertised again and received no further upset bids.

The following upset bid has been received for the sale of surplus real property under **Negotiated offer, advertisement, and upset bid process (G.S. §160A-266(a) (3))**

**619 Slaughter Street – City Owned**

Offeror: Cox Real Estate  
Offer: \$2,020.00  
Bid Deposit: \$101.00  
Parcel #: 0050834 Pin #: 3509127054  
Tax Value: \$3,450.00 Zoning: R-6

The offer is at least 50% of the tax value of the property. The bid deposit of 5% has been received in the form of a personal check. The original offer was \$1,655.00, and the upset bid amount was a minimum of \$1,787.75 which is 10% of the first \$1,000.00 and 5% after the first \$1,000.00.

**621 Slaughter Street – City/County Jointly Owned**

Offeror: Cox Real Estate  
Offer: \$2,020.00  
Bid Deposit: \$101.00  
Parcel #: 0050833 Pin #: 3509127050  
Tax Value: \$3,310.00 Zoning: R-6

The offer is at least 50% of the tax value of the property. The bid deposit of 5% has been received in the form of a personal check. The original offer was \$1,725.00, and the upset bid amount was a minimum of \$1,861.25 which is 10% of the first \$1,000.00 and 5% after the first \$1,000.00.

It is recommended the City Council:

1. ACCEPT upset bid offer on 619 Slaughter Street and adopt a resolution authorizing city officials to execute documents to transfer ownership to the high bidder.
2. ACCEPT upset bid offer on 621 Slaughter Street and request consensus from Wayne County Board of Commissioners and adopt a resolution authorizing city officials to execute documents to transfer ownership to the high bidder. Consent Agenda Approval. Aycock/Ham (5 Ayes: 2 Nays)

**RESOLUTION NO. 2020-77 “RESOLUTION AUTHORIZING AWARD AND FINAL SALE OF REAL PROPERTY (619 Slaughter Street)”**

RESOLUTION NO. 2020-78 “RESOLUTION AUTHORIZING AWARD AND FINAL SALE OF REAL PROPERTY (621 Slaughter Street)”

**Acceptance of Second Wave Funding of North Carolina Tourism Promotion Recovery Grant in the Amount of \$10,750.** On October 29, 2020, the Travel and Tourism Department applied for a second wave of federal funding made available for destination marketing offices (DMOs) across the state. By way of House Bill 1023 (Coronavirus Relief Fund/Additions & Revisions), the NC General Assembly created a \$1.5 million appropriation to help eligible Destination Marketing Offices (DMOs) experiencing reduced ability to market their destinations due to revenue loss. The first round of grants was awarded at the beginning of October 2020. A lack of initial participation from DMOs across the state caused a surplus of available funding, which led to a second opportunity for tourism offices to apply for relief funding to help their visitor economies recover from the impacts of Covid-19.

These NC Tourism Promotion Grants are designed to provide relief to areas of the state most dependent on travel and tourism. As part of the application process, the Travel & Tourism Department submitted a planned use proposal outlining which advertising strategies would be used with the awarded grant money. The strategies and content had to align with the specifications of the CARES Act guidelines and be reviewed by the NC Tourism Promotion Grant Review Committee. The final outcome of the advertising methods will be audited to ensure compliance with the federal guidelines.

The acceptance of this grant requires no match from the City.

Deliverables includes a resolution to accept the grant in accordance with the grant guidelines.

It is recommended the City Council:

- 1) Adopt the following entitled resolution to accept the second North Carolina Tourism Promotion Recovery Grant in the amount of \$10,750; and
- 2) Authorize the City Manager to execute the necessary documents on behalf of the City of Goldsboro in order to effectuate this transaction. Consent Agenda Approval. Aycock/Ham (5 Ayes: 2 Nays)

RESOLUTION NO. 2020-79 “RESOLUTION BY GOVERNING BODY OF APPLICANT TO ACCEPT THE NORTH CAROLINA TOURISM PROMOTION RECOVERY GRANT”

**Revised Advisory Boards and Commissions Meeting Schedule. Approved.** Advisory Boards and Commissions meet on a regularly scheduled basis. At the meeting on October 5, 2020, council approved changes to the Advisory Boards and Commissions Meeting Schedule that revises the meeting schedule of the Recreation Advisory Commission to meet on the third Tuesday of each month at 6:00 p.m.

The Goldsboro Municipal Golf Course Committee voted at their October 21, 2020 meeting to begin holding their meetings quarterly on the third Wednesday of the month.

It is recommended that Council adopt the revised meeting schedule for the City of Goldsboro’s Boards and Commissions. Consent Agenda Approval. Aycock/Ham (5 Ayes: 2 Nays)

**Rescheduling Council Meetings For 2021 Due To Holidays. Approved.** The Goldsboro City Council normally meets the 1<sup>st</sup> and 3<sup>rd</sup> Mondays of every month for their Regular Council Meeting.

The following meetings need to be rescheduled due to holidays:

- Monday, January 18, 2021 is in observance of Dr. Martin Luther King, Jr.’s Birthday
- Monday, July 5, 2021 due to Independence Day

- Monday, September 6, 2021 is in observance of Labor Day

Staff suggests Council consider rescheduling the above meetings to the following dates:

- Tuesday, January 19, 2021
- Combining the July meetings to Monday, July 12, 2021
- Tuesday, September 7, 2021

It is recommended Council accept staff recommendations and approve the 2021 regular meeting schedule. Consent Agenda Approval. Aycock/Ham (5 Ayes: 2 Nays)

**Departmental Monthly Reports. Accepted as Information.** The various departmental reports for October 2020 were submitted for the Council's approval. It was recommended Council accept the reports as information. Consent Agenda Approval. Aycock/Ham (5 Ayes:2 Nays)

### **End of Consent Agenda.**

**Amending a Grant Project Fund Ordinance – Coronavirus Aid, Relief and Economic Security (CARES) Act Miscellaneous Grants Special Revenue Fund (R1106) – Second Reading. Ordinance Adopted.** The Parks and Recreation Department applied for a remote learning grant from North Carolina's Coronavirus Relief Fund administered by the North Carolina Alliance of YMCA's. The City was notified on October 15, 2020 that it was the recipient of an award in the amount \$94,616. The period of the performance is July 29, 2020 through December 30, 2020. This grant will be managed by Felicia Brown, Parks & Recreation Director.

There is no match required for the grant.

The project budget ordinance amendment was presented in the consent agenda at the November 2, 2020 council meeting, but did not pass with a super majority. The project budget ordinance amendment requires a simple majority vote on the second reading.

Federal grant requirements call for the City to establish a means of tracking the expenditures for Single Audit purposes so that external auditors can verify compliance with the various Federal and State grant guidelines in the compliance supplements. The purpose of this project qualifies as a grant project under G.S. § 159-13.2, and staff requests that the Council appropriate expenditures in the amount of \$94,616.00. This will be funded with Federal grant revenue.

Upon motion of Mayor Pro Tem Broadaway, seconded by Councilmember Aycock and unanimously carried, Council adopt the following entitled Grant Project Ordinance amendment for the Coronavirus Aid, Relief and Economic Security (CARES) Act Miscellaneous Grants Special Revenue Fund (R1106) in the amount of \$94,616.00.

ORDINANCE NO. 2020-29 "AN ORDINANCE AMENDING THE GRANT PROJECT FUND FOR THE CORONAVIRUS AID, RELIEF AND ECONOMIC SECURITY (CARES) ACT MISCELLANEOUS GRANTS SPECIAL REVENUE FUND"

**Z-8-20 – Jones Sawmill-Northwest corner of Belfast Road & I-795. Second Reading. Ordinance Adopted.** The applicant requests to rezone subject property from Residential (R-20A) to General Industry Conditional District (I-2CD) in order to limit the use of the property to a commercial sawmill.

In conjunction with the rezoning request, the applicant is requesting separate site plan approval as required by the City's Unified Development Ordinance. The proposed change of zone request is associated with Conditional Use Permit request CU-6-20 and related site plans. More than half of subject property is located within the City limits of Goldsboro. A portion of the subject property is located within Wayne County. County officials have made written agreement to relinquish jurisdictional authority to the City of Goldsboro.

Frontage: (None)

Area: 574,207 sq. ft., or 13.18 acres

Zone: Residential (R-20A)/Wayne County Airport (Overlay)



Surrounding Zoning:

North: Residential Conditional District (R-20ACD)/County Airport;  
South: Wayne County Residential-Agricultural (RA-20), Wayne County Airport (Overlay);  
East: General Business (GB)/Residential (R-16); and  
West: Residential Conditional District (R-20ACD)

The subject property is currently clear and vacant.

As previously stated, the applicant desires to rezone the subject property from Residential (R-20A) to General Industry Conditional District (I-2CD) in order to limit the use of the property to a commercial sawmill.

The City's Comprehensive Land Use Plan recommends a portion of the property for industrial development and the remaining acreage for medium density residential development.

The property is not located in a Special Flood Hazard Area. City water and sewer are not available to serve the property. Water will be provided by a private underground water well. Sewer will be obtained through the use of private on-site (septic) pump and waste systems in accordance with the Wayne County Environmental Health Department.

Approximately 5.76 acres is located within Wayne County's Airport Overlay District. Wayne County Planning and Airport officials have been advised of the applicant's proposal and have no issues with the proposed rezoning request.

At the public hearing held on October 19, 2020, the property owner and applicant were present however held their comments for the associated Conditional Use Permit public hearing which followed the rezoning request.

The Planning Commission, at their meeting held on October 26, 2020, recommended approval for the change of zone request from Residential (R-20A) to General Industry Conditional District (I-2CD) in order to limit the use of the property to a commercial sawmill.

At the City Council meeting held November 2, 2020, the rezoning request failed to receive an affirmative vote equal to or greater than two-thirds of all the actual membership of the council. Per G.S. 160A-75, "no ordinance nor any action having the effect of any ordinance, may be finally adopted on the date in which it is introduced (first reading) except by an affirmative vote equal to or greater than two-thirds of all the actual membership of the council". A second reading of the ordinance is required, at which only simple majority is necessary to adopt the ordinance changing the zoning for the property as requested.

Councilmember Aycock made a motion to 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 Residential (R-20A) to General Industry Conditional District (I-2CD) in order to limit the use of the property to a commercial sawmill.

Mayor Pro Tem Broadaway seconded the motion. Mayor Allen, Mayor Pro Tem Broadaway, Councilmembers Ham and Aycock voted in favor of the motion. Councilmembers Williams, Polack and Matthews voted against the motion. The motion passed 4:3.

ORDINANCE NO. 2020-30 "AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF GOLDSBORO, NORTH CAROLINA CODE OF ORDINANCES"

**CU-6-20 Site Plan (Jones Sawmill). Second Reading.** 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. If the City Council approves the second reading of the ordinance changing the zoning for the property, the Council shall reconsider the Conditional Use Permit as requested.

Councilmember Aycock made a motion to accept the recommendation of the Planning Commission and approve the site and landscape plan with the following modifications:

1. A modification of item #5 listed above as residentially zoned and developed property is located within 1,000 ft. of the subject property.
2. A waiver of the installation of fencing and landscaping requirements for a period not to exceed 1 year from site plan approval.

Councilmember Ham seconded the motion. Mayor Allen, Mayor Pro Tem Broadaway, Councilmembers Ham and Aycock voted in favor of the motion. Councilmembers Williams, Polack and Matthews voted against the motion. The motion passed 4:3.

**City Manager's Report.** Mr. Timothy Salmon thanked Public Utilities and Public Works Departments for the work during Tropical Storm Eta. Mr. Salmon also thanked the Parks and Recreation and Travel and Tourism Departments for supporting LaxFest this weekend at the Bryan Multisport Complex in accordance with NC Governor Executive Orders. Mr. Salmon congratulated the Police Department on receiving their CALEA Certification.

Mayor Allen commended the Police Department on their CALEA Certification.

Councilmember Williams thanked the Police Department for the CALEA Certification and Mr. Wright who introduced us to the CALEA Program.

**Mayor and Councilmembers' Reports and Recommendations.** Councilmember Williams stated I just want to wish everyone a happy holiday, remember to protect yourself when

you are around others not in your immediate family. I also want to thank the Goldsboro Housing Authority for their Wi-Fi program. Thank you.

Mayor Pro Tem Broadaway congratulated the Police Department on their CALEA Certification. I also want to thank the Public Works Department on cleanup efforts following the tropical storm.

Councilmember Polack stated I would like to acknowledge the passing of two pillars of the community. Ms. Gertie Brown of the web town community for over 60 years, she was very visible patrolling the community, assisting the elderly and transported kids to school. Mr. Harold Isler, Sr. was a role model in my life, served in the United States Air Force and served faithfully to the Police Department of the City of Goldsboro for 26 years.

Councilmember Matthews stated no comment.

Councilmember Ham commended the Goldsboro Police Department on events recently held to build relationships with children and parents and Captain Rabun did a presentation today on community policing efforts. He commended the department on their efforts to build trust in the community.

Councilmember Aycock stated no comment.

Mayor Pro Tem Broadaway read the following Proclamation:

**Small Business Saturday – Proclamation.** Mayor Allen proclaimed November 28, 2020, as: SMALL BUSINESS SATURDAY in the City of Goldsboro and urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

Mayor Allen stated I want to wish everyone a Happy Thanksgiving and remember those less fortunate.

Councilmember Williams stated I would like to thank my constituents; I appreciate all the things you have done to make my job easier, thank you for supporting me.

There being no further business, the meeting adjourned at 8:46 p.m.

---

Chuck Allen  
Mayor

---

Melissa Capps, MMC/NCCMC  
City Clerk

CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
DECEMBER 7, 2020 COUNCIL MEETING

**SUBJECT:** Amending a Grant Project Fund Ordinance – Coronavirus Aid, Relief and Economic Security (CARES) Act Miscellaneous Grants Special Revenue Fund (R1106)


**BACKGROUND:** 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 subrecipient 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.

**DISCUSSION:** 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.

**RECOMMENDATION:** It is recommended that the attached 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.

Date: 11/30/2020

  
Catherine F. Gwynn, Finance Director

Date: 12/2/20

  
Timothy M. Salmon, City Manager

ORDINANCE NO. 2020-

AN ORDINANCE AMENDING THE GRANT PROJECT FUND FOR THE  
CORONAVIRUS AID, RELIEF AND ECONOMIC SECURITY (CARES) ACT  
MISCELLANEOUS GRANTS SPECIAL REVENUE FUND (R1106)

WHEREAS, Congress adopted the Coronavirus Aid, Relief, and Economic Security (CARES) Act (P.L. 116-136) established the Coronavirus Relief Fund (CRF) on March 27, 2020 which included over \$4 billion in aid to the State of North Carolina; and

WHEREAS, on May 4, 2020 the North Carolina General Assembly passed Session Law 2020-4, An Act to Provide Aid to North Carolinians in Response to the Coronavirus Disease 2019 Crisis, to begin allocating these dollars throughout the state; and

WHEREAS, the City Council of the City of Goldsboro's Travel & Tourism Division has heretofore found it in the public interest to apply for federal grant funding made available through the House Bill 1023 (Coronavirus Relief Fund/Additions & Revisions) promotion to help the visitor economy of Goldsboro-Wayne County recover from the impacts of Covid-19; and

WHEREAS, the NC General Assembly created a \$1.5 million appropriation to help eligible Destination Marketing Offices (DMOs) experiencing reduced ability to market their destinations due to revenue loss. These NC Tourism Promotion Grants are designed to provide relief to areas of the state most dependent on travel and tourism to assist with tourism; and

WHEREAS, on October 29, 2020 the City submitted an application for the North Carolina Tourism Promotion Recovery Grant to fund a digital marketing campaign targeting audiences most interested in traveling to safe destinations like Goldsboro-Wayne County; and

WHEREAS, based on the specifications of the marketing campaign details, a grant in the amount of \$10,750 was awarded on November 5, 2020, and the terms of the grant award require that the applicant officially accept the award and use the grant funds between November 17, 2020 and December 30, 2020; and

WHEREAS, the City Council of the City of Goldsboro adopted a resolution on November 16, 2020 accepting the grant award (Agreement #60-00-40-02) as a subrecipient of CARES Act funding in the amount of \$10,750.00 which stipulates the period of performance is from March 1, 2020 through December 30, 2020; and

WHEREAS, it is necessary to appropriate expenditures in order to begin fulfilling the terms of the grant, and this will be funded with federal grant revenue.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Goldsboro, North Carolina, that the Coronavirus Aid, Relief and Economic Security (CARES) Act Miscellaneous Grants Special Revenue Fund (R1106) be amended as follows:

**Coronavirus Aid, Relief and Economic Security (CARES) Act Miscellaneous Grants (R1106)**

	<u>Current Budget</u>	<u>Amended Budget</u>	<u>Increase (Decrease)</u>
Revenues:			
Federal Grants	\$ 109,616.00	\$ 120,366.00	\$ 10,750.00
Total Revenues	<u>\$ 109,616.00</u>	<u>\$ 120,366.00</u>	<u>\$ 10,750.00</u>
Expenditures:			
Other Expenses - Marketing Campaign	\$ 15,000.00	\$ 25,750.00	\$ 10,750.00
Other Expenses - Remote Learning Grant P&R	94,616.00	94,616.00	-
Total Expenditures	<u>\$ 109,616.00</u>	<u>\$ 120,366.00</u>	<u>\$ 10,750.00</u>

This Ordinance shall be in full force and effect from and after this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Chuck Allen  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
DECEMBER 7, 2020 COUNCIL MEETING**

**SUBJECT:** Contract Award for Unified Development Ordinance Update Assistance

**BACKGROUND:** 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.

**DISCUSSION:**

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.

**RECOMMENDATION:** By motion, adopt the attached 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.

Date: 11/30/20



Planning Director

Date: 12/2/20



City Manager



RESOLUTION NO. 2020 –

RESOLUTION AWARDING AND AUTHORIZING THE EXECUTION  
OF A CONTRACT FOR THE CITY OF GOLDSBORO UNIFIED DEVELOPMENT  
ORDINANCE UPDATE ASSISTANCE

WHEREAS, the City Council of the City of Goldsboro, has heretofore found it in the public interest to obtain Unified Development Ordinance Update Assistance; and

WHEREAS, the NC General Assembly adopted a complete reorganization of the state's planning and development regulation statutes in 2019 by passing Session Law 2019-111; and

WHEREAS, NC communities must amend their existing zoning and development ordinances to bring them into compliance with the many new state standards, known as Chapter 160D, by August 1, 2021; and

WHEREAS, the total fee proposal was submitted by Stewart Inc., of Raleigh, NC not to exceed \$35,000; and

WHEREAS, the City Council deems it in the best interest of the City of Goldsboro to accept and award the contract to Stewart Inc., of Raleigh, NC in an amount not to exceed \$35,000 for the City of Goldsboro Unified Development Ordinance Update;

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

1. The Mayor and City Clerk are hereby authorized and directed to execute a contract with Stewart Inc., in an amount not to exceed \$35,000 for the Unified Development Ordinance Update Assistance;

2. This Resolution shall be in full force and effect from and after this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor

Attested by:

\_\_\_\_\_  
City Clerk

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
DECEMBER 7, 2020 COUNCIL MEETING**

**SUBJECT:** S-11-20 KG Plaza, LLC; (Preliminary Subdivision Plat-80 lots of Magnolia Grove-Phase I Development)

**BACKGROUND:** 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)

**DISCUSSION:** 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.

**Lots:** 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.

**Streets:** 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 11<sup>th</sup> 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.

Open Space: 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.

Engineering: 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.

RECOMMENDATION: By motion, accept the recommendation of the Planning Commission and approve the Preliminary Subdivision Plat.

Date: 11/30/20

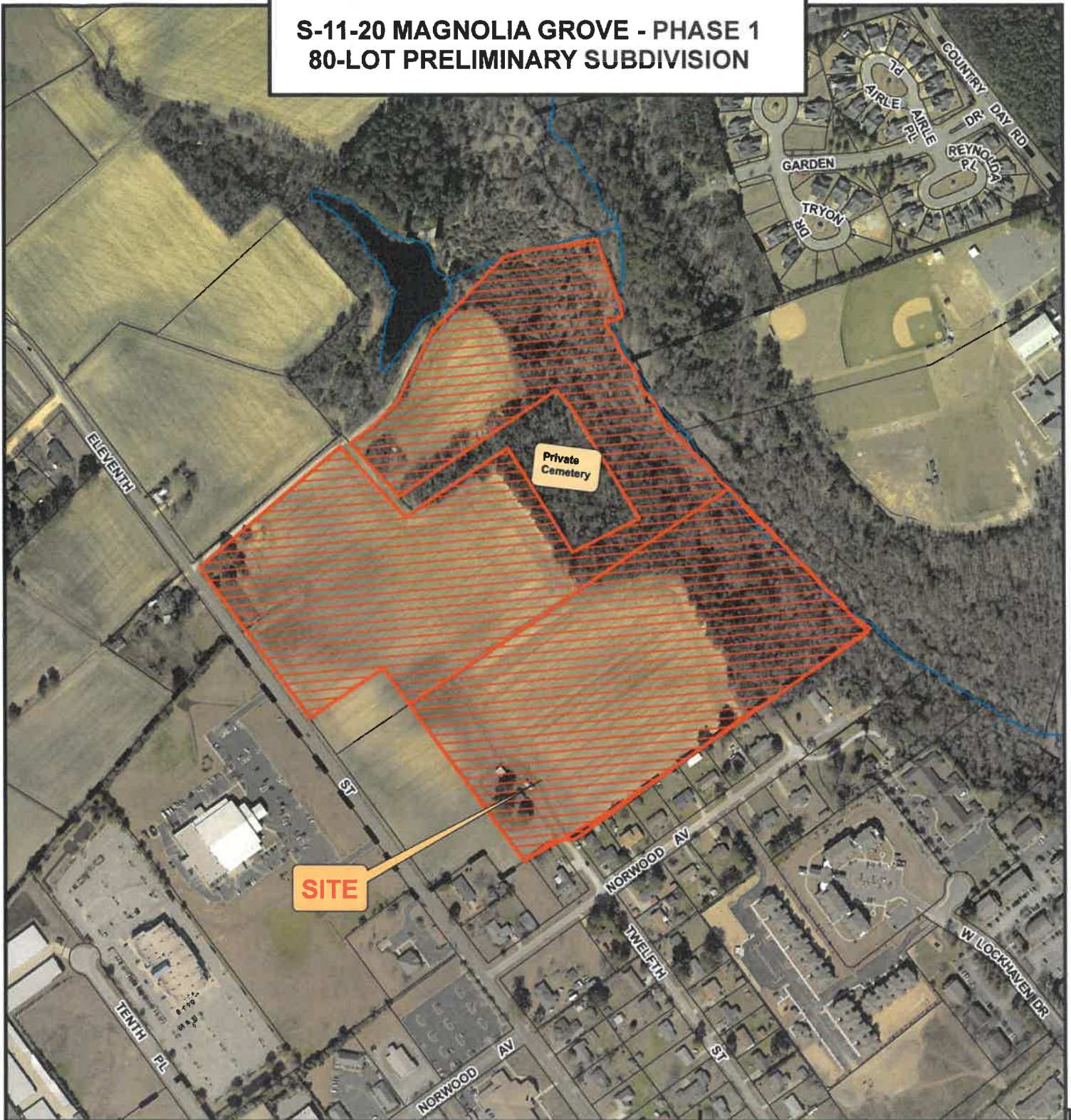
  
Planning Director

Date: 12/2/20

  
City Manager



**S-11-20 MAGNOLIA GROVE - PHASE 1  
80-LOT PRELIMINARY SUBDIVISION**



**SUBDIVISION PLAN:**

**CASE NO:** S-11-20  
**APPLICANT:** K.G. PLAZA LLC.  
**PIN #:** 3600-69-2842 (portion of), 3600-73-1567  
**LOCATION:** 11th STREET NEAR NORWOOD AVE  
**NUMBER OF LOTS:** 80-LOT SUBDIVISION  
SINGLE FAMILY RESIDENTIAL

0 155 310 620  
Feet

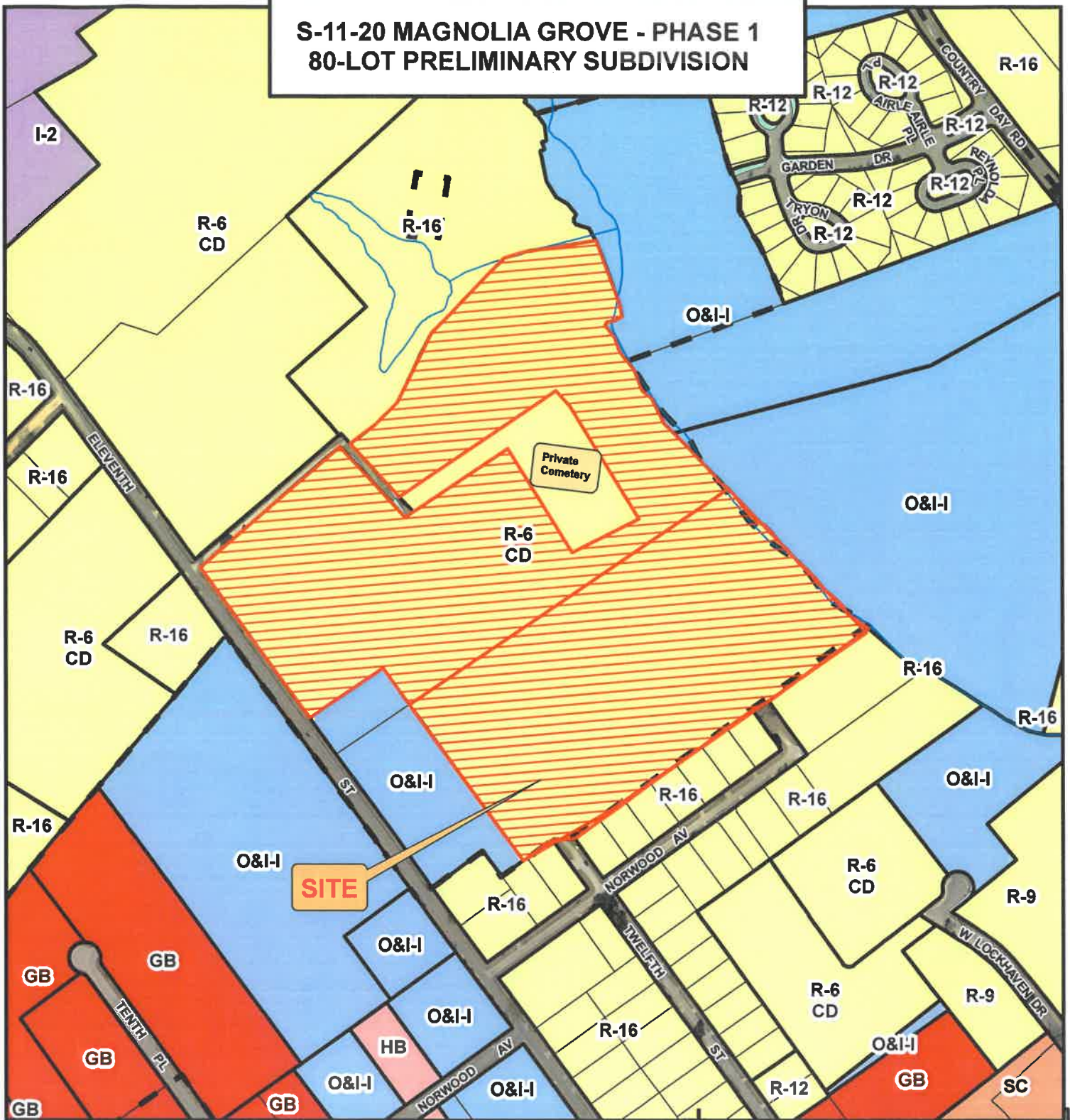


**GOLDSBORO**  
BE MORE DO MORE SEYMOUR  
North Carolina

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.



# S-11-20 MAGNOLIA GROVE - PHASE 1 80-LOT PRELIMINARY SUBDIVISION



## SUBDIVISION PLAN:

**CASE NO:** S-11-20  
**APPLICANT:** K.G. PLAZA LLC.  
**PIN #:** 3600-69-2842 (portion of), 3600-73-1567  
**LOCATION:** 11th STREET NEAR NORWOOD AVE  
**NUMBER OF LOTS:** 80-LOT SUBDIVISION  
**SINGLE FAMILY RESIDENTIAL**

**GOLDSBORO**  
 BE MORE DO MORE SEYMOUR  
 North Carolina

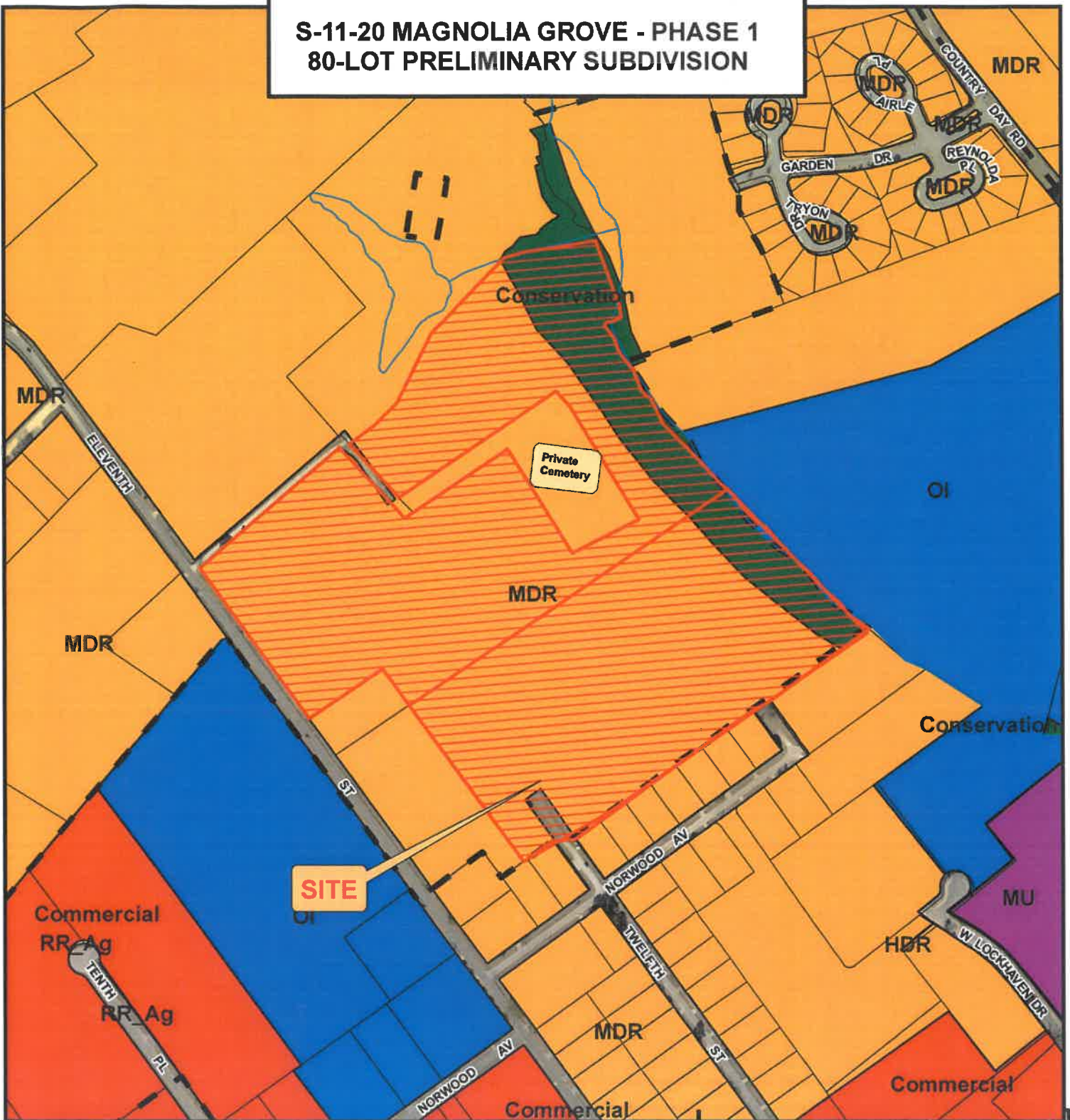
The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the City of Goldsboro, NC. Users of the data represented on this map are hereby notified that 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.



0 155 310 620  
 Feet



# **S-11-20 MAGNOLIA GROVE - PHASE 1 80-LOT PRELIMINARY SUBDIVISION**



## **SUBDIVISION PLAN:**

**CASE NO:** S-11-20  
**APPLICANT:** K.G. PLAZA LLC.  
**PIN #:** 3600-69-2842 (portion of), 3600-73-1567  
**LOCATION:** 11th STREET NEAR NORWOOD AVE  
**NUMBER OF LOTS:** 80-LOT SUBDIVISION  
**SINGLE FAMILY RESIDENTIAL**

0 155 310 620  
 Feet



**GOLDSBORO**  
 BE MORE DO MORE SEYMOUR  
 North Carolina

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.

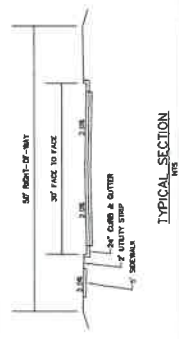
# PRELIMINARY PLAT

MAGNOLIA GROVE - PHASE 1  
RESIDENTIAL SUBDIVISION



JK Engineering  
Professional Engineers  
1001 N. Highway Avenue, Suite 200  
Tulsa, Oklahoma 74104  
P: 918.438.1234  
F: 918.438.1235  
E: info@jk-engineering.com

PRELIMINARY  
NOT FOR CONSTRUCTION



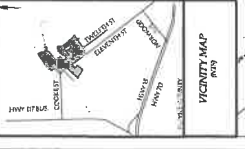
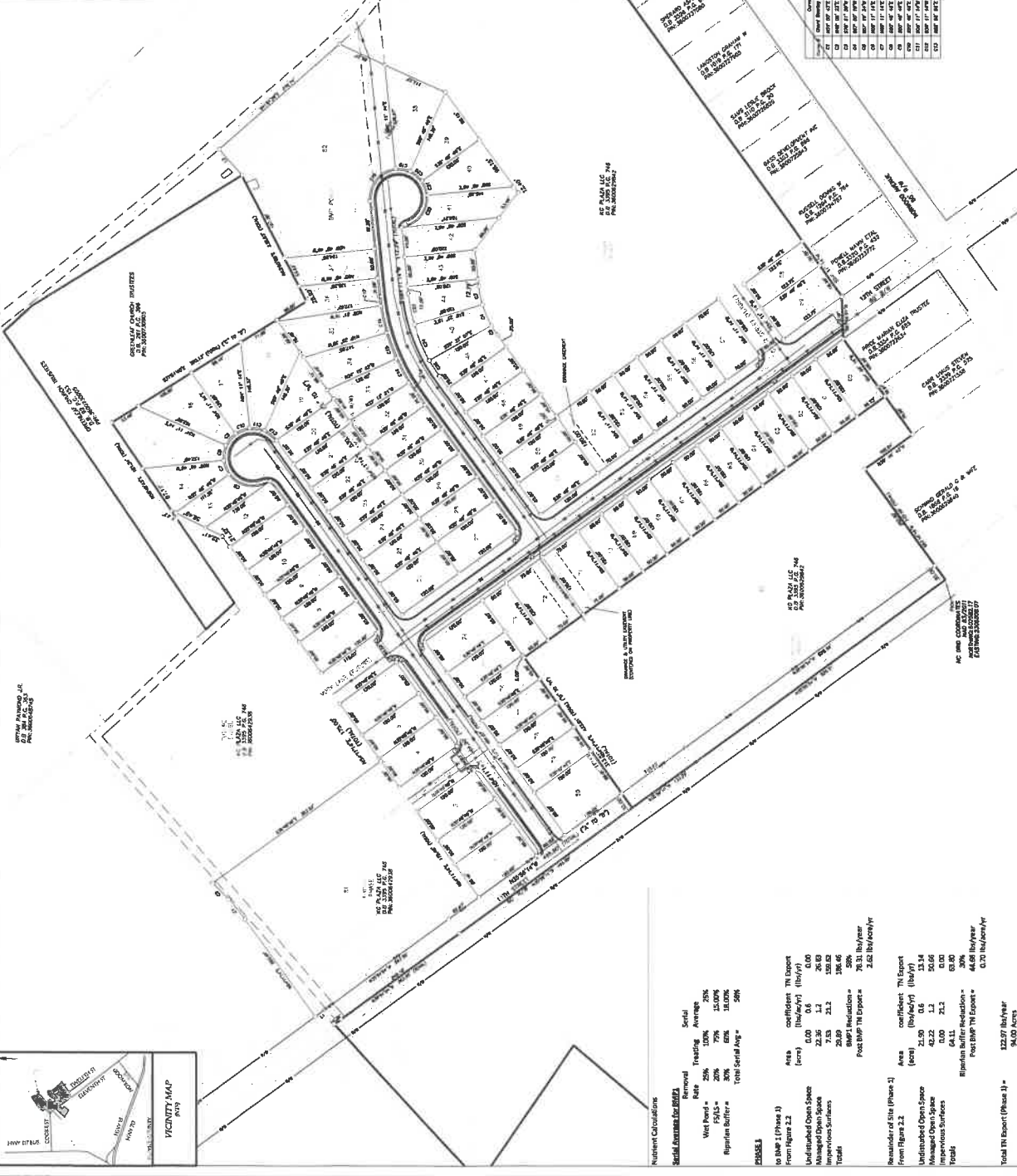
TYPICAL SECTION

**NOTES:**  
1. General Notes: See General Notes to the Plans.  
2. Survey: Surveyed by J. K. Engineering, Inc. on 10/10/2017.  
3. Easements: All easements shown on the plans are as shown on the survey.  
4. Utilities: All utilities shown on the plans are as shown on the survey.  
5. Right-of-Way: The right-of-way is shown on the plans as shown on the survey.  
6. Elevation: The elevation is shown on the plans as shown on the survey.  
7. Area: The area is shown on the plans as shown on the survey.  
8. Volume: The volume is shown on the plans as shown on the survey.  
9. Weight: The weight is shown on the plans as shown on the survey.  
10. Length: The length is shown on the plans as shown on the survey.

DATE	DESCRIPTION
10/10/2017	Survey
10/10/2017	Design
10/10/2017	Construction

Station	Area (sq. ft.)	Volume (cu. yd.)	Weight (lb.)	Length (ft.)
1+00	100.00	10.00	1000.00	100.00
2+00	200.00	20.00	2000.00	200.00
3+00	300.00	30.00	3000.00	300.00
4+00	400.00	40.00	4000.00	400.00
5+00	500.00	50.00	5000.00	500.00
6+00	600.00	60.00	6000.00	600.00
7+00	700.00	70.00	7000.00	700.00
8+00	800.00	80.00	8000.00	800.00
9+00	900.00	90.00	9000.00	900.00
10+00	1000.00	100.00	10000.00	1000.00

Station	Area (sq. ft.)	Volume (cu. yd.)	Weight (lb.)	Length (ft.)
1+00	100.00	10.00	1000.00	100.00
2+00	200.00	20.00	2000.00	200.00
3+00	300.00	30.00	3000.00	300.00
4+00	400.00	40.00	4000.00	400.00
5+00	500.00	50.00	5000.00	500.00
6+00	600.00	60.00	6000.00	600.00
7+00	700.00	70.00	7000.00	700.00
8+00	800.00	80.00	8000.00	800.00
9+00	900.00	90.00	9000.00	900.00
10+00	1000.00	100.00	10000.00	1000.00



Nutrient Calculations			
Removal	Rate	Area	Volume
Tradeable	20%	100.00	10.00
Non-Tradeable	80%	100.00	10.00
Total	100%	100.00	10.00
Total TN Export = 10.00 lbs./year			

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
DECEMBER 7, 2020 COUNCIL MEETING**

**SUBJECT:** SITE-26-20 KG Plaza, LLC (Site Plan-Magnolia Grove-Phase I Development)

**BACKGROUND:** 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

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

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

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

The applicant has been informed that future road improvements along 11<sup>th</sup> 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.



Landscaping: 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.

Engineering: 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.

Sidewalks: 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 11<sup>th</sup> 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: 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.

**RECOMMENDATION:** By motion, 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.

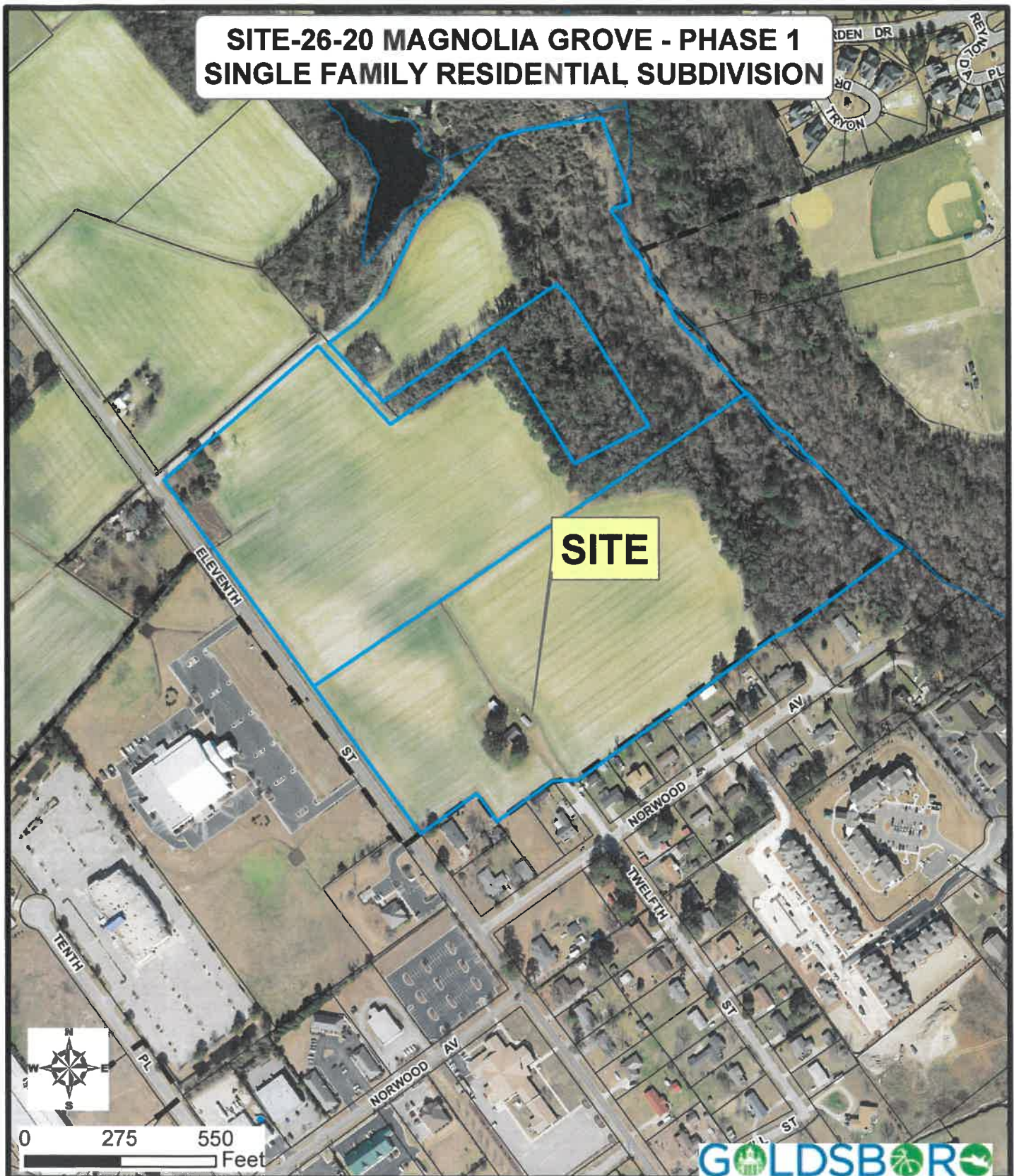
Date: 11/30/20

  
Planning Director

Date: 12/2/20

  
City Manager

# SITE-26-20 MAGNOLIA GROVE - PHASE 1 SINGLE FAMILY RESIDENTIAL SUBDIVISION



**GOLDSBORO**  
BE MORE DO MORE SEYMOUR

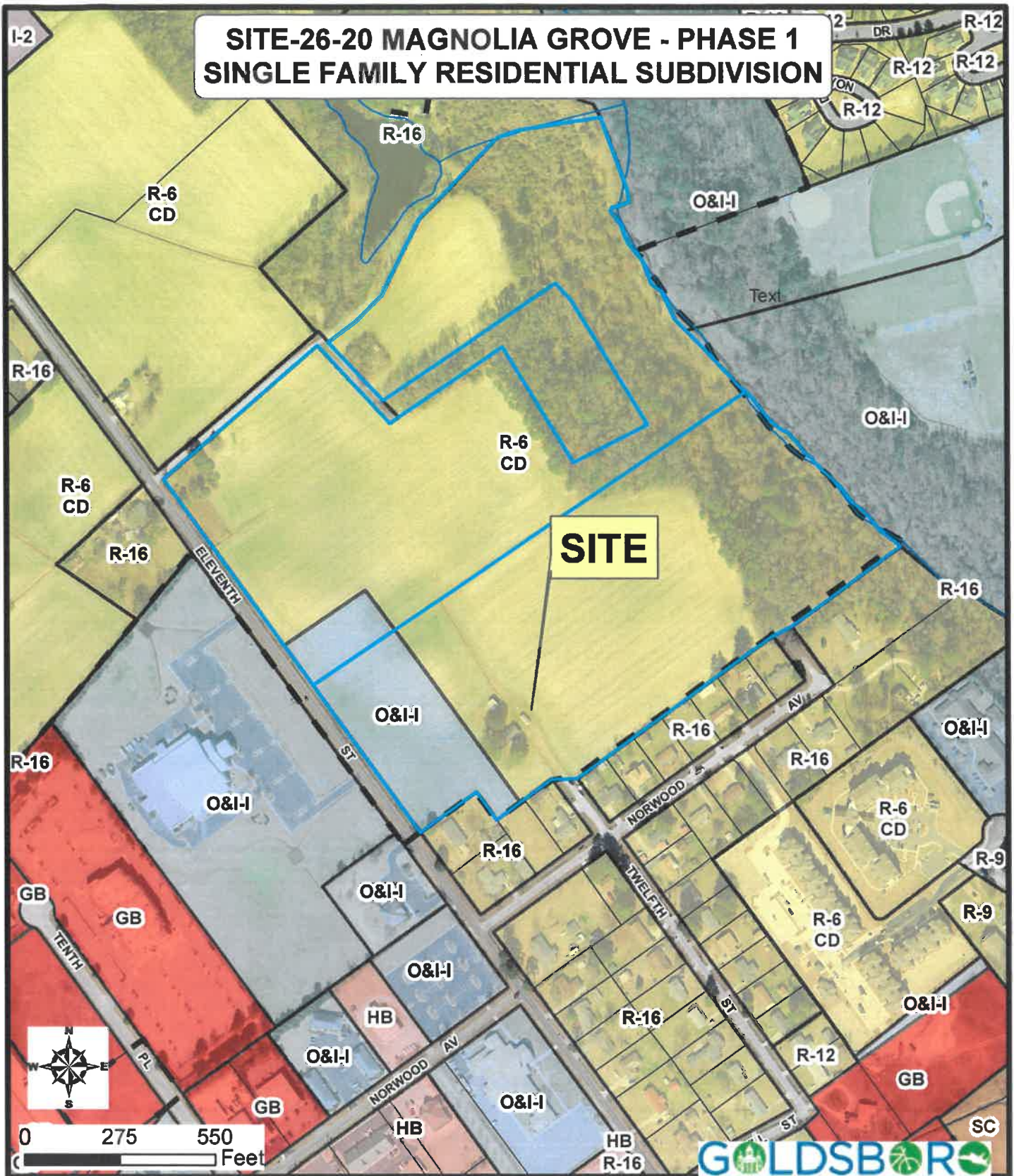
## SITE PLAN

**CASE #:** SITE-26-20  
**APPLICANT:** KG PLAZA LLC  
**PIN #:** 3600692842(portion of), 3600731567  
**LOCATION:** 11th STREET NEAR NORWOOD AVE  
**PROPOSED USE:** SINGLE FAMILY RESIDENTIAL  
**PROPOSED 80 LOTS**

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.



# SITE-26-20 MAGNOLIA GROVE - PHASE 1 SINGLE FAMILY RESIDENTIAL SUBDIVISION



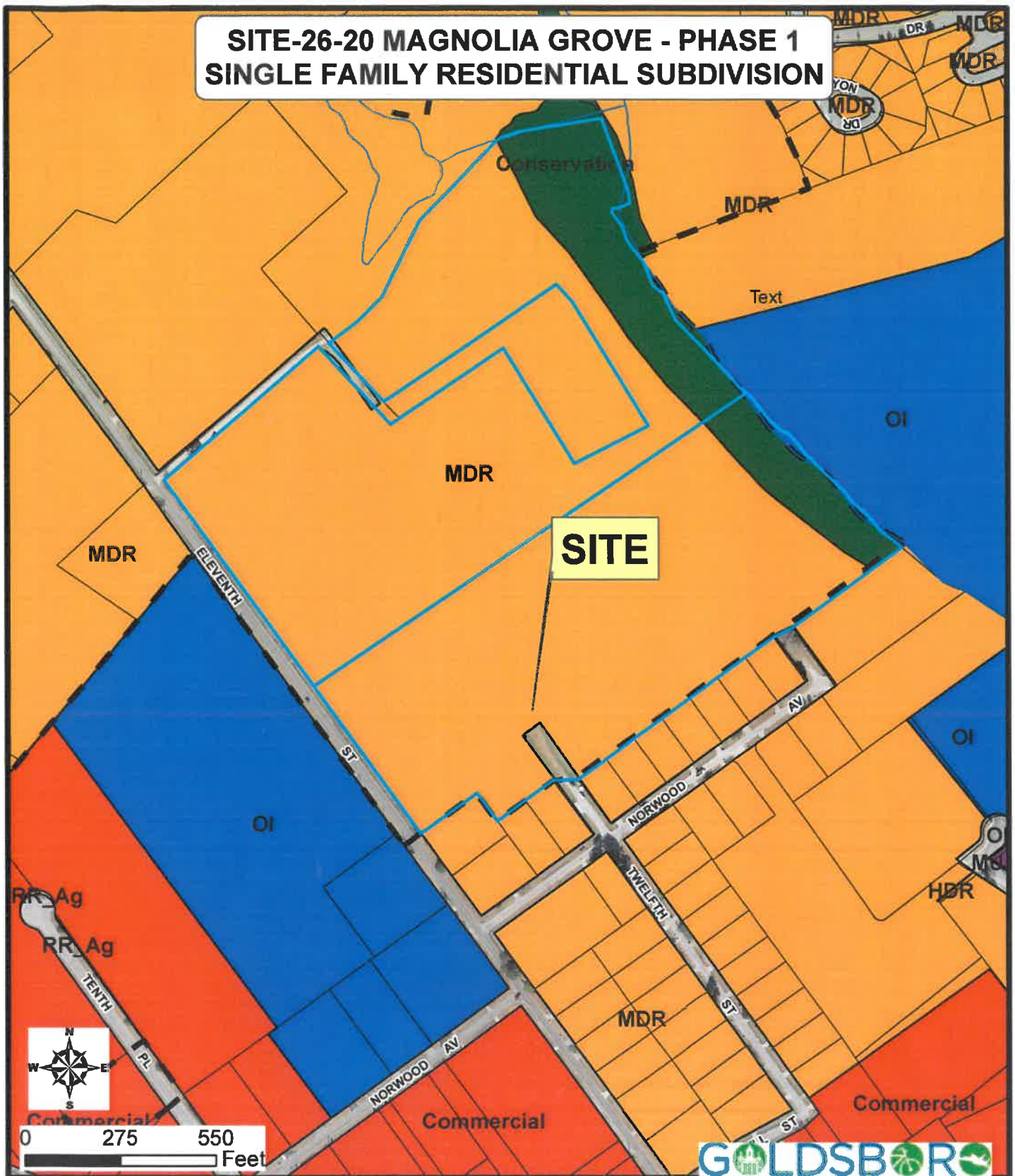
## SITE PLAN

**CASE #:** SITE-26-20  
**APPLICANT:** KG PLAZA LLC  
**PIN #:** 3600692842(portion of), 3600731567  
**LOCATION:** 11th STREET NEAR NORWOOD AVE  
**PROPOSED USE:** SINGLE FAMILY RESIDENTIAL  
 PROPOSED 80 LOTS

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.



# SITE-26-20 MAGNOLIA GROVE - PHASE 1 SINGLE FAMILY RESIDENTIAL SUBDIVISION



## SITE PLAN

**CASE #:** SITE-26-20  
**APPLICANT:** KG PLAZA LLC  
**PIN #:** 3600692842(portion of), 3600731567  
**LOCATION:** 11th STREET NEAR NORWOOD AVE  
**PROPOSED USE:** SINGLE FAMILY RESIDENTIAL  
**PROPOSED 80 LOTS**

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.



LINE TABLE	
LINE #	DESCRIPTION
1	1.00' WIDE
2	2.00' WIDE
3	3.00' WIDE
4	4.00' WIDE
5	5.00' WIDE
6	6.00' WIDE
7	7.00' WIDE
8	8.00' WIDE
9	9.00' WIDE
10	10.00' WIDE
11	11.00' WIDE
12	12.00' WIDE
13	13.00' WIDE
14	14.00' WIDE
15	15.00' WIDE
16	16.00' WIDE
17	17.00' WIDE
18	18.00' WIDE
19	19.00' WIDE
20	20.00' WIDE
21	21.00' WIDE
22	22.00' WIDE
23	23.00' WIDE
24	24.00' WIDE
25	25.00' WIDE
26	26.00' WIDE
27	27.00' WIDE
28	28.00' WIDE
29	29.00' WIDE
30	30.00' WIDE
31	31.00' WIDE
32	32.00' WIDE
33	33.00' WIDE
34	34.00' WIDE
35	35.00' WIDE
36	36.00' WIDE
37	37.00' WIDE
38	38.00' WIDE
39	39.00' WIDE
40	40.00' WIDE
41	41.00' WIDE
42	42.00' WIDE
43	43.00' WIDE
44	44.00' WIDE
45	45.00' WIDE
46	46.00' WIDE
47	47.00' WIDE
48	48.00' WIDE
49	49.00' WIDE
50	50.00' WIDE
51	51.00' WIDE
52	52.00' WIDE
53	53.00' WIDE
54	54.00' WIDE
55	55.00' WIDE
56	56.00' WIDE
57	57.00' WIDE
58	58.00' WIDE
59	59.00' WIDE
60	60.00' WIDE
61	61.00' WIDE
62	62.00' WIDE
63	63.00' WIDE
64	64.00' WIDE
65	65.00' WIDE
66	66.00' WIDE
67	67.00' WIDE
68	68.00' WIDE
69	69.00' WIDE
70	70.00' WIDE
71	71.00' WIDE
72	72.00' WIDE
73	73.00' WIDE
74	74.00' WIDE
75	75.00' WIDE
76	76.00' WIDE
77	77.00' WIDE
78	78.00' WIDE
79	79.00' WIDE
80	80.00' WIDE
81	81.00' WIDE
82	82.00' WIDE
83	83.00' WIDE
84	84.00' WIDE
85	85.00' WIDE
86	86.00' WIDE
87	87.00' WIDE
88	88.00' WIDE
89	89.00' WIDE
90	90.00' WIDE
91	91.00' WIDE
92	92.00' WIDE
93	93.00' WIDE
94	94.00' WIDE
95	95.00' WIDE
96	96.00' WIDE
97	97.00' WIDE
98	98.00' WIDE
99	99.00' WIDE
100	100.00' WIDE

LINE TABLE	
LINE #	DESCRIPTION
1	1.00' WIDE
2	2.00' WIDE
3	3.00' WIDE
4	4.00' WIDE
5	5.00' WIDE
6	6.00' WIDE
7	7.00' WIDE
8	8.00' WIDE
9	9.00' WIDE
10	10.00' WIDE
11	11.00' WIDE
12	12.00' WIDE
13	13.00' WIDE
14	14.00' WIDE
15	15.00' WIDE
16	16.00' WIDE
17	17.00' WIDE
18	18.00' WIDE
19	19.00' WIDE
20	20.00' WIDE
21	21.00' WIDE
22	22.00' WIDE
23	23.00' WIDE
24	24.00' WIDE
25	25.00' WIDE
26	26.00' WIDE
27	27.00' WIDE
28	28.00' WIDE
29	29.00' WIDE
30	30.00' WIDE
31	31.00' WIDE
32	32.00' WIDE
33	33.00' WIDE
34	34.00' WIDE
35	35.00' WIDE
36	36.00' WIDE
37	37.00' WIDE
38	38.00' WIDE
39	39.00' WIDE
40	40.00' WIDE
41	41.00' WIDE
42	42.00' WIDE
43	43.00' WIDE
44	44.00' WIDE
45	45.00' WIDE
46	46.00' WIDE
47	47.00' WIDE
48	48.00' WIDE
49	49.00' WIDE
50	50.00' WIDE
51	51.00' WIDE
52	52.00' WIDE
53	53.00' WIDE
54	54.00' WIDE
55	55.00' WIDE
56	56.00' WIDE
57	57.00' WIDE
58	58.00' WIDE
59	59.00' WIDE
60	60.00' WIDE
61	61.00' WIDE
62	62.00' WIDE
63	63.00' WIDE
64	64.00' WIDE
65	65.00' WIDE
66	66.00' WIDE
67	67.00' WIDE
68	68.00' WIDE
69	69.00' WIDE
70	70.00' WIDE
71	71.00' WIDE
72	72.00' WIDE
73	73.00' WIDE
74	74.00' WIDE
75	75.00' WIDE
76	76.00' WIDE
77	77.00' WIDE
78	78.00' WIDE
79	79.00' WIDE
80	80.00' WIDE
81	81.00' WIDE
82	82.00' WIDE
83	83.00' WIDE
84	84.00' WIDE
85	85.00' WIDE
86	86.00' WIDE
87	87.00' WIDE
88	88.00' WIDE
89	89.00' WIDE
90	90.00' WIDE
91	91.00' WIDE
92	92.00' WIDE
93	93.00' WIDE
94	94.00' WIDE
95	95.00' WIDE
96	96.00' WIDE
97	97.00' WIDE
98	98.00' WIDE
99	99.00' WIDE
100	100.00' WIDE

LINE TABLE	
LINE #	DESCRIPTION
1	1.00' WIDE
2	2.00' WIDE
3	3.00' WIDE
4	4.00' WIDE
5	5.00' WIDE
6	6.00' WIDE
7	7.00' WIDE
8	8.00' WIDE
9	9.00' WIDE
10	10.00' WIDE
11	11.00' WIDE
12	12.00' WIDE
13	13.00' WIDE
14	14.00' WIDE
15	15.00' WIDE
16	16.00' WIDE
17	17.00' WIDE
18	18.00' WIDE
19	19.00' WIDE
20	20.00' WIDE
21	21.00' WIDE
22	22.00' WIDE
23	23.00' WIDE
24	24.00' WIDE
25	25.00' WIDE
26	26.00' WIDE
27	27.00' WIDE
28	28.00' WIDE
29	29.00' WIDE
30	30.00' WIDE
31	31.00' WIDE
32	32.00' WIDE
33	33.00' WIDE
34	34.00' WIDE
35	35.00' WIDE
36	36.00' WIDE
37	37.00' WIDE
38	38.00' WIDE
39	39.00' WIDE
40	40.00' WIDE
41	41.00' WIDE
42	42.00' WIDE
43	43.00' WIDE
44	44.00' WIDE
45	45.00' WIDE
46	46.00' WIDE
47	47.00' WIDE
48	48.00' WIDE
49	49.00' WIDE
50	50.00' WIDE
51	51.00' WIDE
52	52.00' WIDE
53	53.00' WIDE
54	54.00' WIDE
55	55.00' WIDE
56	56.00' WIDE
57	57.00' WIDE
58	58.00' WIDE
59	59.00' WIDE
60	60.00' WIDE
61	61.00' WIDE
62	62.00' WIDE
63	63.00' WIDE
64	64.00' WIDE
65	65.00' WIDE
66	66.00' WIDE
67	67.00' WIDE
68	68.00' WIDE
69	69.00' WIDE
70	70.00' WIDE
71	71.00' WIDE
72	72.00' WIDE
73	73.00' WIDE
74	74.00' WIDE
75	75.00' WIDE
76	76.00' WIDE
77	77.00' WIDE
78	78.00' WIDE
79	79.00' WIDE
80	80.00' WIDE
81	81.00' WIDE
82	82.00' WIDE
83	83.00' WIDE
84	84.00' WIDE
85	85.00' WIDE
86	86.00' WIDE
87	87.00' WIDE
88	88.00' WIDE
89	89.00' WIDE
90	90.00' WIDE
91	91.00' WIDE
92	92.00' WIDE
93	93.00' WIDE
94	94.00' WIDE
95	95.00' WIDE
96	96.00' WIDE
97	97.00' WIDE
98	98.00' WIDE
99	99.00' WIDE
100	100.00' WIDE



**PRELIMINARY**  
NOT FOR CONSTRUCTION

C-02

**MAGNOLIA GROVE - PHASE 1**

**RESIDENTIAL SUBDIVISION**

**OVERALL PROPERTY**

DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

APP. NAME: \_\_\_\_\_

DRAWING FILE: \_\_\_\_\_

LAYOUT FILE: \_\_\_\_\_

BY: \_\_\_\_\_


DATE: \_\_\_\_\_

DESCRIPTION: \_\_\_\_\_



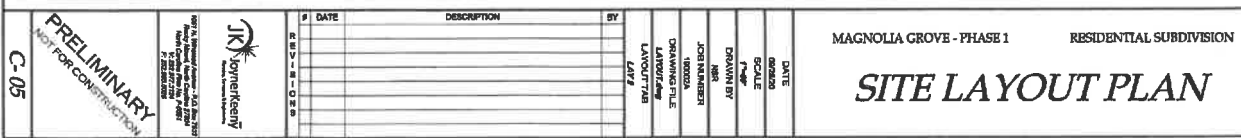
Date Filed: Oct 26, 2006      Filed By: JAMES M. HARRIS, JR.      Address: 2000 W. 10TH AVE.      City: DENVER      State: CO      Zip: 80202      Country: USA      Layout: 1

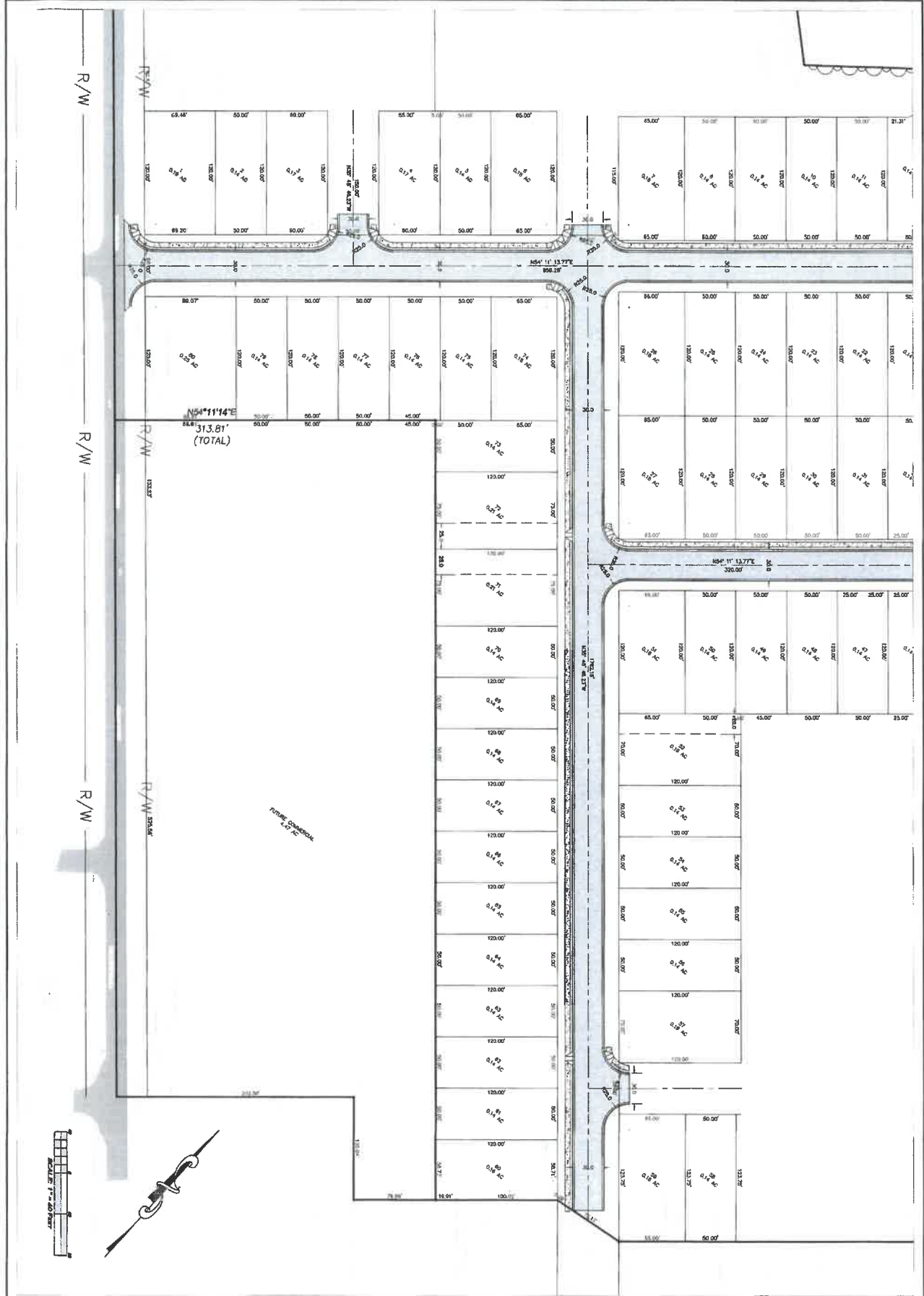


 <b>JK Joyner Keeney</b> Surveyors and Engineers, Inc. 10000 West 10th Avenue, Suite 100 Denver, CO 80202 Phone: 303.751.1000 Fax: 303.751.1001 Email: info@jkjoynerkeeney.com		PRELIMINARY NOT FOR CONSTRUCTION C-04	
DATE	DESCRIPTION	BY	
06/29/20			
05-11-16			
7-10-16			
DRAWN BY			
JOSH KILMER			
10/03/14			
DRAWING FILE			
LA0002.dwg			
LAYOUTS			
1/4"			

MAGNOLIA GROVE - PHASE 1
RESIDENTIAL SUBDIVISION

# SITE LAYOUT PLAN





PRELIMINARY  
NOT FOR CONSTRUCTION

10077 N. Wineland Avenue • P.O. Box 7535  
Rocky Mount, North Carolina 27867  
North Carolina Power Inc. P-48971  
W. 812 877, 3124  
P. 252 588, 8295

[illegible]

MAGNOLIA GROVE - PHASE 1 RESIDENTIAL SUBDIVISION

## SITE LAYOUT PLAN



**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
DECEMBER 7, 2020 COUNCIL MEETING**

**SUBJECT:** SITE-23-20 North Carolina Department of Agriculture and Consumer Service (NCDA&CS) – Site and Landscape Plans for Cherry Research Farm Office

**BACKGROUND:** 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

Existing use: The proposed site is clear and vacant.

**DISCUSSION:** 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

Access: 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: 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.

Sidewalks and Pedestrian Access: 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.

Landscaping: 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.

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

Engineering: 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.

Modification: 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.

RECOMMENDATION: By motion, 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.

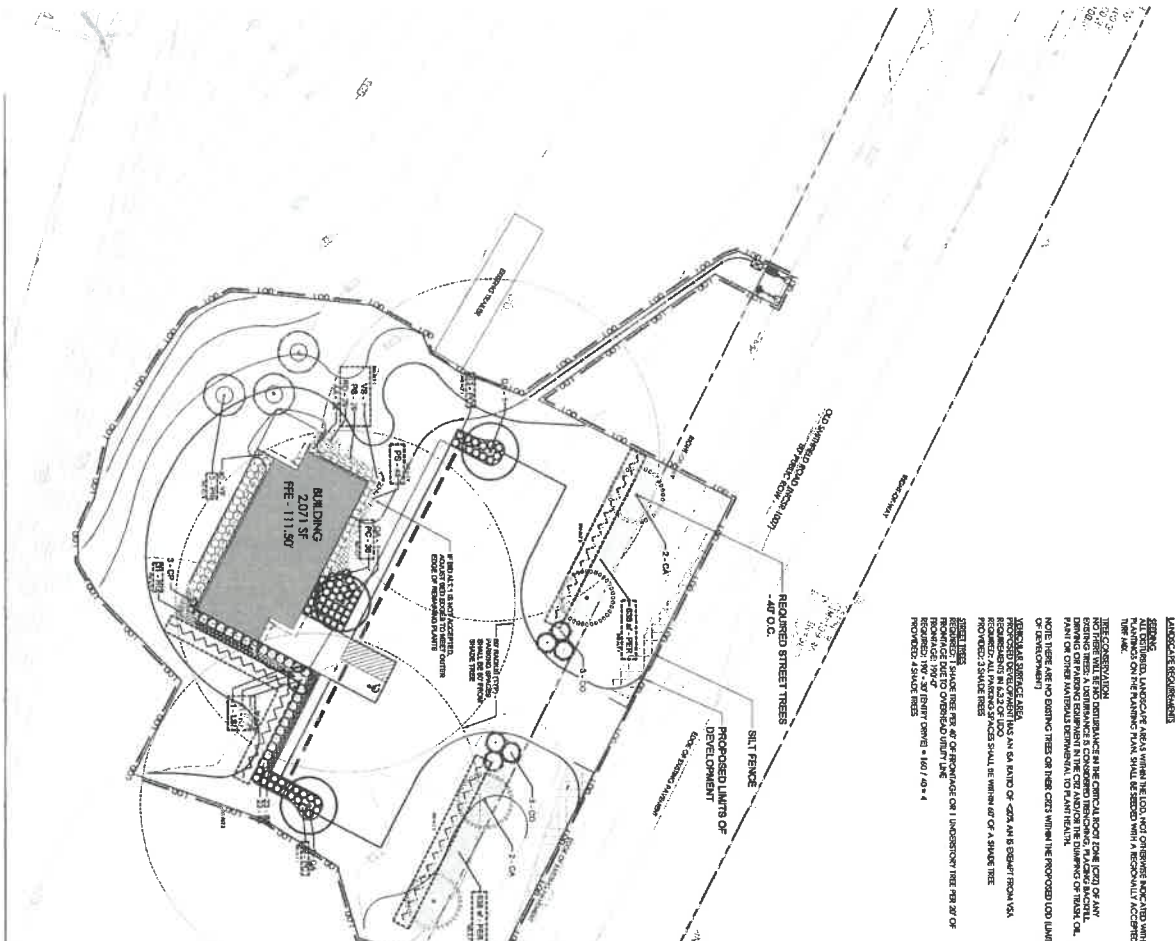
Date: 11/30/20

  
Planning Director

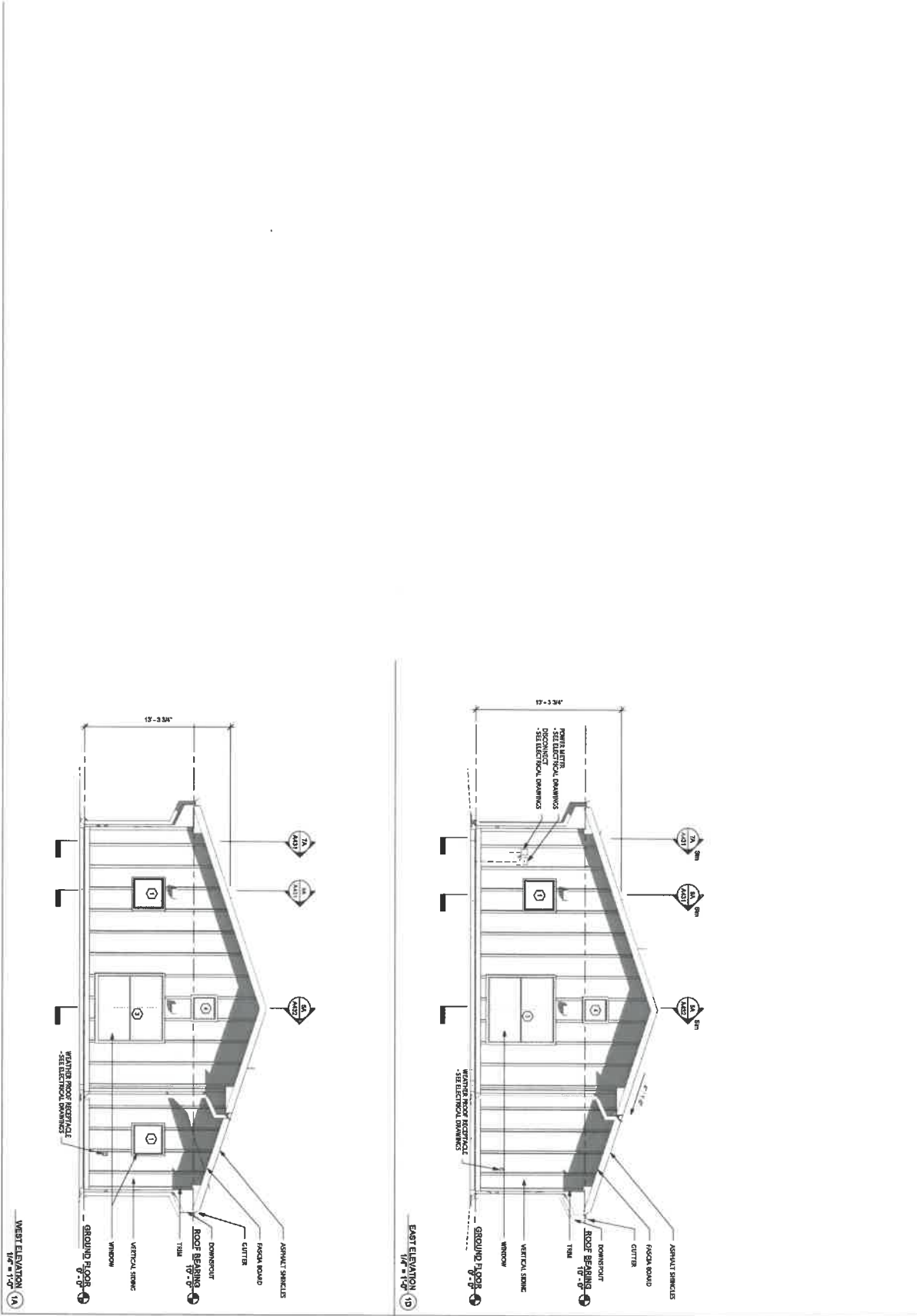
Date: 12/2/20

  
City Manager





PLANT SCHEDULE									
TREES	QTY	RECOMMENDATION	COMMON NAME	HEIGHT	SPACING	DATE	DATE	DATE	REMARKS
CA	4	Large tree	Shagbark Hickory	Container	7' O.U. min	10' HT.	10' HT.	10' HT.	Approved as canopy specimen within 10' HT.
CO	6	Medium-sized tree	White Birch	Container	6' O.U. min	8' HT.	8' HT.	8' HT.	Approved as canopy specimen within 8' HT.
CR	1	Medium-sized tree	Fraxino	Container	6' O.U. min	8' HT.	8' HT.	8' HT.	Approved as canopy specimen within 8' HT.
FR	5	Medium-sized tree	White Birch	Container	6' O.U. min	8' HT.	8' HT.	8' HT.	Approved as canopy specimen within 8' HT.
CA	3	Large tree	Shagbark Hickory	Container	7' O.U. min	10' HT.	10' HT.	10' HT.	Approved as canopy specimen within 10' HT.
GROUND COVER									
TREES	QTY	RECOMMENDATION	COMMON NAME	HEIGHT	SPACING	DATE	DATE	DATE	REMARKS
CA	4	Large tree	Shagbark Hickory	Container	7' O.U. min	10' HT.	10' HT.	10' HT.	Approved as canopy specimen within 10' HT.
CO	6	Medium-sized tree	White Birch	Container	6' O.U. min	8' HT.	8' HT.	8' HT.	Approved as canopy specimen within 8' HT.
CR	1	Medium-sized tree	Fraxino	Container	6' O.U. min	8' HT.	8' HT.	8' HT.	Approved as canopy specimen within 8' HT.
FR	5	Medium-sized tree	White Birch	Container	6' O.U. min	8' HT.	8' HT.	8' HT.	Approved as canopy specimen within 8' HT.
CA	3	Large tree	Shagbark Hickory	Container	7' O.U. min	10' HT.	10' HT.	10' HT.	Approved as canopy specimen within 10' HT.
GROUND COVER									
TREES	QTY	RECOMMENDATION	COMMON NAME	HEIGHT	SPACING	DATE	DATE	DATE	REMARKS
CA	4	Large tree	Shagbark Hickory	Container	7' O.U. min	10' HT.	10' HT.	10' HT.	Approved as canopy specimen within 10' HT.
CO	6	Medium-sized tree	White Birch	Container	6' O.U. min	8' HT.	8' HT.	8' HT.	Approved as canopy specimen within 8' HT.
CR	1	Medium-sized tree	Fraxino	Container	6' O.U. min	8' HT.	8' HT.	8' HT.	Approved as canopy specimen within 8' HT.
FR	5	Medium-sized tree	White Birch	Container	6' O.U. min	8' HT.	8' HT.	8' HT.	Approved as canopy specimen within 8' HT.
CA	3	Large tree	Shagbark Hickory	Container	7' O.U. min	10' HT.	10' HT.	10' HT.	Approved as canopy specimen within 10' HT.



**Osterlund**  
ARCHITECTS, PLLC

514 Hargett Street, Suite 200  
Raleigh, NC 27601  
919.979.4333  
www.osterlund.com

CLIENTS:  
NORTH CAROLINA  
SITE COLLABORATION  
LIVINGSTON STRATEGICAL  
SPECIAL ENGINEERING  
SOLUTIONS, P.C.

PROJECT NO.:  
2012  
SCD 200184-01A

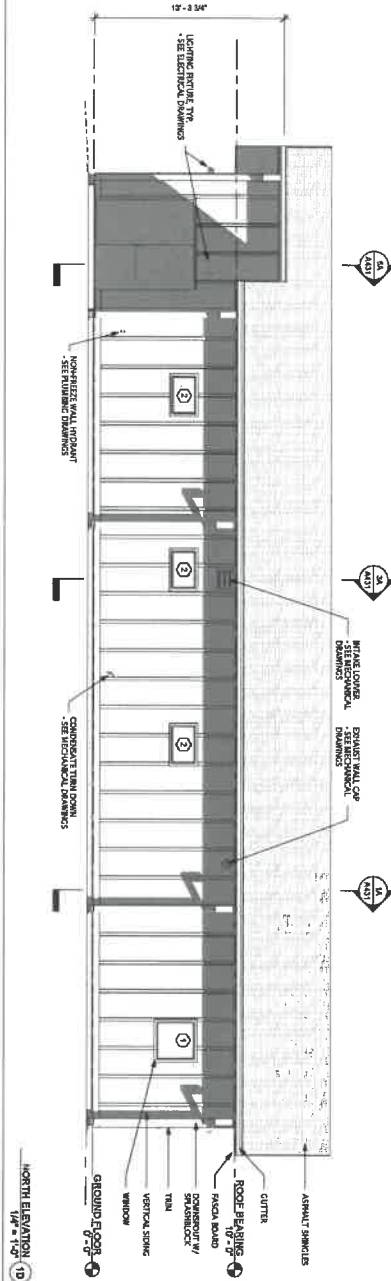
**CHERRY RESEARCH FARM OFFICE**  
GOLDSBORO, NC  
**NCDA&CS**  
RALEIGH, NC

SCALE

**NOT FOR CONSTRUCTION**

DATE: 03/14/2010  
DRAWN BY: JFC/CS  
REVISIONS:

**A202**



**Osterlund**  
ARCHITECTS, PLLC

S W Margrett Street # 310  
Duluth, MN 55812

(959) 838-9337  
 info@chirella.com

**RESULTS:** **PAKKE LAND DESIGN, PLLC**  
**TECOLI LABORATORIES**

INCH MYRIS STRUCTURAL  
ENGINEERS, P.C.  
SMA ENGINEERED  
SOLUTIONS, P.C.

2012  
DO # 20-2162401A

**CHERRY RESEARCH FARM OFFICE**  
GOLDSBORO, NC  
**NCDA&CS**  
RALEIGH, NC



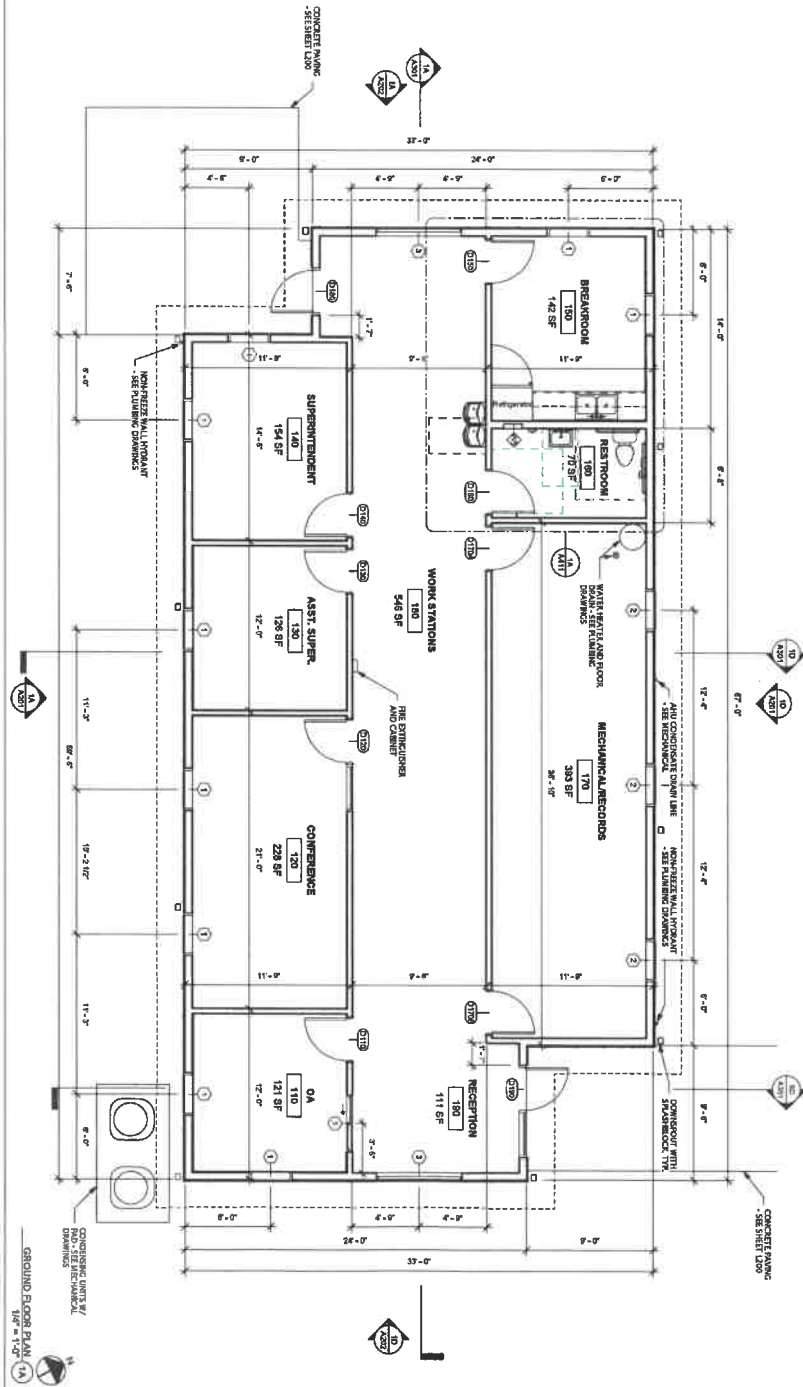
ISSUE: CD REVIEW  
DATE: 3/4/2020  
DRAWN BY: JPK, CG  
REVISIONS:

**BUILDING  
ELEVATIONS**

---

**A201**





**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. STUDY SHALL BE TO THE OWNER'S SATISFACTION.

**ESTIMATED NUMBER OF STAFF USING PROPOSED BUILDING:**

**INTERMITTENT:** 14

**Osterlund**  
ARCHITECTS, PLLC

5 W. Hargett Street, Suite 200  
Raleigh, NC 27601  
(919) 996-4000  
www.osterlund.com

**CONSULTANTS:**

WILLIAM J. BROWN, P.L.L.C.  
STRUCTURAL ENGINEERING  
LYNN HARRIS STRUCTURAL  
SOLUTIONS, P.C.  
MECHANICAL ENGINEERING  
NON-FLAMMABLE LIQUID STORAGE

**PURPOSE:** 2012  
S.O. # 20-161441A

**CHERRY RESEARCH FARM OFFICE**  
GOLDSPRING, NC  
**NCDA&CS**  
RALEIGH, NC



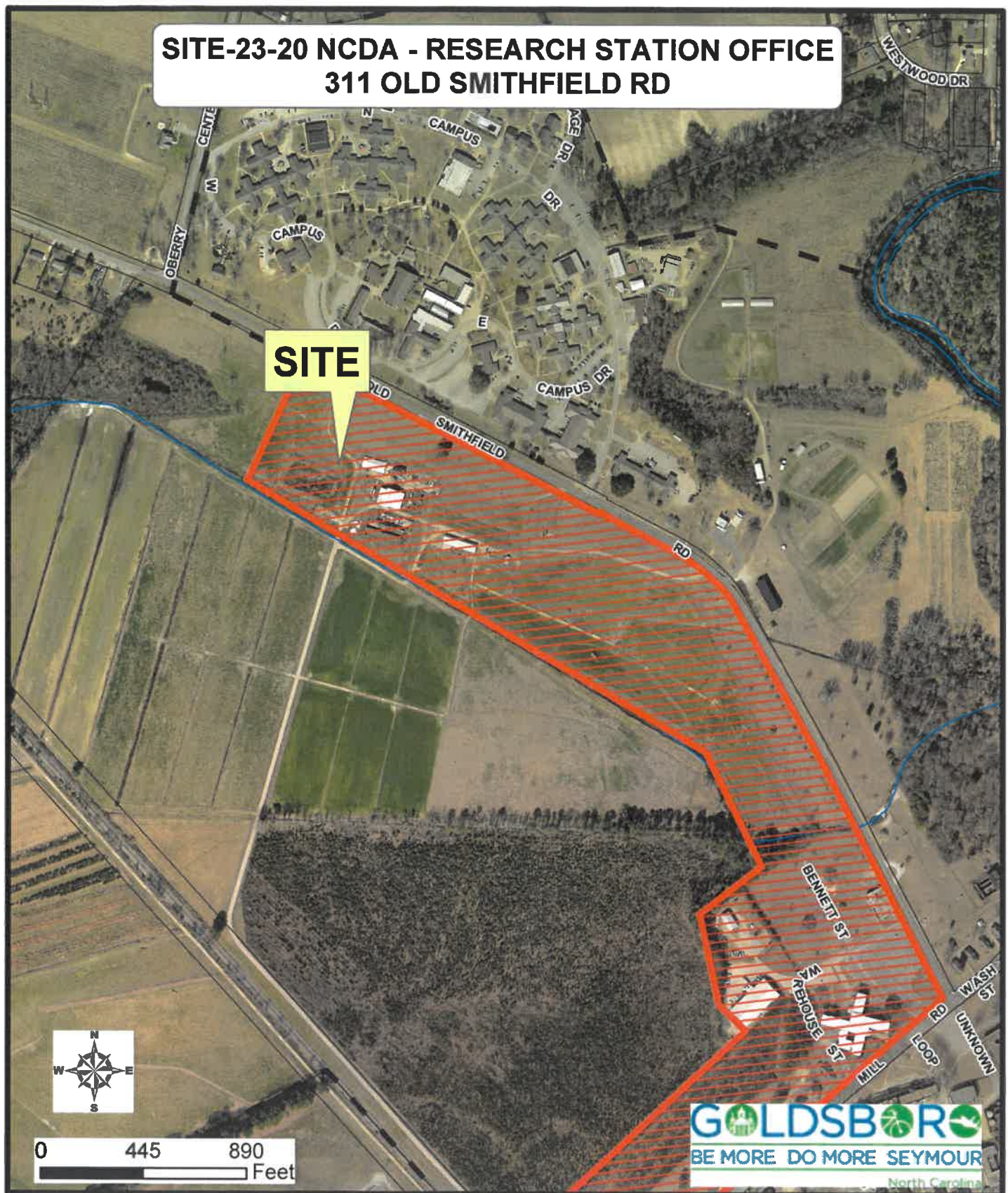
**SCALE:**

ISSUED FOR REVIEW  
DRAWING BY: PK, CG  
REVISIONS:

**GROUND FLOOR PLAN**  
PLAN  
**A101**



**SITE-23-20 NCDA - RESEARCH STATION OFFICE  
311 OLD SMITHFIELD RD**

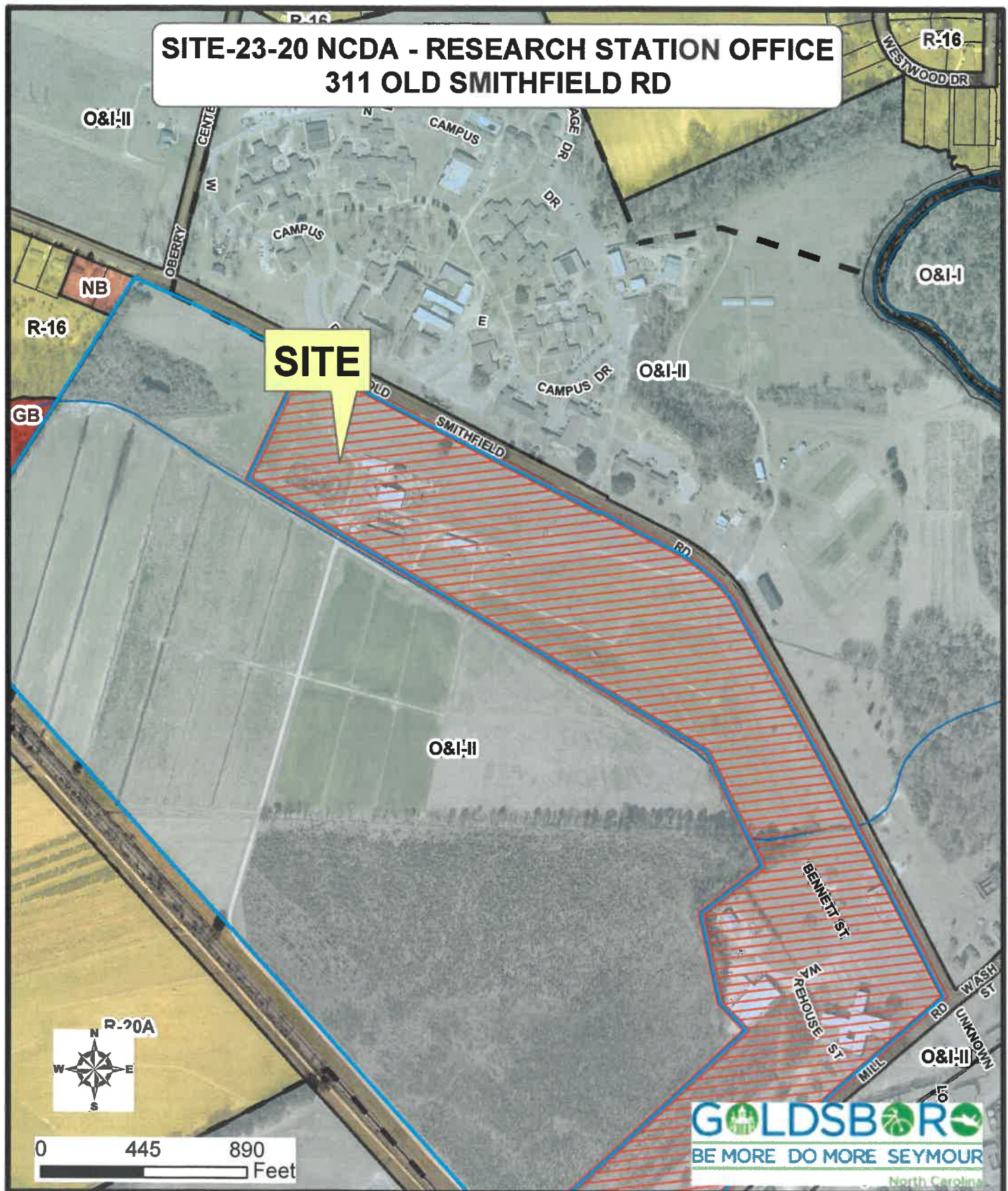


**SITE PLAN**

**CASE #:** SITE-23-20  
**APPLICANT:** NC DEPT. OF AGRICULTURE RESEARCH STATION  
**PIN #:** 2680708881  
**LOCATION:** 311 OLD SMITHFIELD RD  
**PROPOSED USE:** OFFICE

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.



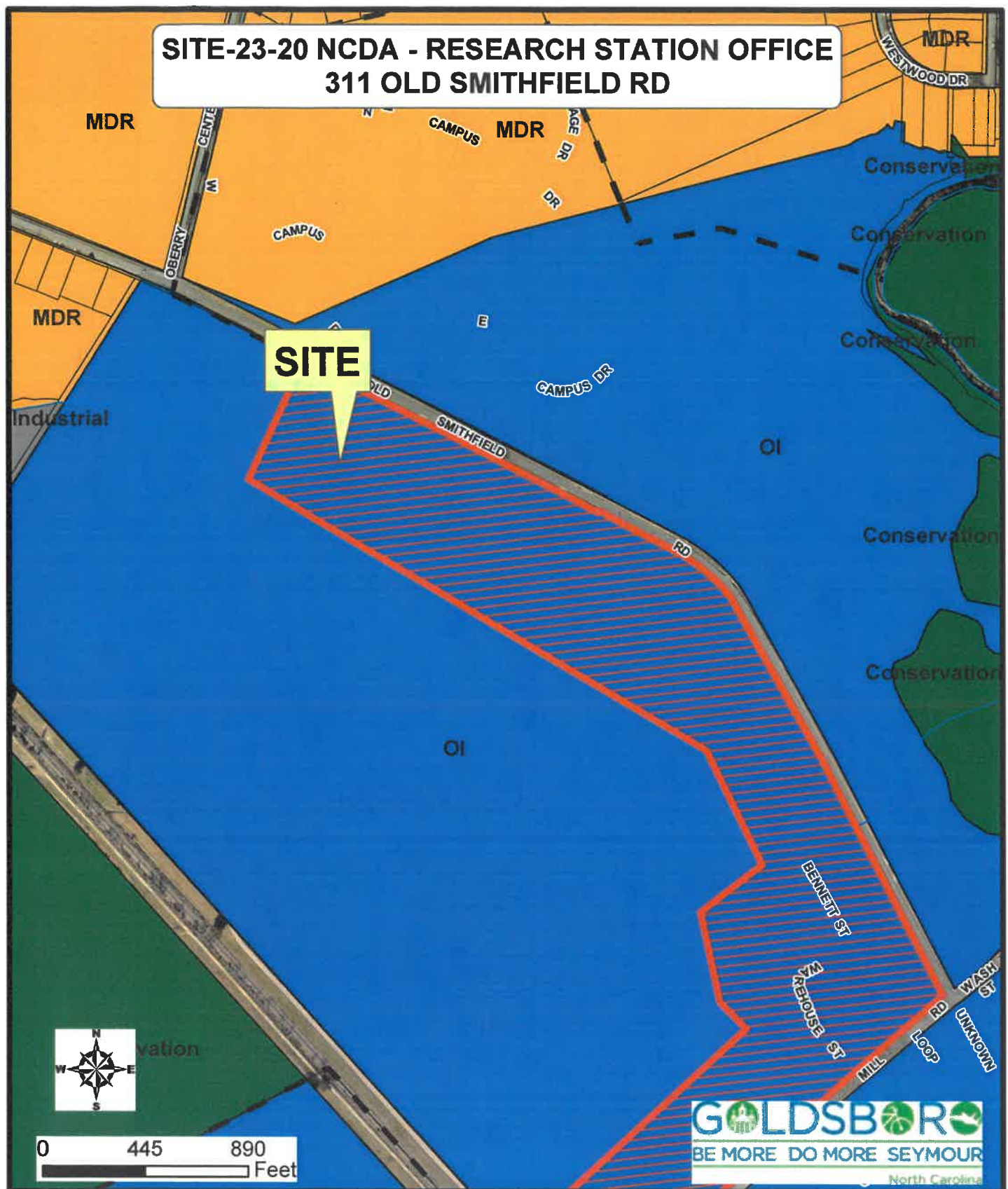


### SITE PLAN

**CASE #:** SITE-23-20  
**APPLICANT:** NC DEPT. OF AGRICULTURE RESEARCH STATION  
**PIN #:** 2680708881  
**LOCATION:** 311 OLD SMITHFIELD RD  
**PROPOSED USE:** OFFICE

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.





# **SITE PLAN**

<b>CASE #:</b>	<b>SITE-23-20</b>
<b>APPLICANT:</b>	<b>NC DEPT. OF AGRICULTURE RESEARCH STATION</b>
<b>PIN #:</b>	<b>2680708881</b>
<b>LOCATION:</b>	<b>311 OLD SMITHFIELD RD</b>
<b>PROPOSED USE:</b>	<b>OFFICE</b>

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.

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
DECEMBER 7, 2020 COUNCIL MEETING**

**SUBJECT:** CU-6-20 Site Plan (Jones Sawmill)

**BACKGROUND:** 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)

Existing Use: 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.

**DISCUSSION:** 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

Access: 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: 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.

Engineering Comments: 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.

Supplemental Regulations: 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.

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

1. Adopt 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. Approve 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. Approve 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.

Date: 11/30/20

  
\_\_\_\_\_  
Planning Director

Date: 12/2/20

  
\_\_\_\_\_  
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 **October 19, 2020** to consider the following Conditional Use Permit application number:

**CU-6-20 Jones Sawmill – Located on the northwest corner of Belfast Road and I-795**

To allow the operation of a commercial sawmill within the General Industry District (I-2 CD) conditional zoning district. Commercial sawmills are a permitted use within the General Industry District (I-2 CD) conditional 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 the operation of a commercial sawmill within the General Industry District (I-2 CD) conditional zoning district.

Site and landscape plans for this operation submitted with the following modifications:

1. A modification of Supplemental Regulations as related to residentially zoned and developed property is located within 1,000 ft. of the subject property.
2. A waiver of the installation of fencing and landscaping requirements for a period not to exceed 1 year from site plan approval.

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 operation are Monday through Friday from 7 am to 5 pm. Saturday hours will vary.
2. Installation of fencing and landscaping requirements not to exceed 1 year from date of approval.

Upon motion made by Councilmember \_\_\_\_\_ and seconded by Councilmember \_\_\_\_\_, the Council approved the applicant's request for a Conditional Use Permit to allow the operation of commercial sawmill within the General Industry District (I-2 CD) conditional zoning district.

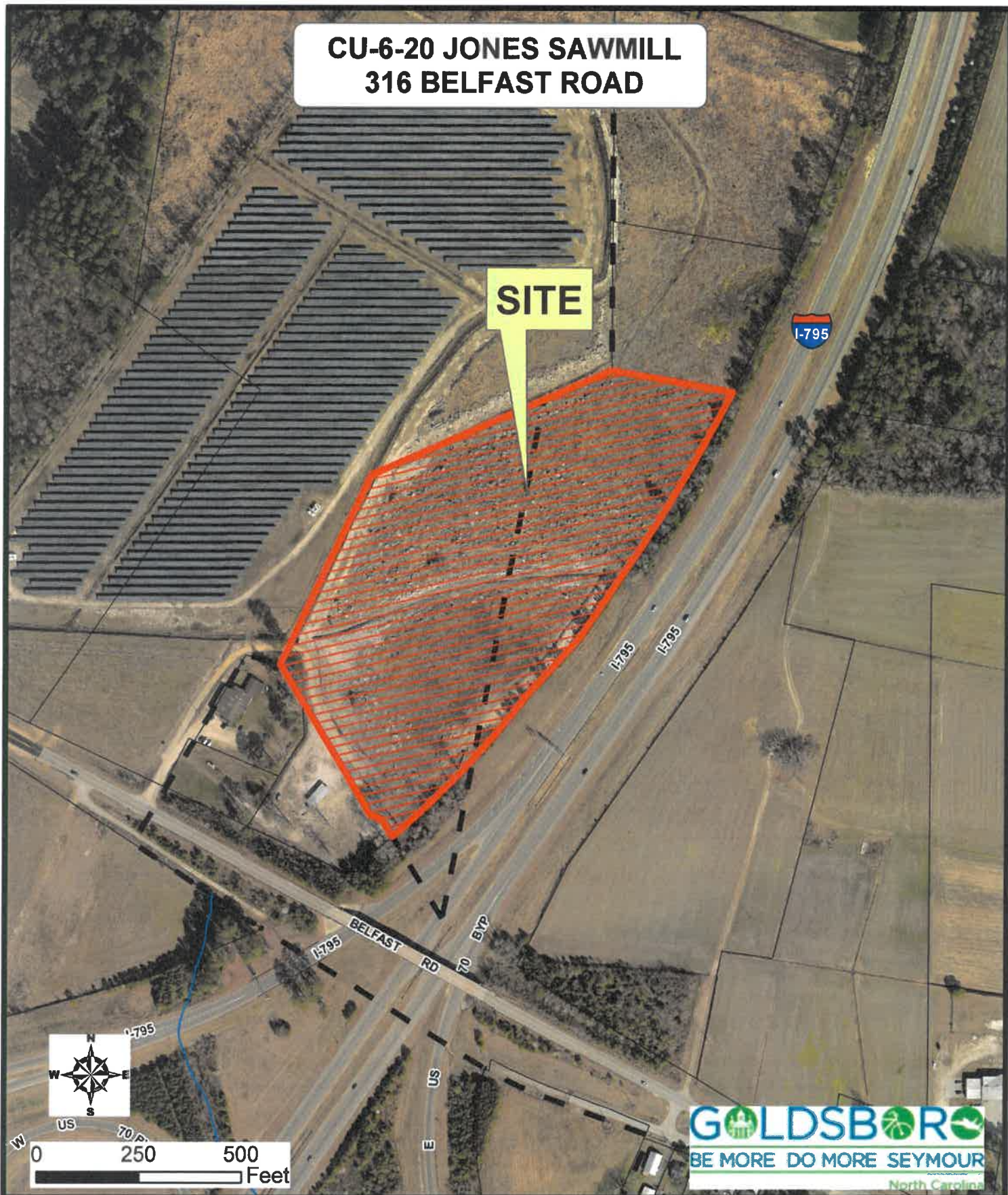
Therefore, because the City Council concludes that all of the general conditions precedent to the issuance of a **CONDITIONAL USE PERMIT** have **BEEN** satisfied,

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

Thus ordered this \_\_\_\_\_ day of \_\_\_\_\_, 2020.



**CU-6-20 JONES SAWMILL  
316 BELFAST ROAD**



**CONDITIONAL USE SITE PLAN**

**CASE #:** CU-6-20  
**APPLICANT:** JOSEPH BRANDON JONES  
**PIN #:** 3601-14-4187  
**LOCATION:** 316 BELFAST RD  
**PROPOSED USE:** SAWMILL

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.





**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
DECEMBER 7, 2020 COUNCIL MEETING**

**SUBJECT:** 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)

**BACKGROUND:** 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)

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

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

Comprehensive Plan Recommendation: 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.

SJAFB: 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.

**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 Residential (R-20A) and Residential Manufactured Nonconforming (RM-NC) to Residential (R-12) zoning district.

Date: 11/30/20

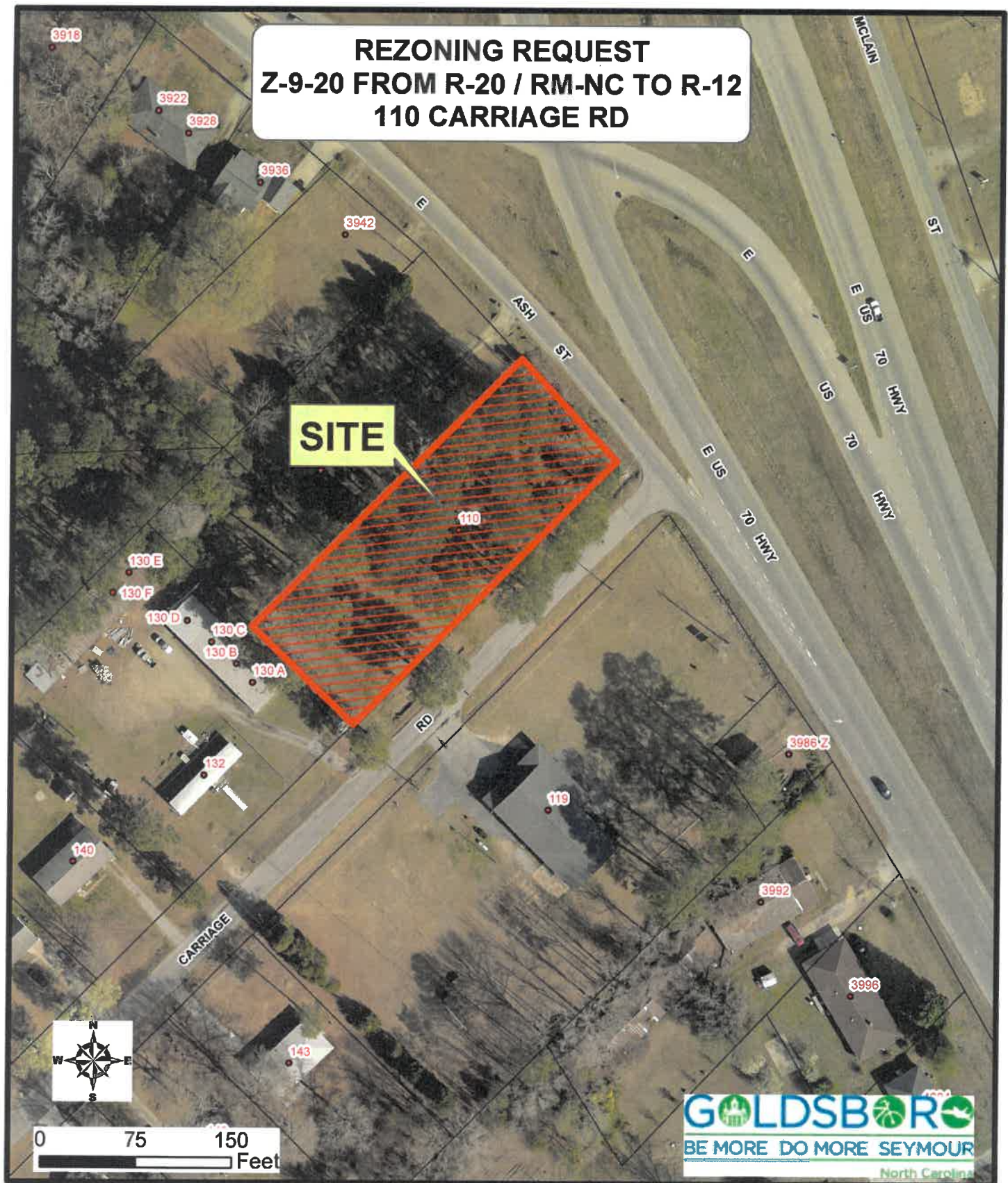
  
\_\_\_\_\_  
Planning Director

Date: 12/2/20

  
\_\_\_\_\_  
City Manager



**REZONING REQUEST  
Z-9-20 FROM R-20 / RM-NC TO R-12  
110 CARRIAGE RD**

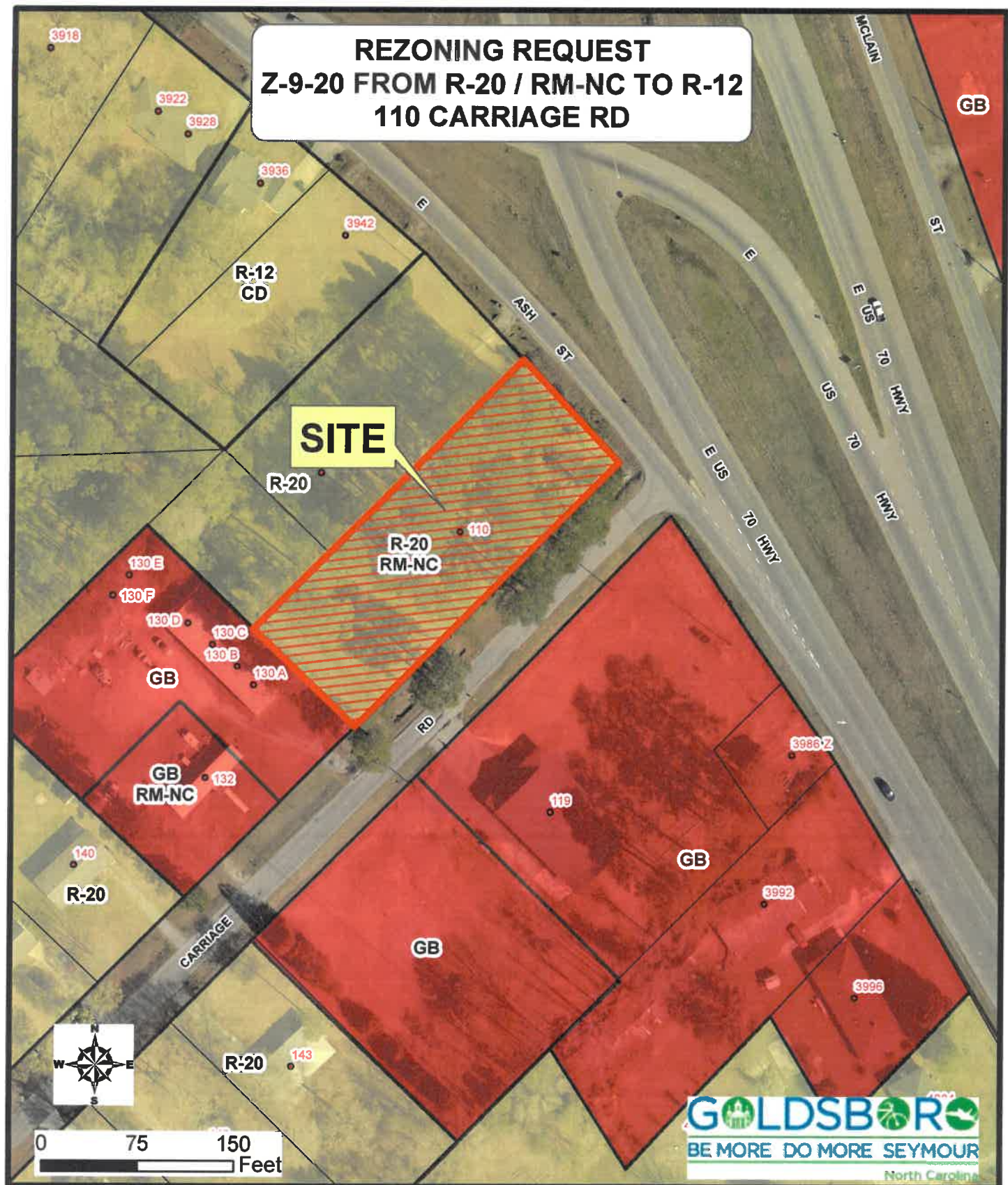


**REZONING REQUEST**

**OWNER:** CHESTLEY TAYLOR  
**APPLICANT:** CHESTLEY TAYLOR  
**REQUEST:** FROM R-20 /RM-NC TO R-12  
**PIN #:** 3518968518  
**LOCATION:** 110 CARRIAGE RD

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.



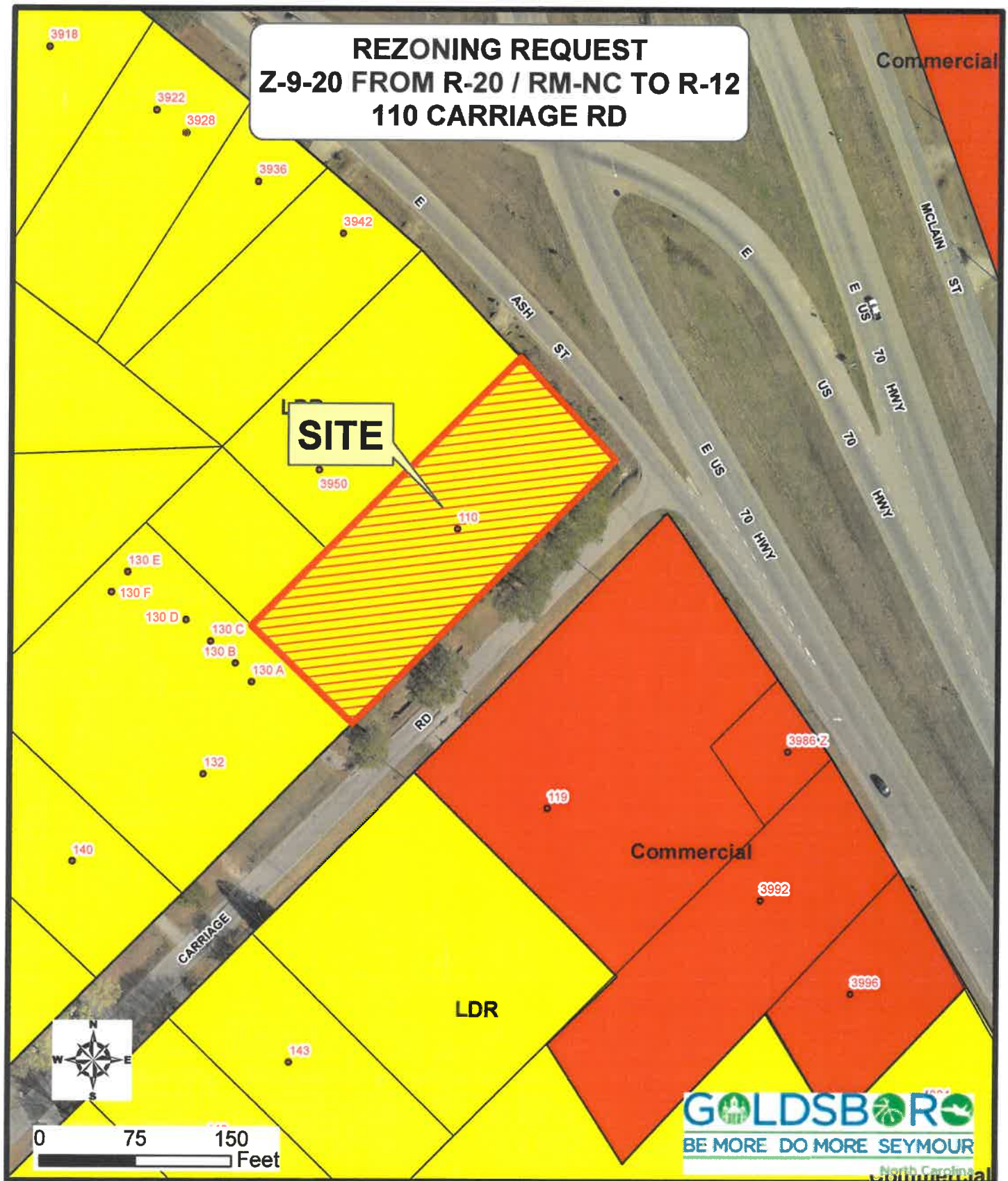


### **REZONING REQUEST**

**OWNER:** CHESTLEY TAYLOR  
**APPLICANT:** CHESTLEY TAYLOR  
**REQUEST:** FROM R-20 /RM-NC TO R-12  
**PIN #:** 3518968518  
**LOCATION:** 110 CARRIAGE RD

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.





## REZONING REQUEST

**OWNER:** CHESTLEY TAYLOR  
**APPLICANT:** CHESTLEY TAYLOR  
**REQUEST:** FROM R-20 /RM-NC TO R-12  
**PIN #:** 3518968518  
**LOCATION:** 110 CARRIAGE RD

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.

**ORDINANCE NO. 2020 -**

**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, November 16, 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;

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 Residential (R-20) zoning district and Residential Manufactured Non-conforming (RM-NC) zoning districts to Residential (R-12) zoning district.**

**Z-9-20 Chestley Taylor- Located on the southwest corner of Carriage Road and E. Ash Street**

**The Wayne County Tax Identification Number is 3518-96-8518.**

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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor

Attested by:

\_\_\_\_\_  
City Clerk

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
DECEMBER 7, 2020 COUNCIL MEETING**

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

**BACKGROUND:** 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)

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

Comprehensive Plan Recommendation: 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.

**DISCUSSION:**

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)

Access: 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.

Parking: 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.

Sidewalks: 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.

Landscaping: 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.

Building Elevations: 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 Plan: 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.

Engineering Comments: 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.

Refuse collection: 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.

**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 Neighborhood Business (NB) to General Business Conditional Zoning district (GB CD) for the operation of an automatic car wash.
3. Approve Site and Landscape Plan with modification to install City sidewalks along Fourth Street and pay a fee in lieu of sidewalk construction in the amount of \$6.678.

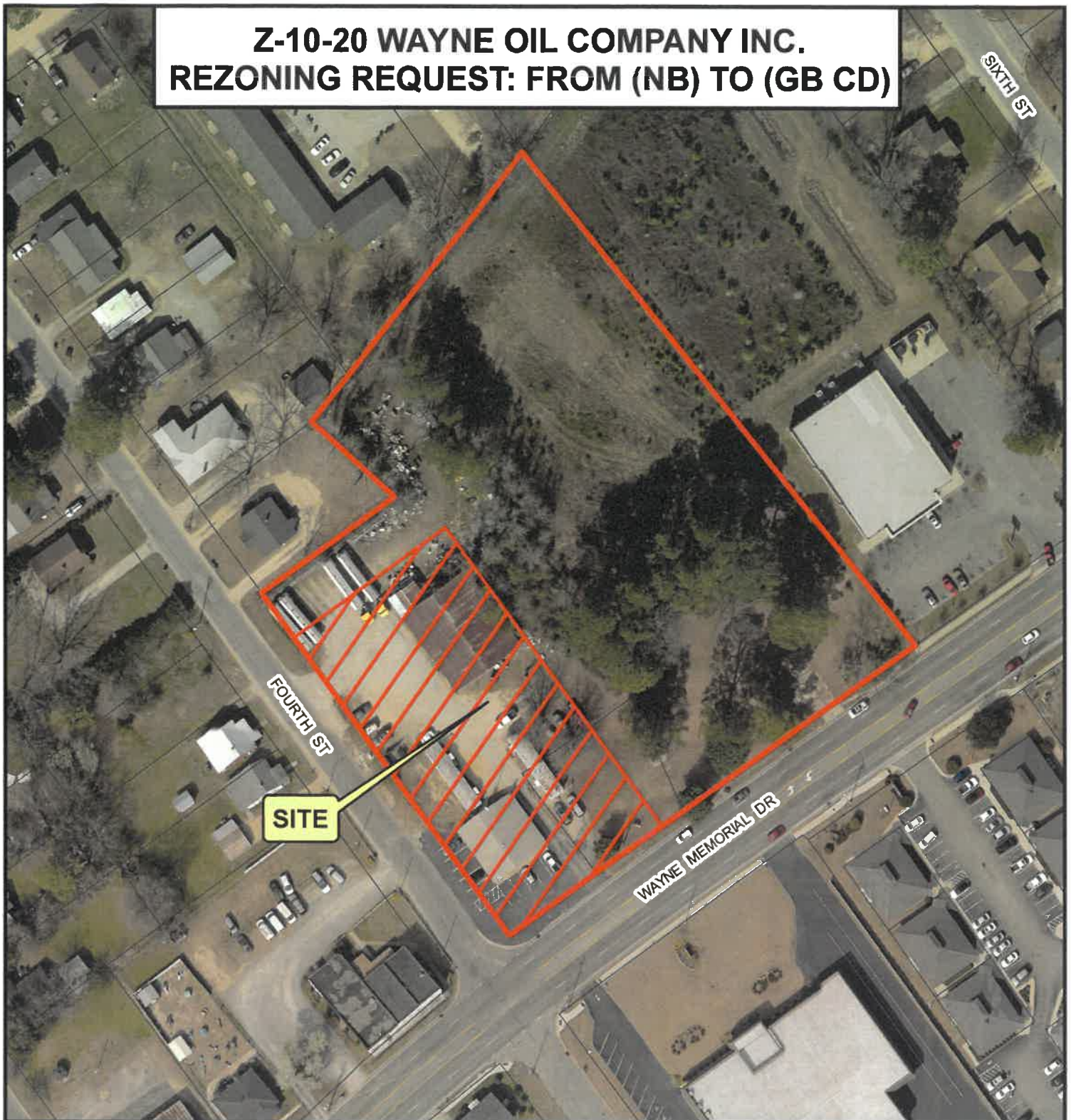
Date: 11/30/20

  
Planning Director

Date: 12/2/20

  
City Manager

**Z-10-20 WAYNE OIL COMPANY INC.  
REZONING REQUEST: FROM (NB) TO (GB CD)**



**REZONING REQUEST**

**OWNER:** WAYNE OIL COMPANY, INC.  
**APPLICANT:** BALDWIN DESIGN CONSULTANTS  
**REQUEST:** FROM NEIGHBORHOOD BUSINESS (NB) TO  
GENERAL BUSINESS CONDITIONAL DISTRICT (GB CD)  
**PIN #:** 3509-49-9397  
**LOCATION:** 1301 WAYNE MEMORIAL DRIVE



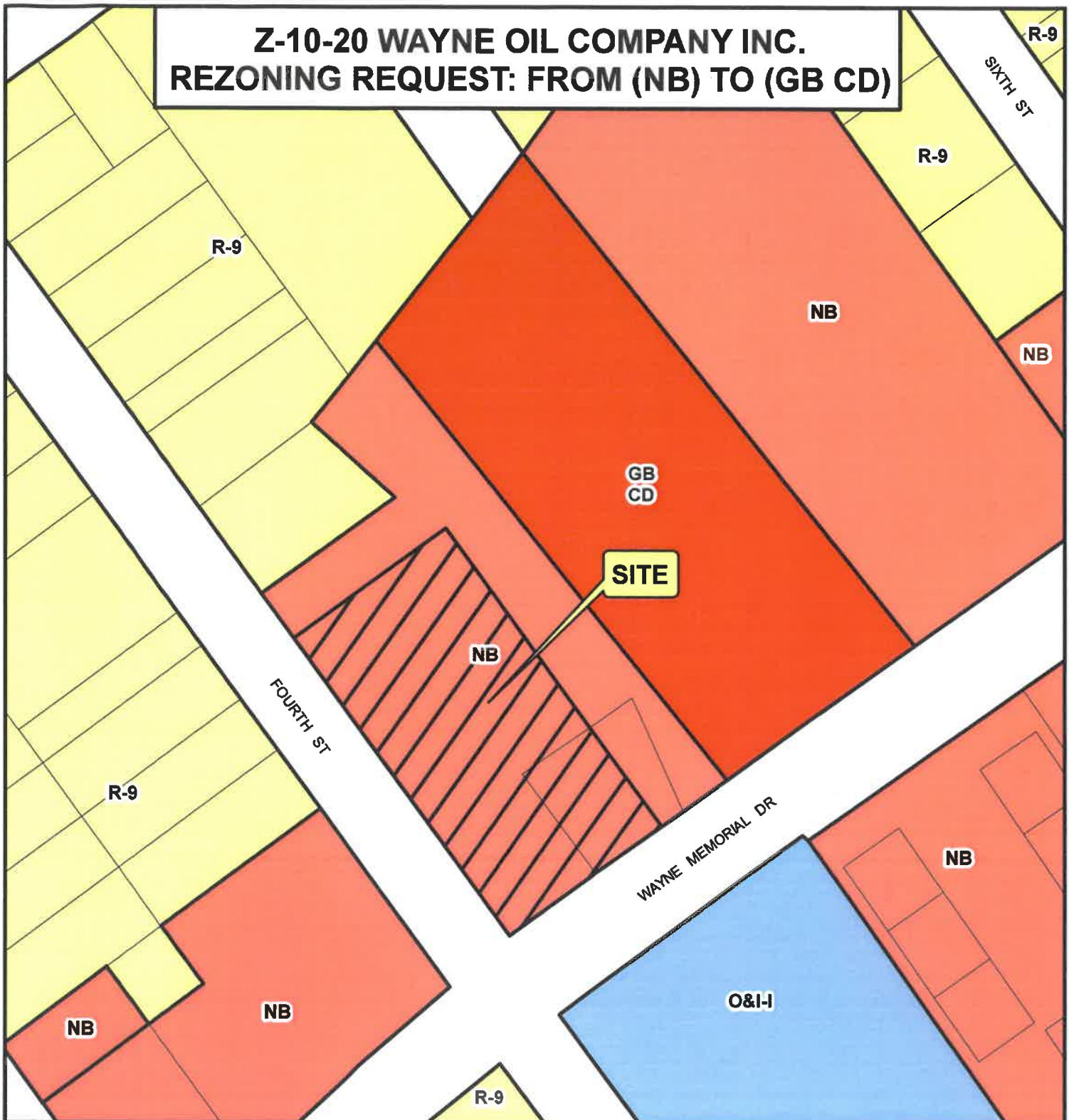
The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the City of Goldsboro, NC. Users of the data represented on this map are hereby notified that 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.



100 50 0 100 Feet



**Z-10-20 WAYNE OIL COMPANY INC.  
REZONING REQUEST: FROM (NB) TO (GB CD)**



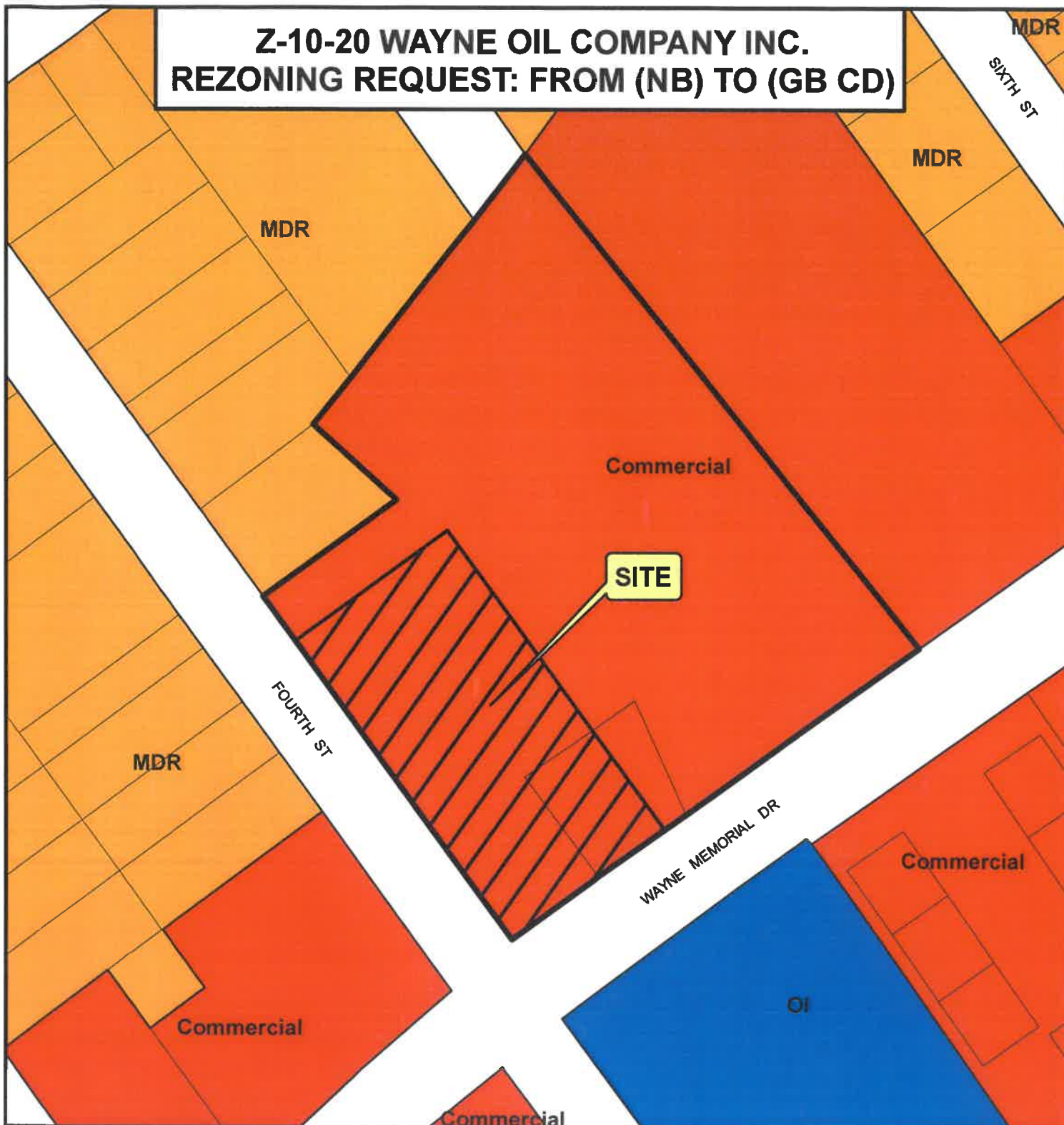
**REZONING REQUEST**

**OWNER:** WAYNE OIL COMPANY, INC.  
**APPLICANT:** BALDWIN DESIGN CONSULTANTS  
**REQUEST:** FROM NEIGHBORHOOD BUSINESS (NB) TO  
GENERAL BUSINESS CONDITIONAL DISTRICT (GB CD)  
**PIN #:** 3509-49-9397  
**LOCATION:** 1301 WAYNE MEMORIAL DRIVE

**GOLDSBORO**  
BE MORE DO MORE SEYMOUR

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-10-20 WAYNE OIL COMPANY INC.  
REZONING REQUEST: FROM (NB) TO (GB CD)**



**REZONING REQUEST**

**OWNER:** WAYNE OIL COMPANY, INC.  
**APPLICANT:** BALDWIN DESIGN CONSULTANTS  
**REQUEST:** FROM NEIGHBORHOOD BUSINESS (NB) TO  
GENERAL BUSINESS CONDITIONAL DISTRICT (GB CD)  
**PIN #:** 3509-49-9397  
**LOCATION:** 1301 WAYNE MEMORIAL DRIVE

100 50 0 100 Feet



**GOLDSBORO**  
BE MORE DO MORE SEYMOUR

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.















**ORDINANCE NO. 2020 -**

**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, November 16, 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;

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 Neighborhood Business (NB) to General Business Conditional Zoning district (GB CD) for the operation of an automatic car wash.**

**Z-10-20 Wayne Oil Company, Inc. - Located on the northwest corner of Wayne Memorial Drive and Fourth Street**

**The Wayne County Tax Identification Number is 3509-49-9397 (portion of).**

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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor

Attested by:

\_\_\_\_\_  
City Clerk



**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
DECEMBER 7, 2020 COUNCIL MEETING**

**SUBJECT:** S-8-20 – Wayne Oil Company, Inc. (Preliminary Subdivision Plat- 2 Lot Final) Northwest corner of Wayne Memorial Drive and Fourth Street

**BACKGROUND:** The applicant intends to recombine and divide portions of previously subdivided and recorded lots for the purpose of sale and commercial development.

According to the City’s Unified Development Code, the applicant is required to follow the City’s major subdivision approval process since the property is greater than 3 acres. City Council approval is required.

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

Total Area: 3.46 acres or 150,717 sq. ft.

Total Lots: 2

Lot #1: 0.926 acres or 43,336 sq. ft.

Lot #2: 2.537 acres or 110,511 sq. ft.

Zoning: Neighborhood Business/General Business  
Conditional District

The proposed preliminary subdivision plat is associated with a rezoning request (Z-10-20) and site plan approval (SITE-29-20). If the rezoning and site plan are approved by City Council, the use of Lot #1 would be limited to an automatic car wash.

**DISCUSSION:** The applicant proposes to subdivide property into two new lots for sale and commercial development.

Engineering Comments: The property is not located in a Special Flood Hazard Area. City water and sewer are available to serve the new lots. No new streets are proposed.

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

**RECOMMENDATION:** By motion, accept the recommendation of the Planning Commission and approve the Preliminary Subdivision Plan.

Date: 11/30/20

  
\_\_\_\_\_  
Planning Director

Date: 12/2/20

  
\_\_\_\_\_  
City Manager

# S-8-20 WAYNE OIL COMPANY PRELIMINARY SUBDIVISION

LOT 2

LOT 1

SITE

## SUBDIVISION PLAN:

**CASE NO:** S-8-20  
**APPLICANT:** WAYNE OIL COMPANY, INC.  
**PIN #:** 3509-49-9397 (portion of)  
**LOCATION:** 1301 WAYNE MEMORIAL DR.  
**NUMBER OF LOTS:** 2-LOT SUBDIVISION

0 25 50 100 150 200  
Feet

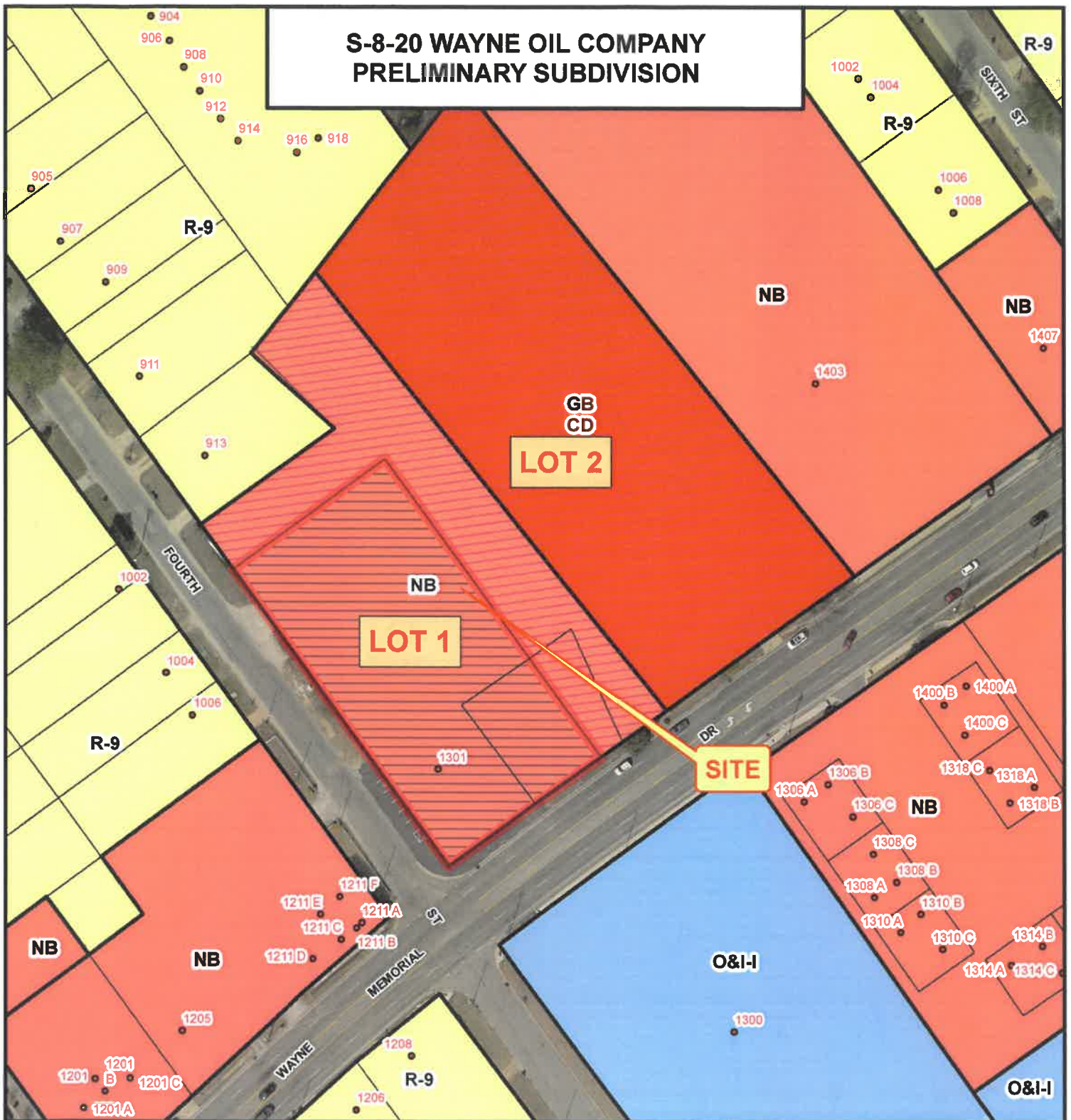


**GOLDSBORO**  
BE MORE DO MORE SEYMOUR  
North Carolina

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.



# S-8-20 WAYNE OIL COMPANY PRELIMINARY SUBDIVISION



## SUBDIVISION PLAN:

**CASE NO:** S-8-20  
**APPLICANT:** WAYNE OIL COMPANY, INC.  
**PIN #:** 3509-49-9397 (portion of)  
**LOCATION:** 1301 WAYNE MEMORIAL DR.  
**NUMBER OF LOTS:** 2-LOT SUBDIVISION

0 25 50 100 150 200  
 Feet

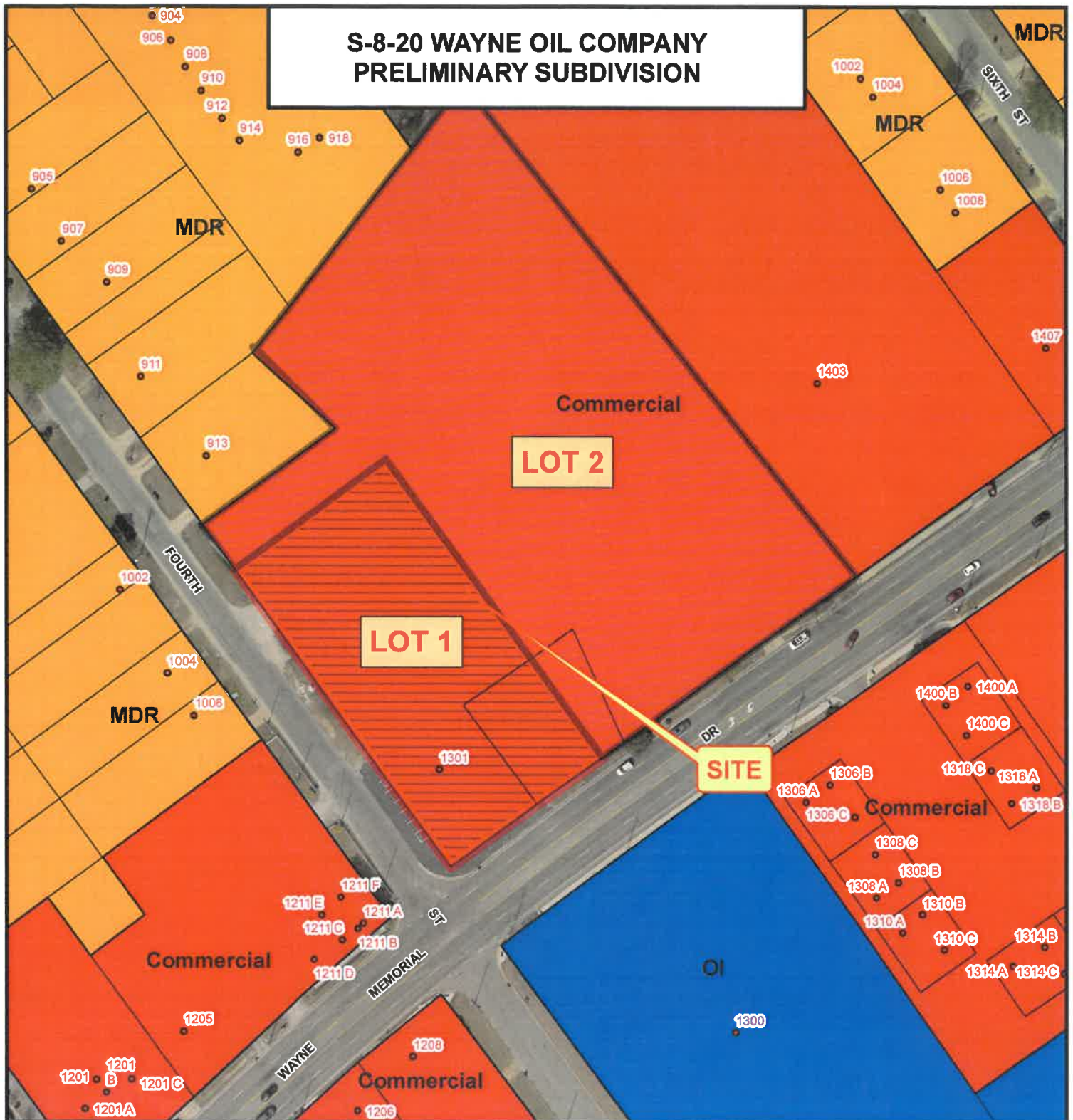


**GOLDSBORO**  
 BE MORE DO MORE SEYMOUR  
 North Carolina

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.



# S-8-20 WAYNE OIL COMPANY PRELIMINARY SUBDIVISION



## SUBDIVISION PLAN:

**CASE NO:** S-8-20  
**APPLICANT:** WAYNE OIL COMPANY, INC.  
**PIN #:** 3509-49-9397 (portion of)  
**LOCATION:** 1301 WAYNE MEMORIAL DR.  
**NUMBER OF LOTS:** 2-LOT SUBDIVISION

0 25 50 100 150 200  
Feet



**GOLDSBORO**  
BE MORE DO MORE SEYMOUR  
North Carolina

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.



