

MINUTES OF THE MEETING OF THE GOLDSBORO CITY COUNCIL  
JANUARY 9, 2023

**WORK SESSION**

The City Council of the City of Goldsboro, North Carolina, met in a Work Session in the Council Chambers, City Hall, 214 North Center Street, at 5:00 p.m. on January 9, 2023.

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

**Roll Call.**

Present: Mayor David Ham, Presiding  
Mayor Pro Tem Taj Polack  
Councilwoman Hiawatha Jones  
Councilman Bill Broadaway  
Councilwoman Brandi Matthews  
Councilman Charles Gaylor, IV  
Councilman Greg Batts

Also Present: Tim Salmon, City Manager  
Ron Lawrence, City Attorney  
Laura Getz, City Clerk

**Adoption of the Agenda.** Mayor Ham requested the addition of the National Law Enforcement Appreciation Proclamation to the agenda under Ceremonial Documents. He also requested the addition of the Oath of Office for Mayor Pro Tem Polack before Old Business. Upon motion of Mayor Pro Tem Polack, seconded by Councilman Broadaway, and unanimously carried, Council adopted the agenda.

**Administering the Oath of Office.** Laura Getz, City Clerk administered the oath of office for the reappointment as Mayor Pro Tem of the City of Goldsboro to Taj Polack.

**Old Business.**

**Homelessness Funding Discussion.** Dr. David Tayloe with Goldsboro Pediatrics shared information with Council regarding homelessness. He also shared his support for 4 Day Movement to receive the homelessness funding.

**Boards and Commissions Appointments.** Laura Getz, City Clerk shared the information below regarding current Boards and Commissions applications.

Council has three boards and commissions applications in their folders. The first application is from Octavius Murphy for the vacant GWTA position. There are also two applications in the folders, one that is requesting a position on the Recreation Advisory Commission and one that her first request is for the Mayor's Committee for Persons with Disabilities (which has no vacancies) and her second choice is the Recreation Advisory Commission. If Council approves these 3 applications, the clerk will bring a resolution for appointment to the next meeting.

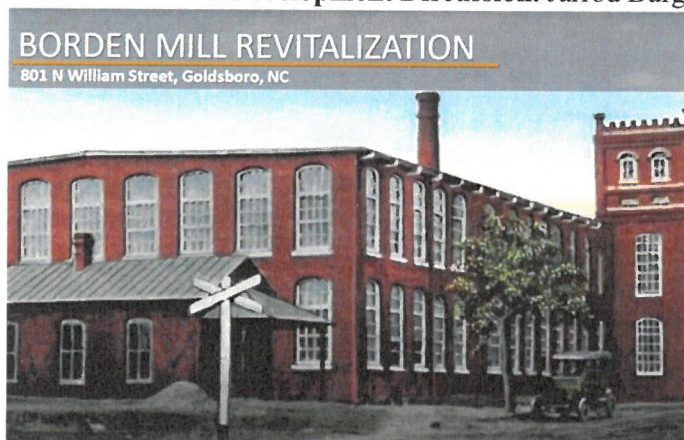
There is also a vacant student position on the Recreation Advisory Commission. There is no ordinance amendment needed to change the terms on the board, that change can be made by the clerk's office with a resolution of appointment.

The clerk asked council to consider moving Thomas Lockamy into the full member position on the Historic District Commission. This appointment will leave two alternate positions vacant on the Historic District Commission. The clerk will add this position to the resolution at the next meeting if council approves.

Council discussed the applications and vacancies. Council consensus was to move forward with the applicants submitted by the clerk.

**New Business.**

**Borden Mill Development Discussion.** Jarrod Burgess with Oracle Design shared the following presentation:



**Development Team - Members**

The Development team includes a group of professionals experienced in design, historic renovation, development and finance.

**Jim Sari**

25+ years worth of development experience in over 50 assets successfully tailoring projects to match market opportunities. Specializing in downtown and community redevelopment projects involving both public and private investment and support. Expert in layering multiple layers of both public and private financing.

**Caryn Winter**

20+ years of experience on the investment and development side of the industry. She has led the development of over 30 housing projects in the south and Midwest, with an emphasis on preserving historic structures by adapting them to housing.

**Jarrod Burgess**

Started career in public accounting with PricewaterhouseCoopers, then joined Caryn's team in 2017 as project development accountant. He has gradually transitioned over to real estate development with a focus on finance, tax credits, and tax-exempt bonds.



Borden Mill Revitalization

The Borden Mill Revitalization project is a proposed historic adaptive re-use renovation that will create approximately 109 multifamily housing units (Borden Mill Lofts) and commercial space. Additional buildings on the site will continue to operate as warehouse space or convert to other commercial / retail use. The estimated total development cost is \$30M+.

The renovation will breathe new life into the historic buildings creating energy efficient, creatively designed accessible living spaces and will support the City of Goldsboro Strategic Plan. Existing infrastructure will be utilized.

The site plan will be designed to adhere to all local, state and federal requirements, and will include attractive amenities and outdoor spaces utilizing indigenous plants.

Borden Mill, which has been added to the National Register of Historic Places, will be rehabilitated in a manner that upholds the historic architectural attributes of the building. The development will be partially financed by Federal Historic Tax Credits and the North Carolina Mill Revitalization Tax Credit.

Investment will spur an economic ripple effect – creating jobs and supporting local skilled trades during construction.

Borden Mill Lofts

Borden Mill Lofts will utilize a Workforce Housing Financing Structure. This structure is nearly identical to market-rate multifamily, with the following characteristics:

- No tenant income restrictions or rent limits
- Essential Function Bonds are issued through a local Housing Authority or other Governmental issuer
- Non-amortizing, interest only debt
- A local Housing Authority or Governmental issuer will own the multifamily asset

Market Data\*

120% AMI	35% Rent Burden	Efficiency Units	One Bedroom Units	Two Bedroom Units
Number of Units		20	40	50
Net Rent		\$950	\$1,100	\$1,500
Gross Rent		\$950	\$1,100	\$1,500
Income Range (Mid. Max)		\$32,571 - \$54,950	\$37,214 - \$55,920	\$51,429 - \$70,680
Renter Households				
Range of Qual. Rtd. HHs		7,778 - 4,250	6,837 - 3,909	4,555 - 2,894
# Qual. Rtd. HHs		1,578	2,928	1,661
Renter HH Capture Rate		0.6%	2.6%	8.5%

The project's overall capture rate for the workforce units targeting up to 120 percent AMI is 2.5 percent with capture rates by floor plan being 0.6 percent for efficiency units, 1.6 percent for one-bedroom units, and 3.5 percent for two-bedroom units.

Our team typically looks for a capture rate under 20%. The capture rates for our proposed multifamily project confirm that there is very low supply and high demand for these units.

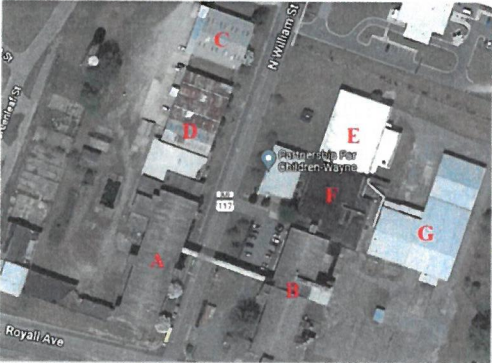
Note: we ran the analysis to evaluate renter households at 120% Area Median Income, as this development will target moderate and upper-middle income households.

\*Based on 124 original unit count estimate

Borden Mill Property – Ariel View

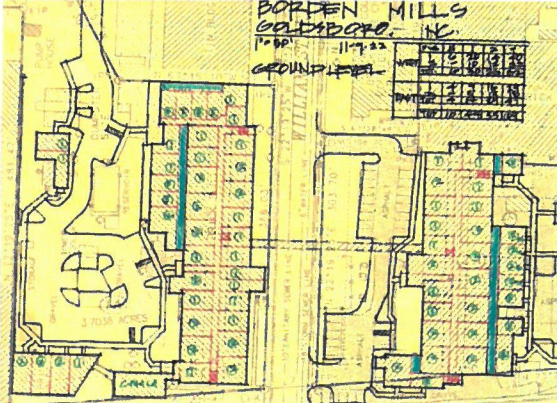


Project Overview

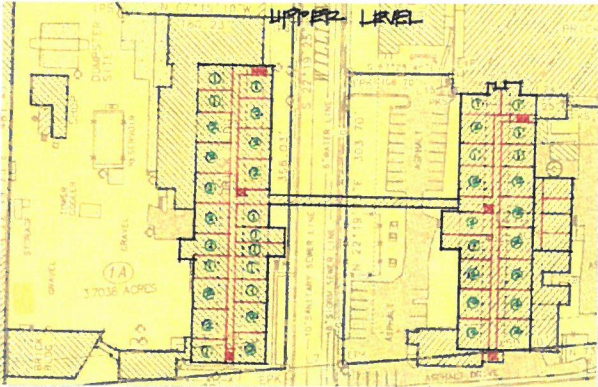


- A: 62 multifamily units
- B: 47 multifamily units
- C: Commercial space
- D: Commercial space
- E: Commercial space
- F: Commercial space
- G: Commercial space

Layout Sketch – Ground Level



Layout Sketch – Upper Level



Development Team – Current Project

Coleman Mill  
Concord, NC



Development Team – Past Projects

A.L. Miller School  
Macon, GA



Development Team – Past Projects

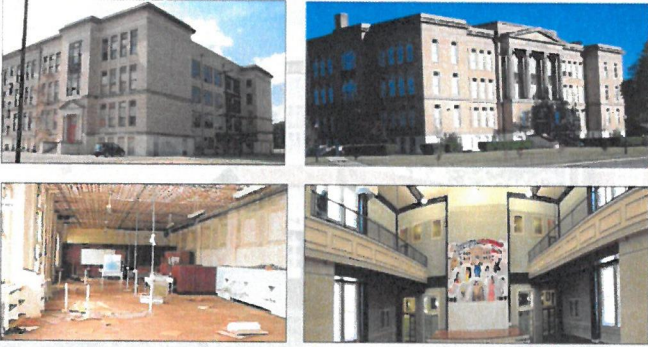
Mayworth School Apartments  
Cramerton, NC





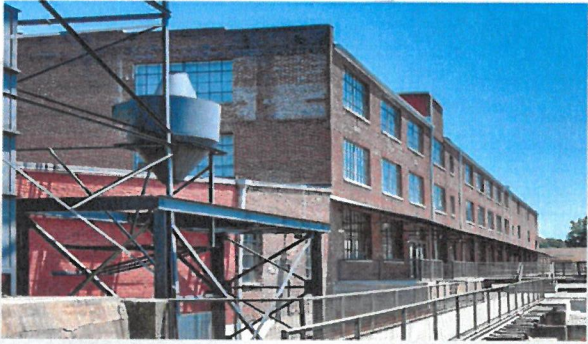
Development Team – Past Projects

Historic Lofts at Waco High  
Waco, TX



Development Team – Past Projects

Martinsville Lofts  
Martinsville, VA



Wall Recycling



Wall Recycling

Investor Concern: Our potential Historic Tax Credit investor has expressed concern about the noise created by the recycling facility.

Possible Solution: A shredder system enclosure similar to the one pictured below would reduce noise to acceptable levels, and create a more positive living environment for future residents and surrounding neighborhood.

A wall along Greenleaf Street will also help mitigate noise and create a sight barrier. This will need to be approved by the National Parks Service, in conjunction with their historic review.



Figure 8: Shredder system enclosure (right side)

Preliminary Timeline

- NPS Historic Part II approval May 2023
- Issuance of Essential Function Bonds and financial close May 2023
- Start Construction June 2023
- Complete Construction November 2024 (18 months)
- Rent up and Stabilization November 2024 – January 2025

Council discussed the presentation to include railroad right of way, ownership, and risk.

**Public Comment Period and Public Hearing Policy Revision.** Mayor Ham shared information regarding the Public Comment Period and Public Hearing Policy. He also shared information regarding the Public Comment Period time limit and clock, and the proposed policy revision adding a requirement to have a sign in sheet for the public comment period. Council discussed the policy and the requirement to sign in.

Councilman Gaylor made a motion to adopt the policy with the adjustment that citizens that wish to speak during the public comment period are required to sign in before speaking and provide their name, address, email address, telephone number and subject of the comments. The name of the citizen would be the only information recorded in the minutes. The motion was seconded by Councilman Broadway and unanimously carried.

**Planning Commission Annual Report.** Anthony Slater, Planning Commission Chair shared an update regarding Planning Commission members, the purpose and duties of the Commission and the 2022 Planning Commission activities.

**HUD Annual Community Assessment.** Felecia Williams, Community Relations Director shared the following presentation:

ANNUAL COMMUNITY ASSESSMENT  
OF CPD PROGRAM PERFORMANCE  
2021 CONSOLIDATED ANNUAL PERFORMANCE &  
EVALUATION REPORT

PRESENTED BY:  
COMMUNITY RELATIONS DEPARTMENT

BACKGROUND

- Annually, HUD uses information reported in the annual CAPER to assess grantees performance.
- The City received the annual assessment on Tues., Dec. 20<sup>th</sup>.
- The City is required to make the final assessment available to the public for review.



CDBG & CDBG-CV  
ELIGIBILITY & NATIONAL OBJECTIVE REQUIREMENTS

- To meet the primary objective of the CDBG program, at least 70% of all annual expenditures must benefit LMI persons.
- The City used 100% of its CDBG expenditures and 0% of its CDBG-CV expenditures to benefit LMI persons.
- CDBG-CV funds were expended; however, the funds have not been fully drawn in HUD's IDIS system. \*Expended: \$101,323.81
- The City did not exceed its 20% Administrative cap or the 15% Public Services cap, as it used 0% for Public Services activities.

CDBG  
TIMELINESS

- CDBG regulations require that grantees disburse funds timely.
- Timeliness = No more than 1.5 times the most recent grant allocation in your account 60 days prior to the end of the fiscal year.
- In order to pass the timeliness test for FY22-23, the City should spend an additional \$338,390 by May 2, 2023. \*Please note: The City traditionally opts for a 2-year certification on CDBG grant agreements which allows the requirement to be met during FY22-23.

CDBG-CV  
TIMELINESS

- HUD established a six-year period of performance on CDBG-CV grants (funds were received in 2020).
- Additional requirement: 80% of funds must be expended by the 3<sup>rd</sup> year (2023).
- The City is currently under target, only expending 7.27% and should spend \$209,462.23 by Sept. 10<sup>th</sup> 2023 to meet the 80% rule.

HOME

- According to HUD's PR49 report, the City has been meeting HOME commitment and spending requirements.
- HOME Open Activities (2): HOME regulations require activities be completed within 120 days of final draw. Drawdown process not fully completed.
- HOME Vacant Units: HUD's IDIS vacant unit report indicates that Goldsboro has no vacant units.
- CPD Program Monitoring: Goldsboro staff did not conduct monitoring reviews for its HOME-assisted rental units during the 2021-22 program year.

WAY-AHEAD

- Execute CDBG spending plan per Council approved Annual Action Plan.
- Establish CDBG-CV spending plan alternatives with HUD (bids for Free WiFi at City Watertowers not affordable).
- CDBG-CV and HOME funds utilized will be drawn down and closed out by end of Jan., 2023.
- HOME CPD Monitoring program will be implemented in FY22-23.

**Consent Agenda Review.** Items F - J on the consent agenda were reviewed.

The meeting recessed at 6:18 p.m.

**CITY COUNCIL MEETING**

The City Council of the City of Goldsboro, North Carolina, met in Regular Session in Council Chambers, City Hall, 214 North Center Street, at 7:00 p.m. on January 9, 2023.

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

Pastor Ryan Barbato with Bridge Church provided the invocation. The Pledge of Allegiance followed.

**Roll Call.**

- Present:
- Mayor David Ham, Presiding
  - Mayor Pro Tem Taj Polack
  - Councilwoman Hiawatha Jones
  - Councilman Bill Broadaway
  - Councilwoman Brandi Matthews
  - Councilman Charles Gaylor, IV
  - Councilman Greg Batts
- Also Present:
- Tim Salmon, City Manager
  - Ron Lawrence, City Attorney
  - Laura Getz, City Clerk

**Mayor's Comments.** Mayor Ham shared comments regarding City Council and asked that they all work together.

**Approval of Minutes.** Mayor Pro Tem Polack made a motion to approve the minutes of the Work Session and Regular Meeting of December 19, 2022. The motion was seconded by Councilman Batts and unanimously carried.



**Presentations.**

**Resolution Expressing Appreciation for Services Rendered by Anthony Carmon as An Employee of the City of Goldsboro for More Than 28 Years. Resolution Adopted.** Anthony Carmon retired on December 31, 2022 as a Police Major, with more than 28 years of service, with the Goldsboro Police Department. Anthony began his career on October 12, 1994 as a Police Officer with the Goldsboro Police Department. On July 16, 1997, Anthony was promoted to Investigator with the Goldsboro Police Department. On June 25, 2003, Anthony was promoted to Police Sergeant with the Goldsboro Police Department. On November 18, 2009, Anthony was promoted to Captain of Patrol with the Goldsboro Police Department. On April 29, 2015, Anthony was promoted to Major of Investigations with the Goldsboro Police Department, where he has served until his retirement. Anthony has proven himself to be a dedicated and efficient public servant who has gained the admiration and respect of his 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 Anthony Carmon their deep appreciation and gratitude for the service rendered by him to the City over the years and express to Anthony Carmon our very best wishes for success, happiness, prosperity, and good health in his future endeavors.

This Resolution shall be incorporated into the official Minutes of the City of Goldsboro, and shall be in full force and effect from and after this 9th day of January, 2023.

A motion was made by Mayor Pro Tem Polack to adopt the retirement resolution. The motion was seconded by Councilwoman Jones and unanimously carried. Council adopted the following entitled Resolution.

*RESOLUTION NO. 2023-1 "RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY ANTHONY CARMON AS AN EMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 28 YEARS"*

**Public Hearings.**

**Z-27-22 SREG Real Estate Development (Office & Institutional I Conditional Zoning District to General Business) – South side of N. Berkeley Blvd. west of Langston Dr. (Formerly Danny Hood Realty). Public Hearing Held and Ordinance to Approve Adopted.**

ADDRESS: 604 N. Berkeley Blvd.

PARCEL #: 3519535312

PROPERTY OWNER: Rebecca Price

APPLICANT: SREG Real Estate Development (Anel Sinanagic)

The applicant is requesting a rezoning from an Office & Institutional I Conditional Zoning District (O&I-1 CD) to the General Business (GB) Zoning District. The purpose of the General Business (GB) Zoning District is to accommodate the widest range of uses providing general goods and services to the community. The district is intended to promote high quality, accessible developments serving the needs of the community and surrounding area.

Access: N. Berkeley Blvd.

Area: 0.43 acres

**SURROUNDING ZONING:**

North: Shopping Center

South: Residential 16

East: General Business Conditional Zoning

West: General Business Conditional Zoning

The property currently consists of a vacant commercial office building, that was the former site of Danny Hood Realty.

Land Use Plan Recommendation: The City's Land Use Plan locates this within the Commercial land use designation.

Commercial: This designation puts a future emphasis on in-fill development, the desired development density is 10,000 square feet of building per acre.

The General Business (GB) Zoning District is identified as a corresponding district for the Commercial land use designation.

This is a rezoning proposal for a 0.43-acre parcel to be rezoned from the Office & Institutional I Conditional Zoning District (O&I-1 CD) to the General Business (GB) Zoning District. The subject property was formerly utilized as a real estate office site. The adjacent uses are a Take 5 Oil Change and a vacant commercial office building. With this parcel having direct frontage on N. Berkeley Blvd and based off of the future land use designation it is ideal to be included in the General Business (GB) Zoning District. This parcel also satisfies the desires of the land use plan by providing a location for infill commercial development.



TRC REVIEW: Staff has distributed this proposed rezoning to several different departments as well as Seymour Johnson Air Force Base and NCDOT. There were no comments or recommendations.

Staff is recommending approval of the rezoning request based on the fact that there is adjacent General Business (GB) zoning, as well as the fact that the General Business (GB) Zoning District is one of the predominant zoning districts in existence on Berkeley Blvd. This property also satisfies the infill development desires of the land use plan, and the proposed rezoning is consistent with the land use plan.

The City of Goldsboro Planning Commission met on December 19, 2022, to review and make a recommendation regarding the rezoning proposal. The Planning Commission voted to adopt the Consistency Statement and recommend approval to City Council for the proposed rezoning. The vote was 4-0.

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

Mayor Ham opened the Public Hearing. No one spoke and the Public Hearing was closed.

Mayor Pro Tem Polack made a motion to adopt the recommendation for approval and consistency statement that the Planning Commission has provided and adopt the Approval Ordinance with the inclusion of the Consistency Statement. The motion was seconded by Councilman Gaylor and unanimously carried.

*ORDINANCE NO. 2023-1 “AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GOLDSBORO, NORTH CAROLINA”*

**Z-28-22 G.S. Langdon, Inc. (Residential 16 to Residential 12) – South side of Green Dr. located east of South Dr. and west of Cedar Rd. off N. Berkeley Blvd. Public Hearing Held and Ordinance to Deny Adopted.**

ADDRESS: 302, 308, 310 Green Dr.  
PARCEL #: 3529281883, 3529294015, 3529294180

PROPERTY OWNER/APPLICANT: G.S. Langdon, Inc.

The applicant is requesting a rezoning from the Residential 16 (R-16) Zoning District to the Residential 12 (R-12) Zoning District. The purpose of the Residential 12 (R-12) Zoning District is to accommodate both single-family and multi-family residential uses and to prohibit all activities of a commercial nature.

Density: 12,000 square feet for the first unit and 6,000 square feet for each additional unit. All 3 of the subject properties are less than 24,000 square feet and would only be able to support 2 units if the property is utilized for multi-family.

Access: Green Dr.

Area: 0.49 acres, each lot is the same size.

**SURROUNDING ZONING:**

- North: Residential 16
- South: Residential 16
- East: Residential 16
- West: Residential 16

O&I-1 and General Business aren’t adjacent but are in the general vicinity.

Existing Use: The properties currently are vacant.

Land Use Plan Recommendation: The City’s Land Use Plan locates these parcels within the Medium-Density Residential land use designation.

Medium-Density Residential: This designation is given based on existing residential development patterns, constraints to development, and the location of infrastructure. These designations exist in areas that have water and sewer service or where plans exist to extend water and sewer service.

The Residential 12 (R-12) Zoning District is not a corresponding district with the Medium-Density designation; however, utility services are in place to support higher density development and the size of the subject parcels would limit multi-family development to a maximum of two units per lot.



This is a rezoning proposal for three 0.49-acre parcels to be rezoned from the Residential 16 (R-16) Zoning District to the Residential 12 (R-12) Zoning District. The primary difference between the existing zoning district and the proposed R-12 Zoning District is that R-12 allows for multi-family use. While this is a general rezoning and all uses must be considered, if the properties were to be developed as multi-family, the density would not be out of character with the area or be a detriment to the surrounding single-family dwellings.

Staff has distributed this proposed rezoning to several different departments as well as Seymour Johnson Air Force Base and NCDOT. There were no comments or recommendations.

Staff is recommending approval of the rezoning request based on the fact that the size of the subject properties limits its multi-family capability to only support two units per lot. Staff also acknowledges the fact that existing utilities are in place to support more than one unit per lot. Staff would also like to address the fact that in the event that two of the subject properties were recombined, and a multi-family development exceeding three units is proposed for development, that this would require a Special Use Permit and quasi-judicial review from City Council.

The City of Goldsboro Planning Commission met on December 19, 2022, to review and make a recommendation regarding the rezoning proposal. The Planning Commission voted to adopt the Consistency Statement and recommend approval to City Council for the proposed rezoning. The vote was 4-0.

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

Mayor Ham opened the Public Hearing. The following people spoke:

- 1. Joann Clark, South Drive, spoke in opposition of the rezoning and submitted to the clerk, a petition with 51 names against the rezoning.
- 2. Jean Potter, Birch Drive, spoke in opposition of the rezoning.
- 3. Bob Boyette, Green Drive, spoke in opposition of the rezoning.

No one else spoke and the Public Hearing was closed.

Councilman Batts made a motion to deny and adopt the Ordinance to Deny with the inclusion of a statement that deems this rezoning request to be inconsistent. The motion was seconded by Mayor Pro Tem Polack and unanimously carried.

*ORDINANCE NO. 2023-2 “AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AND COMPREHENSIVE LAND USE MAP OF THE CITY OF GOLDSBORO, NORTH CAROLINA”*

**Z-30-22 Glandon Forest Equity, LLC. (R6 to NBCZ) – West side of S. Herman St. between E. Elm St. and E. Pine St. Public Hearing Continued to the February 6, 2023 meeting.**

PARCELS #: 3509-22-4680  
3509-22-5630  
3509-22-5690  
3509-22-5842 (portion of: 27,714 sq. ft. or .63 acres)

PROPERTY OWNERS: Southern District Convocation Church  
Gregory Jones  
Dorothy Jones

APPLICANT: Glandon Forest Equity, LLC

The applicant is requesting a conditional rezoning for 1.45 acres of property from Residential (R6) to Neighborhood Business Conditional Zoning District (NBCZ) limiting the property to a commercial facility proposed for use as a retail sales store. Additional uses for the commercial facility have been proposed by the applicant if the proposed use ceases to exist and are included in the conditional rezoning request.

The Neighborhood Business (NB) Zoning District is established to provide the services and commercial development needed to serve primarily the adjoining neighborhoods. The district is intended to promote the development of small pedestrian-oriented establishments whose character and use is compatible with nearby residential neighborhoods. The maximum building gross area is twenty-four thousand square feet.

**SURROUNDING ZONING:**

North: Residential (R6)  
South: Residential (R6)/Neighborhood Business (NB)  
East: Residential (R6)  
West: Residential (R6)

Existing Use: There are four separate parcels associated with the proposed rezoning request. One of the four lots is currently occupied by an existing single-family dwelling. The three remaining lots are vacant.



Land Use Plan Recommendation: The City’s Land Use Plan locates all four parcels within the High-Density Residential land use designation. The High-Density Residential designation has been identified as the preferred land-use based on existing residential development patterns, constraints to development and the location of infrastructure such as water, sewer, and a transportation network. The Neighborhood Business (NB) Zoning District is not a corresponding zoning district within the High-Density Residential land-use designation.

As previously stated, this is a conditional rezoning proposal for 1.45 acres to be rezoned from Residential (R6) to Neighborhood Business (NBCZ) Conditional Zoning District limiting the use of the property to a commercial retail sales store. This 1.45 acres will be on a singular parcel through the recombination process if this conditional rezoning requires is approved.

Despite the fact that the Neighborhood Business (NB) Zoning District is not a corresponding zoning district for the High-Density land-use designation, there are a several factors which could support the rezoning request. Most of the subject properties have been vacant for approximately fifty years. Although in-fill development is a preferred use in the High-Density Residential Development land-use designation, the highest and best use of the property may be for commercial purposes. The proposed conditional rezoning request would be compatible with existing commercial zoning and uses in proximity to the site.

If the rezoning request is approved by City Council, the owner/developer will be required to submit for site plan approval before building permits are issued.

TRC REVIEW: Staff has distributed this proposed rezoning to several different departments as well as Seymour Johnson Air Force Base. No comments or concerns were received.

The following uses are permitted by right in the Neighborhood Business (NB) Zoning District and are being proposed by the applicant to be included in the Neighborhood Business Conditional Zoning District (NBCZ):

- Churches
- Community centers (public)
- Fire station
- Government Offices
- Library
- Public parks
- Police station
- Post Office, service facilities
- Public Emergency service centers
- School, fine arts or martial arts
- School, private elementary, secondary
- School, public elementary, secondary
- ABC Store, liquor sales
- Banks w/ drive-throughs
- Banks, finance and insurance offices
- Barber/beauty shop-excluding home
- Clinic, medical therapeutic
- Computer operations, data processing
- Day care centers-child
- Food stores-retail only
- Health spas, fitness and tanning
- Home services-carpet cleaning, home cleaning, interior design, locksmith, upholstery and general personal goods repair, etc.
- Laundry, coin operated and laundromat
- Offices, businesses, medical and professional excluding retail trade and home occupations
- Pharmacy, less than or equal to 15,000 sq.ft.
- Restaurants and employee cafeterias when located within the principal building
- Restaurant, general
- Retail, small nondurable goods not in its own category containing less than 30,000 sq. ft.
- Tanning salon

The proposed Neighborhood Business Conditional Zoning request is inconsistent with the City’s Comprehensive Land Use Plan. However, staff is recommending approval of the rezoning request based on the fact the rezoning request would be compatible with the existing Neighborhood Business (NB) zoning and uses in proximity to the site. Due to the property remaining vacant and never used for residential development for almost fifty years, staff has concluded that this conditional rezoning to Neighborhood Business (NB) would be appropriate for serving the immediate needs of the surrounding communities.



The City of Goldsboro Planning Commission met on December 19, 2022, to review and make a recommendation regarding the rezoning proposal. The Planning Commission voted to adopt the Consistency Statement and recommend approval to City Council for the proposed rezoning. The vote was 4-0.

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

Kenny Talton, Planning Director shared there was incorrect information on the application. All the owners are not listed on the application and the church that owns property to the north of the subject property, Planning does not have evidence to show that the bishop has the legal capacity from the church to act on the church’s behalf. For these reasons, Planning is requesting Council continue the hearing until next month.

Mayor Pro Tem Polack asked if a fence will be being installed around the retention pond. Mr. Talton shared they could look at that when a site plan was submitted for review.

Councilman Gaylor made a motion to continue this to a date certain, to be February 6. The motion was seconded by Mayor Pro Tem Polack and unanimously carried.

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

1. Natalia Newkirk shared concerns regarding housing conditions at Goldsboro Housing Authority properties.
2. Winter Goodson shared concerns about recent comments regarding the Goldsboro Housing Authority and its Executive Director.
3. D.R. Halliday shared concerns about recent violence and issues with Goldsboro’s youth.

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

**Consent Agenda – Approved as Recommended.** City Manager 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. Councilman Broadway moved the items on the Consent Agenda, Items F-J be approved as recommended by the City Manager and staff. The motion was seconded by Councilman Batts and unanimously carried.

The items on the Consent Agenda were as follows:

**Municipal Ordinance to Enact a Speed Limit Change for a Section of NC 581. Ordinance Adopted.** The N.C. Department of Transportation is seeking to update existing ordinances on NC 581 and has requested that the City adopt a concurring ordinance.

NCDOT has conducted an engineering and traffic investigation for a 35-mph section of NC 581 between SR 1008 (Stevens Mill Road) and SR 1243 (Oberly Center Road). The Department concluded that the existing speed limit of 35-mph no longer applies for this section of NC 581. To enact the new speed limit zone of 45-mph as recommended by NCDOT, the City will need to adopt a concurring ordinance for this section of roadway.

Due to this section being within the city limits:

Enact 45-MPH Zone for:

- NC 581 between SR 1008 (Stevens Mill Road) and SR 1243 (Oberly Center Road)

City of Goldsboro current ordinances do not include blanket speed limits for NCDOT maintained streets; therefore, the City must adopt an ordinance specific to NCDOT maintained streets within the existing city limits.

It was recommended that Council adopt the following entitled ordinance enacting the speed limit for a section of NCDOT Highway System Street located within the existing city limits of Goldsboro. Consent Agenda Approval. Broadway/Batts (7 Ayes)

*ORDINANCE NO. 2023-3 “AN ORDINANCE ENACTING THE SPEED LIMIT FOR A SECTION OF NCDOT HIGHWAY SYSTEM STREET WITHIN THE CITY OF GOLDSBORO”*

**44th Annual Greater Goldsboro Road Run – Temporary Street Closing. Approved.** An application was received from the Sunrise Kiwanis of Goldsboro, requesting permission to hold their 44th Annual Greater Goldsboro Road Run on Saturday, April 22, 2023 from 7:00 a.m. to 11:30 a.m.

The race is scheduled to begin at Spruce Street on Center Street and end between Chestnut Street and Spruce Street on Center Street and runs through the downtown area of Walnut Street, Evergreen Street, and Andrews Street, Berry Street,



Claiborne Street, Mulberry Street, and Pine Street. The Police, Fire, Public Works and Downtown Goldsboro offices have been notified of this request.

The race has three race routes they will be using for the 10K, 5K, and 1-mile runs. All three routes will start and finish in the same area and will have staggered start times. The time requested for the closing is from 7:00 a.m. to 11:30 a.m.

Staff recommends approval of this request subject to the following conditions:

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

It was recommended that Council approve the street closing of sections of Center Street at Pine Street, Spruce Street, Chestnut Street, Walnut Street, and Mulberry Street for the 43rd Annual Greater Goldsboro Road Run event 7:00 a.m. to 11:30 a.m. on Saturday, April 22, 2023. Consent Agenda Approval. Broadaway/Batts (7 Ayes)

**SU-16-22 Billiards Room (Pool Hall w/ ABC Permit) – 130 S Center St. Approved.** This Special Use Permit was voted on and approved at the December 19, 2022, meeting and is not eligible for further deliberation or discussion.

Council shall review the Order to Approve, and Mayor Ham shall sign the order. Consent Agenda Approval. Broadaway/Batts (7 Ayes)

**SU-17-22 Tattoo Parlor (Tattoo Parlors) – 206 E Walnut St. Approved.** This Special Use Permit was voted on and approved at the December 19, 2022, meeting and is not eligible for further deliberation or discussion.

It was recommended that Council review the Order to Approve, and Mayor Ham to sign the order. Consent Agenda Approval. Broadaway/Batts (7 Ayes)

#### **Revising Council Meeting Schedule. Schedule Revised.**

The Goldsboro City Council normally meets the 1st and 3rd Mondays of every month for their Regular Council Meeting.

The following meeting should be cancelled due to a scheduling conflict:

- Monday, March 6, 2023

It was recommended that Council cancel the Monday, March 6, 2023 Council Meeting. Consent Agenda Approval. Broadaway/Batts (7 Ayes)

**City Manager's Report.** Tim Salmon shared a facilitator from Chapel Hill will assist in discussions regarding downtown parking on January 26 from 5:30 p.m. to 6:30 p.m. at the Wayne County Museum. A special meeting will be held and has been noticed. He also mentioned the Wayne County Community Covid level is high.

#### **Ceremonial Documents.**

**National Law Enforcement Appreciation Day.** Read by Mayor Pro Tem Polack, The Goldsboro City Council proclaimed January 9, 2023, as NATIONAL LAW ENFORCEMENT APPRECIATION DAY in Goldsboro, North Carolina, and called upon the people of Goldsboro to take time not only on January 9, 2023, but throughout the year to show their support of the law enforcement officers that put their life on the line each day to make our community a better place to live. They asked citizens to show your support by thanking your local police, wearing blue, turning your social media blue, or shining a blue porch light.

#### **Mayor and Councilmembers' Comments.**

Councilwoman Jones said Happy New Year to the citizens of Goldsboro and her constituents. She shared the following: last year was challenging, economically and socially. My desire is we move forward in finding resources to assist with our elderly, with their electric bills and their utility bills. We will continue to work for affordable housing. May we become a village for safety. Violence of any kind is unacceptable. Our children are being shot down in the streets and in the middle of the day. We have to begin to learn to work with one another and be each other's eyes and ears. I am very troubled with the increased shootings, this has affected all of us. My condolences to the family and friends of those who have been affected. I ask that we all work together. My community is gathering together to work on ideas and strategies to see how we can become more effective in helping our children. The shooting and a death of a loved one is always tragic and I desire that we all become a village and a community that works together, and bands together. Councilwoman Jones announced a Suicide Awareness Prevention workshop, January 14 from 10:00-12:00 at Saint James AME Zion Church, sponsored by the North Carolina Council of Churches and Councilwoman Jones.

Councilman Broadaway congratulated Major Carmon on his 28 years of service and stated he has done a magnificent job. He thanked the public for their patience in our leaf collection and debris collection efforts. He thanked the public works crews that have had been working extra hours and they're working without one or two trucks. He stated, they are low on personnel, and they are low on equipment. I would just like to thank them.

Mayor Pro Tem Polack stated the following: pray for our youth and let's lead by example as adults on how to be positive influences and how to take our community in the right direction. Let's pray for the families who have been affected by the recent violence. I also want to applaud the work done by the various leaders and organizers within our community. They work tirelessly to ensure our children have an outlet, thereby redirecting them from engaging in negative behaviors. I want to give a special shout out to Ashford Boxing Gym, as well as brothers, Ro Taylor and Richard Taylor, and Major Halliday for their consistency with helping the youth in our city. I want to take 2023 in a positive direction.

Councilwoman Matthews shared the following: oftentimes we, especially on this platform, we talk about things we need to do and things we should be doing. I am asking this board to let's stop talking about it and let's start doing something about it. Major Halliday came before us, and he had this great initiative. And whether we liked it or not it's an opportunity to try it and I think we should be looking at opportunities to do so. We have a retreat coming up. Talking about the violence and talking about homelessness should be on our retreat. We should be having discussions and brain sessions about what we could possibly do. We've been talking about it but we're not doing anything. City Manager, I am requesting that this issue be put on the agenda. I don't have a special name for it, but if we want to do, Concerns of the City, I don't know how we want to name it. I can send you an email in detail. I also want to encourage the board to check your emails. I sent emails to everyone on this board and only two of you responded. We get up here and we talk about working together, and how we are a cohesive unit and yet there's no action to support the words that we say. I deserved a response, I asked for a response. Please go back and check your emails if you haven't, it's been close to a week now, and I haven't heard anything from all of you, so I would appreciate that very much.

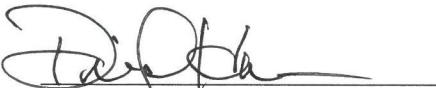
Councilman Gaylor shared the following: following on Councilman Broadway's comments, a debt of gratitude to Major Carmon. Someone who gives that amount of time to the service of their country and then the service of their city and doing it selflessly and the quality that he did absolutely deserves this recognition from the city. Thank you to him. The volume of people that are out working right now keeping this city afloat, keeping the city going, keeping the city around and it is pretty incredible when you get out and meet the different, firefighters, our policemen, our public works crews, our parks and rec crews. We've got some amazing people and that's always my favorite part of being on this council. When we have someone that we are recognizing. I hate that we're recognizing them because they're leaving but I'm grateful for recognizing them because they were here. Happy New Year everyone, I look forward to another good year and thank you to all of those that keep city running.

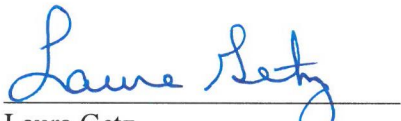
Councilwoman Batts said Happy New Year to everyone.

Mayor Ham shared the following: I just want to say to Mr. Halliday, I share your grief and concern about the news we've heard the last 24 hours. To see two teenage children in this city, get in a firefight with adults and suffer the consequences that they all four did is very sad. It's not just the last 24 hours, it happens too often. I don't know what the solution is to be honest with you, if I did, we wouldn't have it anymore. I know that it's a problem that grates on my heart and my nerves every time I hear it. I'm sorry for the loss of the individuals and their families. I hope God willing that we can turn this thing around somehow. Mayor Ham thanked Mr. Halliday for his concerns and expression.

There being no further business, Mayor Ham adjourned the meeting at 8:14 p.m.



  
David Ham  
Mayor

  
Laura Getz  
City Clerk