

MINUTES OF MEETING OF MAYOR AND CITY COUNCIL HELD
APRIL 2, 2018

WORK SESSION

The Mayor and 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 April 2, 2018 with attendance as follows:

Present: Mayor Chuck Allen, Presiding
Mayor Pro Tem David Ham
Councilmember Antonio Williams
Councilmember Bill Broadaway
Councilmember Mark Stevens
Councilmember Bevan Foster
Councilmember Gene Aycock
Ron Lawrence, Attorney
Scott Stevens, City Manager
Melissa Corser, City Clerk
Randy Guthrie, Assistant City Manager
Octavius Murphy, Assistant to the City Manager
Jennifer Collins, Interim Planning Director
Kaye Scott, Finance Director
Rick Fletcher, Public Works Director
Mike West, Police Chief
Mike Wagner, Deputy Public Works Director – Utilities
Bernadette Carter-Dove, HR Director
Scott Barnard, P&R Director
Felicia Brown, Assistant P&R Director
Scott Williams, IT Director
Shycole Simpson-Carter, Community Relations Director
Julie Metz, DGDC Director
Marty Anderson, City Engineer
Crystal Gettys, Development Alliance
Rochelle Moore, Goldsboro News-Argus
Ken Conners, News Director-Curtis Media Group East
Lonnie Casey, Citizen
Bobby Mathis, Citizen
Della Mathis, Citizen
Shirley Edwards, Citizen
Sylvia Barnes, Citizen

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

Adoption of the Agenda. Upon motion of Councilmember Aycock, seconded by Councilmember Broadaway and unanimously carried, Council added item f. Request to Allow a Temporary FEMA Trailer to Become Permanent Housing to the Work Session Agenda.

Upon motion of Councilmember Broadaway, seconded by Councilmember Stevens and unanimously carried, Council adopted the agenda.

Current Economic Development Activities (Development Alliance). Ms. Crystal Gettys with the Development Alliance presented the following information:

Wayne County Development Alliance – Mission Statement

Wayne County Development Alliance, Inc. (WCDA) is a cooperative 501(C), public/private, nonprofit organization that provides the lead in economic development initiatives for the advancement of Wayne County, NC (including all seven municipalities) and its citizens through the creation of meaningful jobs and purposeful capital investment.

WCDA Structure

- Public/Private Entity – County Employees Leased by WCDA
- Incorporated in 2006 – Consolidation of Assets from the Committees of 100 of Goldsboro and Mount Olive
- 12 Member Board of Directors Comprised of Representatives from Committee of 100 of Goldsboro and Mount Olive and Wayne County
- Administration and Operational Cost Funded by Wayne County
- Programs Funded by Private Sector Through Impact Wayne Capital Campaign

Initiatives

- Existing Industry Program
 - Visitation – Program – Events
- Business Development and Marketing
 - Recruitment of New Companies Looking to Either Expand or Relocate
 - Leads Generated from the State, Region, Site Selectors/Consultants, Trade Shows, Direct Marketing
 - Market Community Assets and Sectorial Focuses – Agriculture, Automotive, Aerospace
- Product Development
 - Building and Sites/Parks
- Investor Relations
 - Newsletter – Social Media Highlights – Postcards – Annual Report

Existing Industry

- Workforce - Programs
 - I-3 (Industry Ignites Instruction)
 - 2nd NC4ME Hiring Event
 - Regional Career Fair-GTP
- Industry Support - Events
 - Existing Industry Expansions
 - WCIC
 - Supervisory Training

Business Development/Marketing

- 2 Project Announcement-Stromberg Foods/Stadium Seating
- 48 Projects between July 1, 2017 to present
- 22 Project Submissions
- 5 Project Visits
- 3 Trade Shows (NBAA/Natural Products/Select USA)
- Lead Generation – 5 Trade Shows-30 Leads
- Marketing ads
- NC Aerospace Corridor

Product Development

- Completion of the pad ready site on Lot 8 at Park East
- Architect selected to design the 50,000 SF Shell Building on Lot 8
- Secured options agreement for the Goldsboro Industrial Campus
- Engineer firm selected for the phase development of Goldsboro Industrial Campus

Investor Relations

- Newsletter
- Postcards
- Visitation Program
- Investor Spotlight
- Investor Annual Meeting (June)

Ms. Gettys provided information on Goldsboro Industrial Campus, Park East and Mount Olive Industrial Park.

Council thanked Ms. Gettys for sharing the information.

Strategic Plan Discussion. Mayor Pro Tem Ham presented the following information:

Plan Definition

A systematic process of envisioning a desired future, and translating this vision into broadly defined goals or objectives and a sequence of steps to achieve them.

Local Strategic Plans

- Google Search (Goldsboro, NC Strategic Plans)
 - United Way Of Wayne County (2016-2018)
 - Wayne County Health Department (2017-2020)
 - Goldsboro Family YMCA (2016-2018)
 - City of Goldsboro 2016-2017 Annual Action Plan
 - Community Development Block (CCDBG) Home Investment Partnership (HOME)
- Printed
 - City of Goldsboro Comprehensive Historic Neighborhood Revitalization Plan - 2006
 - DGDC – Downtown Master Plan – 2007 (10 Year Plan)
 - City of Goldsboro Envision 35 (a comprehensive land use and transportation plan) – 2013 (20+ Year Plan)

What Is Goldsboro’s Current Plan and/or Vision?

Goldsboro, NC Strategic Plan

(Adopted at 2017 City Council Retreat)

- Mission – The City provides services, promotes equality, and protects the well-being of all citizens for a better tomorrow.
- Vision – An extraordinary, diverse citizen experience.

Goals

1. Safe and Secure Community (4 initiatives)
2. Strong and Diverse Economy (4 initiatives)
3. Exceptional Quality of Life (7 initiatives)
4. Racial and Cultural Harmony (4 initiatives)
5. Model for Excellence in Government (6 initiatives)

Grow Goldsboro Strategic Plan

(in progress)

- Core team currently meets 2x monthly
- Internal focused (employees)
- Timeline: Rollout plan June-July

Basic Aspects of a Plan:

- Identifying the Needs of the Communities/Neighborhoods
- Demographics
- Assets (Natural & Man-made)
- Tax Base & Revenue
- Parks & Recreation
- Transportation
- Future Land Use
- Public Utilities
- Tourism
- Economic Development
- Citizen, City Staff & Council Involvement Throughout
- Short Term, Medium Term & Long Term Objectives (w/dates stated)
- Results Measured and Published Regularly

Mayor Pro Tem Ham stated events may occur that effect, delay or impede the accomplishment of the stated objectives. However, without a plan, supported by

dedicated resources and forceful execution, Goldsboro will not grow and develop in this competitive environment.

Mayor Pro Tem Ham stated we need a long range plan for Goldsboro and he hoped to see some funding included in the upcoming budget for a Strategic Plan.

Council Retreat Decisions. Mr. Scott Stevens reviewed the following Council Retreat decisions:

1. Council to look at the list of proposed streets to be resurfaced and finalize list in April.
2. Council would like to have a conversation with the County Commissioners and the Sheriff regarding School Resource Officers and funding.
3. Staff to report back on the number of complaints received in the Police Department for 2017 and 2018 year to date.
4. Staff to provide revenue growth over the past five to ten years.
5. Re-construction of Herman Park Center to be discussed at a later time.
6. Council agreed staff could proceed with conversations with downtown businesses on downtown sanitation services and bring back.
7. Boards and Commission vacancies were reviewed and recommendations for appointments were received. Staff to prepare a letter to appointees and re-appointees once appointments are made. Provide a letter to those not appointed as well. Additional follow-up needed for Commission on Community Relations and Development and Historic District Commission vacancies.
8. Staff to get estimated costs and other City Council questions for Summer in the Zone and share with Council.
9. Environmental Service reclassification of salaries to be discussed during the budget process.
10. Gym in District 1 – The Parks and Recreation Mater Plan is in need of updating and would include public input for recreation needs across the City. The funding is included in the department's FY 2018-19 budget request.
11. Paid internships to be discussed during the budget process.
12. Cemeteries – how do our rates compare with others? Bring back master plan and public input. More discussion on do we proceed with cemetery expansion.
13. Council asked staff to invite Crystal Gettys with the Development Alliance and Craig Foucht with Wayne Community to discuss recruitment of industry and workforce development.

Street Resurfacing Discussion. Mr. Stevens stated the proposed street resurfacing list that was previously discussed, is included in your packets. We wanted to see if Council had any street sections you would like staff to look at.

Councilmember Williams shared concerns regarding dirt streets located at Kadis and James, Kadis and Center Street, and Wilmington Avenue.

Mr. Anderson shared we are paving a section of dirt street on E. Chestnut and have plans to pave Oak Hill in FY 18-19.

Councilmember Ham stated he would like staff to look at Malloy and Holly.

Mayor Allen shared concerns regarding a recently paved section of Beech and Jackson that did not include handicap ramps back in at the new curb.

Council discussed dirt streets, paving and cost estimates. Councilmember Foster asked how are we going to get caught up and stated we need to figure out a plan. Mr. Stevens stated that would be a Council decision on how to accomplish, the challenge is generating more money or reducing something else we are doing. Mr. Stevens stated historically we've had half a million for street construction or resurfacing. That is and has been a challenge I'm sure for past Councils and staff. We are making progress on resurfacing.

Boards and Commissions Discussion. Mayor Allen stated from the last meeting we had two vacancies on Community Relations and 3 (1 regular appointment and 2

alternates) vacancies on the Historic District Commission. Council recommended appointing Steve Taylor and Sergio Sanchez to Community Relations and Ravonda Jacobs, Alicia Pierce (Alternate) and Robert Pinder (Alternate) to the Goldsboro Historic District Commission.

Council also discussed the boards and commissions reviewing applicants and when the revisions were approved for the boards and commissions ordinance.

Request and Process to Allow Temporary FEMA Trailer to Become Permanent Housing. Ms. Jennifer Collins shared information regarding a request to allow a temporary FEMA trailer to become permanent housing at 513 Vann Street. In order for it to remain onsite, it would require a zoning change, approval of site setback/development modifications and the trailer would be subject to the RM-9 District Design Standards such as a permanent foundation, including a continuous brick or masonry curtain wall combined with masonry piers.

Mr. Stevens shared the resident is trying to purchase the trailer and has requested a letter of support from the city stating the trailer would be allowed to remain on the property.

Council discussed the request and expressed its support of the request to allow the FEMA trailer to remain permanently onsite at 513 Vann Street. Staff to proceed with scheduling a public hearing for the rezoning request.

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

Item N. Z-2-18 MC Morgan & Associates – West side of Cuyler Best Road between Glenda’s Drive and Oxford Boulevard. Mayor Allen shared he would like to be recused from voting on this item during the Council Meeting tonight as he has a conflict of interest.

Item O. Z-3-18 Berkeley Realty Holding – Northeast corner of Berkeley Boulevard and Langston Drive. Upon motion of Councilmember Williams, seconded by Councilmember Broadaway and unanimously carried, Council deferred Item O. Z-3-18 Berkeley Realty Holding until a later date.

There being no further business, the meeting recessed until the 7:00 p.m. meeting.

CITY COUNCIL MEETING

The Mayor and 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 April 2, 2018 with attendance as follows:

Present: Mayor Chuck Allen, Presiding
Mayor Pro Tem David Ham
Councilmember Antonio Williams
Councilmember Bill Broadaway
Councilmember Mark Stevens
Councilmember Bevan Foster
Councilmember Gene Aycock

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

Pastor Roger Taylor with Philadelphia Community Church provided the invocation. The Pledge to the Flag followed.

Approval of the Minutes. Councilmember Williams made a motion to approve the Minutes of the Work Session and Regular Meeting of February 19, 2018 as submitted. Councilmember Stevens seconded the motion. Mayor Allen, Mayor Pro Tem Ham, Councilmembers Williams, Broadaway, Stevens and Aycock voted in favor of the

motion. Councilmember Foster voted against the motion. Mayor Allen stated the motion passed 6:1.

Proclamation – National Service Recognition Day. Mayor Allen proclaimed April 3, 2018 as “NATIONAL SERVICE RECOGNITION DAY” in Goldsboro, North Carolina, and encourage residents to recognize the positive impact of national service in our community, to thank those who serve; and to find ways to give back to their communities.

Mayor Allen presented a framed copy of the Proclamation to Ms. McIntyre and a group of volunteers from Wages.

Proclamation – Week of the Young Child. Mayor Allen proclaimed April 15-21, 2018, as “WEEK OF THE YOUNG CHILD,” and commend its observance to all citizens of the City of Goldsboro.

Mayor Allen presented a framed copy of the Proclamation to the Partnership of Children.

Human Relations Business & Industry Award. The Business and Industry Award honors a business or industry that has demonstrated significant contributions towards creating a diverse and inclusive community through the implementation of policies, procedures, initiatives, and or programs in the workplace for the citizens of Goldsboro and Wayne County. This year the Farm Labor Organizing Committee NC Field Office was awarded the Business and Industry Award for 2018. They are located in Dudley, NC and advocate for migrant workers to have equal and direct voices in the community.

Mayor Allen presented the award to representatives from the Farm Labor Organizing Committee NC Field Office.

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

1. Ryan Shepard spoke on the condition of North End Park and asked Council to make repairs.
2. Dani Remington spoke in opposition of the rezoning for property located on the West side of Cuyler Best Road between Glenda’s Drive and Oxford Boulevard.
3. Bob Dively, Vice-President of the Olde Farm Homeowners Association, also spoke in opposition of the rezoning for property located on the West side of Cuyler Best Road between Glenda’s Drive and Oxford Boulevard.
4. Eileen Henderson, President of the Olde Farm Homeowners Association, shared concerns about increased traffic congestion along the two-lane section of Cuyler Best Road.
5. Ravonda Jacobs suggested Council use a lottery system for Summer Youth Employment Initiative. Ms. Jacobs also suggested instead of buying body cams, provide funding for jobs. She also spoke on community policing and paintball.
6. Patrick Brashear stated he works at Wayne Community College. He spoke about the need for sidewalks and a dedicated bike lane along Wayne Memorial Drive.
7. Craig Stone with Wynnefield Properties spoke in favor of the rezoning for property located on the West side of Cuyler Best Road between Glenda’s Drive and Oxford Boulevard for Buffalo Creek Apartments.
8. George Quint asked Council to consider something that would be more family friendly for the property located on the West side of Cuyler Best Road between Glenda’s Drive and Oxford Boulevard and the need for sidewalks in that area.

9. April Smith shared concerns regarding a home she is building on property that was once located in the City's ETJ but has been since removed.
10. Mark Morgan with Morgan and Associates shared information regarding a trip traffic study along the road for the proposed apartment complex.

Councilmember Williams asked for clarification on the type of apartment complex. Mr. Morgan replied it would be affordable housing and would have income restrictions.

Councilmember Stevens asked if they would have to work with NCDOT to make adjustments to the road. Mr. Morgan replied we would reach out to them to see what is needed, like a deceleration lane, etc.

11. David Remington spoke in opposition of the rezoning for property located on the West side of Cuyler Best Road between Glenda's Drive and Oxford Boulevard.
12. Mitch Ham stated he was excited about the development in their area and suggested the addition of businesses to the area, including Cuyler Best Road, would benefit the community and offer new jobs.
13. Don Smith stated he leased the land on Bryan Boulevard, we cleaned it up and the City/County came together to make it farm land. It cannot be used as farm land it is FEMA property.

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

Consent Agenda - Approved as Recommended. City Manager, Scott A. Stevens, 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 Broadaway moved the items on the Consent Agenda, Items E, F, G, H, I, J, K, L and M be approved as recommended by the City Manager and staff. The motion was seconded by Councilmember Aycock and a roll call vote resulted in all members voting in the affirmative. Mayor Allen declared the Consent Agenda approved as recommended. The items on the Consent Agenda were as follows:

Governor's Crime Commission Award and Budget Amendment. Resolution Adopted. Ordinance Adopted. The North Carolina Governor's Crime Commission serves as the chief advisory body to the Governor and Secretary of the Department of Public Safety on crime and justice issues. Periodically, grants are awarded to law enforcement agencies to assist with equipment purchases. On March 11, 2018, the City of Goldsboro submitted an application to the NC Department of Crime Control and Public Safety – Division of Governor's Crime Commission for funding to assist with the purchase of body cameras for use by police officers.

The City was notified on March 22, 2018 that the grant was approved for the grant period of March 1, 2018 – June 30, 2018. Grant funds totaling \$178,276.43 are available. To comply with the program guidelines, the City is required to provide matching funds totaling \$89,138.21, which is a 50% cash match. Since the City's matching share cannot replace existing appropriations, a budget ordinance is required.

Staff recommended Council adopt the following entitled resolution authorizing the City Manager and Project Manager to accept the Governor's Crime Commission grant and adopt the following entitled budget ordinance appropriating the matching allocation in the amount 89,138.21. Consent Agenda Approval. Broadaway/Aycock (7 Ayes)

RESOLUTION NO. 2018- 9 "A RESOLUTION TO ACCEPT THE NORTH CAROLINA GOVERNOR'S CRIME COMMISSION GRANT FOR THE GOLDSBORO POLICE DEPARTMENT"

ORDINANCE NO. 2018-15 “AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE CITY OF GOLDSBORO FOR THE 2017-2018 FISCAL YEAR”

Authorizing Finance Director to Purchase from US Communities.

Approved. US Communities serves as a municipal contracting agency. US Communities is one of the leading national purchasing programs that provide procurement resources to local and state governments.

The US Communities Governmental Purchasing Alliance has suppliers who have competitively bid their products and services and meets the FEMA bid requirements to make obtaining necessary equipment, materials and services easier for municipalities in emergencies. The NC League of Municipalities has endorsed US Communities and there are no costs or fees to participate. By authorizing the Finance Director to purchase from US Communities, it gives the City an alternative source in procuring equipment and supplies for services.

It is recommended that the Council authorize the Finance Director to register the City of Goldsboro with US Communities in order to utilize this agency’s procurement contracts. Consent Agenda Approval. Broadaway/Aycock (7 Ayes)

Sale of Real Property, Tax ID #3529-24-9867, 1.7 Acres Central Heights Road as recorded in the Wayne County Registry. Offer Accepted. On January 31, 2018, Barnew Media offered to pay the City of Goldsboro the sum of \$17,600 for the 1.7 Acres on Central Heights Road and made a bid deposit of \$880.00.

The City of Goldsboro and County of Wayne acquired this property in October 2016. At the March 20, 2018 meeting, the County Commissioners agreed to convey their share of this property to the City of Goldsboro with the stipulation that the City and County share equally the expenses.

Standard property will be offered for sale in accordance with the provisions of the G.S. 160A-266, provided however, the minimum sales price will be at least fifty percent (50%) of the property’s tax value. The property’s tax value is \$35,200. An advertisement appeared in the Goldsboro News-Argus on February 4, 2018. The ten (10) day upset bid period expired on February 14, 2018, with no counter-offers received after this bid.

The buyer will pay the attorney fees associated with transferring the deed. The City and County’s portion from the sale of these properties would be \$8,800.00 each minus expenses.

Staff recommended Council accept the offer from Barnew Media in the amount of \$17,600 and authorize the Mayor and City Clerk to execute a deed on behalf of the City of Goldsboro and County of Wayne. Consent Agenda Approval. Broadaway/Aycock (7 Ayes)

Adoption of the 2017 Local Water Supply Plan. Resolution Adopted. The State of North Carolina requires public water systems to submit a Local Water Supply Plan (LWSP) at least once every five years. After the State reviews the LWSP and verifies that it meets State criteria, it requires the elected officials for the water system to adopt the Plan.

In the past, the City Council has adopted five previous Local Water Supply Plans (1992, 1997, 2002, 2007, 2012). The State has recently completed its review of Goldsboro’s 2017 Local Water Supply Plan and sent a letter on March 20, 2018 stating that the City’s Plan meets the minimum criteria established in North Carolina General Statute 143-355 (1).

The NC Department of Environment Quality, Division of Water Resources Section requests that the City Council to adopt the 2017 Local Water Supply Plan by Resolution.

Staff recommended City Council approve the following entitled Resolution adopting the 2017 Local Water Supply Plan. This Resolution will be in full force and effect from and after the 2nd day of April 2018. Consent Agenda Approval. Broadaway/Aycock (7 Ayes)

RESOLUTION NO. 2018- 10 “RESOLUTION FOR APPROVING THE 2017 LOCAL WATER SUPPLY PLAN”

Adoption of a Supplement to the Code of Ordinances of Goldsboro, North Carolina. Ordinance Adopted. In 1990, an agreement was reached between the North Carolina League of Municipalities and the City of Goldsboro to engage American Legal Publishing Company to revise the Code of Ordinances of Goldsboro. The revised Code was published in 1995.

The agreement stated that American Legal Publishing Company would prepare supplements for incorporation of new Ordinances to the City Code of Ordinances on a recurring basis. In compliance with this agreement, the City has received the S-41 Supplement. This Supplement contains all Ordinances of a general nature enacted since S-40 Code of Ordinances dated September 5, 2017.

Staff recommended Council adopt the following entitled Ordinance enacting and adopting the 2018 S-41 Supplement to the Code of Ordinances of the City of Goldsboro. Consent Agenda Approval. Broadaway/Aycock (7 Ayes)

ORDINANCE NO. 2018-16 “AN ORDINANCE ENACTING AND ADOPTING A SUPPLEMENT TO THE CODE OF ORDINANCES OF THE CITY OF GOLDSBORO, NORTH CAROLINA”

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

The Monday, June 18, 2018 meeting needs to be rescheduled.

It is suggested Council consider rescheduling to Monday, June 25, 2018

Staff recommended Council reschedule the Monday, June 18, 2018 Council Meeting to Monday, June 25, 2018. Consent Agenda Approval. Broadaway/Aycock (7 Ayes)

Advisory Board and Commission Appointments. Resolution Adopted. There are currently several vacancies on Advisory Boards and Commissions. Citizen involvement is vital to the performance of City government. It is necessary that additional appointments be made in an effort to fill these vacancies.

Recommendations for appointments were requested from the respective Boards and Commissions. Applications were also solicited from the general public at large.

The City Council met during the Council Retreat on March 22, 2018, to review vacancies and applications received to fill the current vacancies. With these appointments, one student vacancy on the Parks and Recreation Advisory Commission, two vacancies on the Commission on Community Relations and Development, one regular and two alternate vacancies on the Historic District Commission, and one vacancy on the Mayor’s Committee for Persons with Disabilities remain.

It is also customary for the City of Goldsboro to express its appreciation by Resolution to those members whose terms have expired, who have moved or resigned.

Council adopt the following entitled Resolutions appointing members to various Advisory Boards and Commissions in the City of Goldsboro and commending those individuals whose terms have expired, who have moved or resigned. Consent Agenda Approval. Broadaway/Aycock (7 Ayes)

RESOLUTION NO. 2018- 11 “RESOLUTION APPOINTING MEMBERS AND ADJUSTING TERMS TO ADVISORY BOARDS AND COMMISSIONS”

RESOLUTION NO. 2018 - 12 “RESOLUTION COMMENDING INDIVIDUALS WHO HAVE SERVED ON VARIOUS ADVISORY BOARDS AND COMMISSIONS OF THE CITY OF GOLDSBORO AND DIRECTING THE MAYOR ON BEHALF OF THE CITY COUNCIL TO PRESENT THE INDIVIDUALS WITH A CERTIFICATE OF APPRECIATION”

Z-4-18 E Park, LLC – South side of Graves Drive between Malloy Street and Berkeley Boulevard. Ordinance Adopted. The applicant requests a zoning change from Shopping Center to General Business.

Frontage: 100 ft.

Depth: 200 ft.

Area: 0.46 Acres

Surrounding Zoning: North: General Business
South: General Business CD
East: General Business
West: General Business

The property is currently vacant.

A Conditional District has not been requested, therefore, no use for the property has to be specified. The General Business zoning district would permit a wide variety of commercial uses.

On March 5, 2018, Council approved a site plan for adjacent property to the east (former Century Uniforms) for a catering operation.

The developer requests the zoning change in order to allow for more marketability in attracting an investor. Depending on the use proposed and whether all UDO requirements can be met, review and approval of development plans for the site may be required. At the public hearing held on March 19, 2018, no one appeared to speak either for or against this request.

The Planning Commission, at their meeting held on March 26, 2018, recommended approval of the zoning change.

Staff recommended Council accept the recommendation of the Planning Commission and adopt an Ordinance changing the zoning for the subject property from Shopping Center to General Business. The General Business zoning district would be consistent with the recommendations contained within the adopted Comprehensive Land Use Plan which designates the subject property for commercial development. Consent Agenda Approval. Broadaway/Aycock (7 Ayes)

ORDINANCE NO. 2018-17 “AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF GOLDSBORO, NORTH CAROLINA CODE OF ORDINANCES”

Street Closings - 1. Hemlock Street – From Ellis Street to Terminus; 2. Marion Street – From William Street to Terminus; 3. Odell Street – From Annabelle Street to Terminus. Ordinance Adopted. On March 6, 2017, the City Council asked the staff to investigate closing a number of unimproved street sections within the City Limits.

The referenced street section has been identified on the maps indicating the length and right-of-way width of each.

The petitioned street closings have been forwarded to the Fire, Police, Engineering and Public Works Departments for their review. No objections to any of the closings have been submitted.

The Engineering Department has indicated that utility easements should be retained over those sections of Marion Street and Hemlock Street if those rights-of-way are closed.

If the street sections are closed, ownership of each right-of-way would be split equally between the adjoining property owners.

The City would not physically close any of the rights-of way and would only withdraw the street sections from official maps.

At the public hearing held on March 19, 2018, one person appeared to question the effect the closing of Hemlock Street would have on the adjoining Dillard Academy with respect to bus access and maintenance of a nearby ditch. No one appeared to speak in favor of the request.

Staff has determined that the City will continue to maintain the ditch through a storm drainage easement, however, Dillard Academy has formally requested that the Hemlock Street right-of-way remain open to allow buses to enter and exit School property.

NCDOT has indicated that the curb cut on North William Street for Marion Street will be maintained in the future when street improvements are made to this section of William Street. Both adjacent owners would continue to have access to the rear of their properties through the closed right-of-way.

The Planning Commission, at their meeting held on March 26, 2018, recommended that Marion Street and Odell Street be closed with a utility easement being maintained over the entire Marion Street right-of-way. They further recommended that Hemlock Street remain open and not be closed.

Staff recommended Council accept the recommendation of the Planning Commission and adopt an Ordinance closing the Marion Street and Odell Street sections and maintaining a utility easement over the closed right-of-way for Marion Street. The Hemlock Street right-of-way would remain open. Consent Agenda Approval. Broadaway/Aycock (7 Ayes)

ORDINANCE NO. 2018-18 “AN ORDINANCE ORDERING THE CLOSING OF PORTIONS OF CERTAIN STREETS WITHIN THE CITY OF GOLDSBORO, NORTH CAROLINA”

End of Consent Agenda.

Upon motion of Councilmember Stevens, seconded by Councilmember Broadaway and unanimously carried, Council recused Mayor Allen from voting on Item N. Z-2-18 MC Morgan & Associates – West side of Cuyler Best Road between Glenda’s Drive and Oxford Boulevard.

Mayor Allen left the room at 7:44 p.m.

Z-2-18 MC Morgan & Associates – West side of Cuyler Best Road between Glenda’s Drive and Oxford Boulevard. Denied. The applicant requests a zoning change from Office and Institutional-1 to R-6 Residential Conditional District to limit the use of the property to 80 apartment units.

The applicant has requested a waiver of the site plan requirement at time of rezoning. If the rezoning is approved, full development plans would have to be approved prior to issuance of any building permits.

Frontage: 300 ft.
Depth: 900 ft.

Area: 6.2 Acres

Surrounding Zoning: North: Office & Institutional-1
South: Office & Institutional-1
East: Office & Institutional-1
West: R-9 Residential

The property is currently vacant farmland.

As indicated previously, the requested R-6 Conditional District is requested to limit the use of the property to 80 apartment units. Development plan approval would be required separately.

The City's adopted Plan designates the property for Office and Institutional uses.

City water and sewer lines are not available to the subject property at this time.

Development plans for Cuyler Springs (an elderly apartment complex) was approved for property approximately 1,000 ft. to the south at the corner of Oxford Boulevard.

At the public hearing held on March 19, 2018, four people spoke in regards to the request and cited problems with traffic on Cuyler Best Road and their need for additional information regarding the proposal. A representative for the applicant appeared in favor.

The existing Office and Institutional-1 zoning district would permit multi-family residential development at the rate of the closest, most restrictive zoning district which is R-9 Residential to the south. Based on the size of the property (6.2 acres), a total of 57 multi-family units would be permitted on the site without rezoning the property. Since the developer has proposed a total of 80 units, the R-6 Residential zone has been requested.

The Planning Commission, at their meeting held on March 26, 2018, recommended approval of the zoning change with a waiver of the site plan requirement at time of rezoning.

Councilmember Stevens stated this is 6 acres at Cuyler Best and New Hope, correct? Ms. Collins stated it does intersect but this property is not at the corner.

Councilmember Aycock asked why should we take a property that is approved for 57 units and increase it to 80 units when that's over a third more of what it is approved for. Ms. Collins stated it is all about density, rezoning to R-6 allows for the building to go up in the number of units, parking would increase, would still have to meet requirements for multi-family, open space, etc. and subject to site plan approval.

Councilmember Stevens asked if there was a way to see a site plan. Ms. Collins stated at this time they have requested a waiver requirement at time of rezoning.

Councilmember Broadway made a motion to accept the recommendation of the Planning Commission and adopt an Ordinance approving the rezoning request from Office and Institutional-1 to R-6 Residential Conditional District to limit the use of the property to 80 apartment units with a waiver of site plan approval at time of rezoning.

Mayor Pro Tem Ham stated no one seconded the motion, the motion failed.

Mayor Allen returned at 7:50 p.m.

Mayor Allen shared Item O. Z-3-18 Berkeley Realty Holdings – Northeast corner of Berkeley Boulevard and Langston Drive was deferred for two weeks during the Work Session.

City Manager's Report. Mr. Scott Stevens stated I hoped everyone had a happy Easter. Mr. Stevens stated last Tuesday I announced the selection of Joseph Dixon as our

next Fire Chief. Chief Dixon has served 25 years with the Howard County Maryland Department of Fire and Rescue Services in various capacities. He holds a B.S. Degree in Fire Service from the University of Maryland University College and a Master's Degree in Organizational Leadership from Waldorf College. He is quickly learning about Goldsboro, the Goldsboro Fire Department and the community it serves. In talking to those who know him, it is clear he has made a lasting impression on those that work with him and he has done an excellent job in preparing himself for the position of Fire Chief for the City of Goldsboro. I do feel fortunate to have found someone with his background, enthusiasm and work ethic to lead our Fire Department. While his start date is not until July 2nd, he does plan to be in Goldsboro the next 4-6 weeks, we will plan for a time for employees and the community to meet him.

Mr. Stevens stated I would like to thank our Interim Fire Chief, James Farfour for his years of service to Goldsboro and for helping to make this an easy transition for our Fire Department and I would ask you to thank Chief Farfour when you see him and welcome Chief Dixon when you have an opportunity to meet him.

Mayor and Councilmembers' Reports and Recommendations. Mayor Allen read the following Proclamation.

Proclamation – Child Abuse Prevention Month. Mayor Allen proclaimed April as Child Abuse Prevention Month and call upon all citizens, community agencies, faith groups, medical facilities, elected leaders and businesses to increase their participation in our efforts to support families, thereby preventing child abuse and strengthening the communities in which we live.

Mayor Allen shared information regarding the 135th USCT “Living History Weekend” which has activities scheduled for April 6th – 8th.

Councilmember Williams reminded the youth and parents there was one week left to submit applications for the Summer Youth Employment Initiative.

Councilmember Broadway thanked everyone for coming out and speaking tonight. He also congratulated the volunteers from Wages and thanked them for all they do.

Councilmember Stevens shared it is National Autism Awareness Day. He also shared he had been in the hospital but was doing much better. He stated if anyone needed to contact him, they could at 919-584-5070.

Mayor Pro Tem Ham stated no comment.

Councilmember Foster stated no comment.

Councilmember Aycock thanked everyone who made comments tonight.

There being no further business, the meeting adjourned at 7:59 p.m.

Chuck Allen
Mayor

Melissa Corser, MMC/NCCMC
City Clerk