

MINUTES OF THE MEETING OF THE GOLDSBORO CITY COUNCIL  
JULY 11, 2022

**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 July 11, 2022.

**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 Broadway  
Councilwoman Brandi Matthews  
Councilman Charles Gaylor, IV

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

**Adoption of the Agenda.** Councilman Broadway requested that Item Q. Amendment to the Friends of Seymour Agreement be postponed until the next meeting. Upon motion of Councilwoman Jones, seconded by Mayor Pro Tem Polack, and unanimously carried, Council adopted the agenda as amended.

**Old Business.**

**Choice Neighborhoods Planning Grant.** Assistant City Manager Matt Livingston shared information regarding the Choice Neighborhoods Planning Grant. Councilwoman Jones shared concerns regarding the MOU and the residents of West Haven Apartments and asked about the city funding the grant. The Mayor and Councilmembers discussed homeownership versus renting, displacement, infrastructure, flooding and relocation. Anthony Goodson, CEO of the Housing Authority shared information and answered questions about the Choice Neighborhoods Planning grant. He addressed internet availability, engagement, displacement, relocation, and funding. Mr. Goodson shared that the Housing Authority is putting up the first \$30,000 for the next two years to get the planning process going. He stated if they get this award of \$500,000, it is \$250,000 involved. The Housing Authority has budgeted \$250,000 but most of that money will come out of the grant. He stated if they get the Planning Grant, they are looking at a large-scale project. Council discussed the Choice Neighborhoods Planning Grant and the MOU. Mr. Geoff Hulse, Housing Authority board member shared comments and his support for the grant. Council members requested additional time to review the MOU before approval. Councilwoman Matthews made a motion to postpone the decision of the MOU for the HUD Choice Neighborhoods Planning Grant until Friday, July 15, 2022 at 11:00 am. The motion was seconded by Mayor Pro Tem Polack. Mayor Pro Tem Polack, Councilwoman Jones, Councilman Broadway, Councilwoman Matthews and Councilman Gaylor voted for the motion. Mayor Ham voted against the motion. The motion passed 5:1.

**New Business.**

**District Six Applicants Presentations.** The following applicants made a presentation for the District 6 Council seat.

1. Gregory Batts
2. Joseph Wilson
3. Charles Wright, Sr.

Following the presentations by each applicant, council was given the opportunity to ask questions. At the August 1, 2022 City Council meeting, the City Council will decide if they have enough information to vote on the appointment by motion, second, and majority vote.

Mayor Ham recessed the meeting at 6:57 pm.

**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 July 11, 2022.

Mayor Ham called the meeting to order at 7:02 p.m.

Archbishop Anthony Slater with Tehillah Church Ministries provided the invocation. The Pledge of Allegiance followed.

**Roll Call.**








Present: Mayor David Ham, Presiding

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

**Community Floodprint MOU.** City Manager Tim Salmon presented the Community Floodprint MOU and highlighted parts of the MOU. The MOU formalizes the partnership between the City and NC State Coastal Dynamics Design Lab (CDDL) to support the goal of increasing social and physical resilience within the City, specifically as they relate to developing a Goldsboro Community Floodprint to assist with reducing flood risk, improving public safety, and enhancing long-term environmental function within historically flood-prone areas. All aspects of this partnership aspire to co-create actionable plans capable of attracting resources that enable the City to rebuild and prepare for future flooding. Professor Andy Fox with the NC State Coastal Dynamics Design Lab provided details regarding the MOU. He shared they are in partnership with the North Carolina Office of Recovery and Resiliency and the North Carolina Office of Emergency Management-Public Safety. This is a 16 month project, is fully funded and there is no cost to the community.

Councilman Gaylor made a motion to allow the manager to sign the MOU. The motion was seconded by Mayor Pro Tem Polack and unanimously carried.

**Planning Department Discussion.** Austin Brinkley, Assistant Planning Director presented the following information:

<h2>UPDATED BOARD REVIEW AND APPROVAL PROCESS</h2> <p>Austin Brinkley, Assistant Planning Director</p> <p>July 11, 2022</p>  <p>www.goldsboronc.gov</p>	<h2>PURPOSE</h2> <ul style="list-style-type: none"> <li>• Planning Best Management Practice</li> <li>• Promote efficiency</li> <li>• Align with other municipalities in Eastern North Carolina</li> <li>• Out of the area applicants will experience same review process here as in other municipalities</li> </ul> 				
<h2>OTHER MUNICIPALITIES</h2> <ul style="list-style-type: none"> <li>• City of Greenville</li> <li>• City of Jacksonville</li> <li>• City of Wilmington</li> <li>• These municipalities currently practice the review and approval process that staff is proposing</li> </ul> 	<h2>NCGS - LEGISLATIVE</h2> <ul style="list-style-type: none"> <li>• NCGS 160D-604(a) – “The governing board shall not hold its required hearing or take action until it has received a recommendation regarding the regulation from the planning board (planning commission).”</li> <li>• This section of the General Statutes applies to the initial adoption of municipal zoning, common practice throughout the majority of North Carolina is to also have zoning map amendments (rezoning, conditional rezonings, text amendments) also go through this same process.</li> <li>• Staff has consulted with the UNC School of Government and their recommendation is to follow the proposed route of Planning Commission review and recommendation prior to Public Hearing being conducted by City Council.</li> </ul> 				
<h2>COMPARISON TABLE – LEGISLATIVE</h2> <table border="1"> <thead> <tr> <th>CURRENT</th><th>PROPOSED</th></tr> </thead> <tbody> <tr> <td> <ul style="list-style-type: none"> <li>• City Council conducts Public Hearing (3<sup>rd</sup> Monday of month)</li> <li>• Planning Commission reviews (Last Monday of month)</li> <li>• City Council votes to approve or deny, signs order/ordinance (1<sup>st</sup> Monday of following month)</li> </ul> </td><td> <ul style="list-style-type: none"> <li>• Planning Commission reviews and forms recommendation for City Council (Last Monday of month)</li> <li>• City Council conducts Public Hearing, votes to approve or deny, signs order/ordinance (1<sup>st</sup> Monday of following month)</li> </ul> </td></tr> </tbody> </table> 	CURRENT	PROPOSED	<ul style="list-style-type: none"> <li>• City Council conducts Public Hearing (3<sup>rd</sup> Monday of month)</li> <li>• Planning Commission reviews (Last Monday of month)</li> <li>• City Council votes to approve or deny, signs order/ordinance (1<sup>st</sup> Monday of following month)</li> </ul>	<ul style="list-style-type: none"> <li>• Planning Commission reviews and forms recommendation for City Council (Last Monday of month)</li> <li>• City Council conducts Public Hearing, votes to approve or deny, signs order/ordinance (1<sup>st</sup> Monday of following month)</li> </ul>	<h2>FLOW CHART LEGISLATIVE</h2>  
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LEGISLATIVE SCHEDULE

MONTH	SUBMITTAL DAY (STAFF RECEIVES APP)	PLANNING COMMISSION (STAFF PREPARES REPORT, MARKS RECOMMENDATIONS)	PUBLIC HEARING (COUNCIL PRESENTS LEGISLATIVE HEARING & VOTES TO APPROVE OR DENY)
JULY	July 5 <sup>th</sup> (exception day due to holiday)	July 25 <sup>th</sup>	August 1 <sup>st</sup>
AUGUST	August 1 <sup>st</sup>	August 29 <sup>th</sup>	September 6 <sup>th</sup>
SEPTEMBER	September 6 <sup>th</sup>	September 26 <sup>th</sup>	October 3 <sup>rd</sup>
OCTOBER	October 3 <sup>rd</sup>	October 24 <sup>th</sup>	November 7 <sup>th</sup>
NOVEMBER	November 7 <sup>th</sup>	November 28 <sup>th</sup>	December 5 <sup>th</sup>
DECEMBER	December 5 <sup>th</sup>	December 19 <sup>th</sup>	January 9 <sup>th</sup> (2023)

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NCGS - QUASI-JUDICIAL

- NCGS 160D-301(b)(6) – “A planning board (planning commission) may be assigned the following powers and duties: To provide a preliminary forum for review of quasi-judicial decisions, provided that no part of the forum or recommendation may be used as a basis for the deciding board.”
- This section of the General Statutes essentially states that a planning commission can serve as a review but is not required as a review.
- In order to avoid extra opportunities for ex parte communication and to keep the hearing and decision contained into one consolidated hearing, staff recommends planning commission be removed from this quasi-judicial process.

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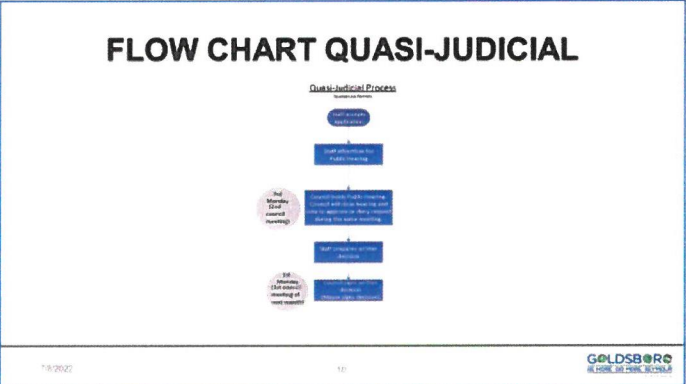
COMPARISON TABLE – QUASI-JUDICIAL

CURRENT	PROPOSED
<ul style="list-style-type: none"> <li>City Council conducts Public Hearing (3<sup>rd</sup> Monday of month)</li> <li>Planning Commission reviews (Last Monday of month)</li> <li>City Council votes to approve or deny, signs decision to approve or deny (1<sup>st</sup> Monday of following month)</li> </ul>	<ul style="list-style-type: none"> <li>City Council conducts Public Hearing, votes to approve or deny (3<sup>rd</sup> Monday of month)</li> <li>City Council signs decision that was voted on at the 3<sup>rd</sup> Monday of the prior month (1<sup>st</sup> Monday of following month)</li> </ul>

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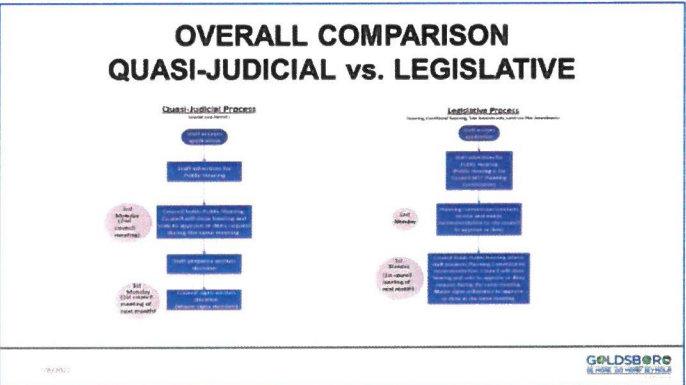
QUASI-JUDICIAL SCHEDULE

MONTH	SUBMITTAL DAY (STAFF RECEIVES APP)	PUBLIC HEARING (COUNCIL PRESENTS LEGISLATIVE HEARING & VOTES TO APPROVE OR DENY)	COUNCIL SIGNS DECISION DOCUMENT (FOR REVIEW OF APPEALS TO SUPERIOR COURT OR APPEALS TO DISTRICT COURT)
JULY	July 11 <sup>th</sup>	August 15 <sup>th</sup>	September 6 <sup>th</sup>
AUGUST	August 15 <sup>th</sup>	September 19 <sup>th</sup>	October 3 <sup>rd</sup>
SEPTEMBER	September 19 <sup>th</sup>	October 17 <sup>th</sup>	November 7 <sup>th</sup>
OCTOBER	October 17 <sup>th</sup>	November 21 <sup>st</sup>	December 5 <sup>th</sup>
NOVEMBER	November 21 <sup>st</sup>	December 19 <sup>th</sup>	January 9 <sup>th</sup> (2023)
DECEMBER	December 19 <sup>th</sup>	January 17 <sup>th</sup>	February 6 <sup>th</sup> (2023)

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QUESTIONS?

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Council discussed the proposed changes.

Mayor Pro Tem Polack made a motion to accept the process being proposed. The motion was seconded by Councilwoman Jones and unanimously approved.

**TAC Appointment.** Mayor Ham recommended appointing Councilman Charles Gaylor as a full member of the Transportation Advisory Committee (TAC). Councilman Gaylor is currently an alternate. A motion was made by Councilman Broadaway to appoint Councilman Gaylor as full member to the TAC. The motion was seconded by Mayor Pro Tem Polack. Mayor Ham, Mayor Pro Tem Polack, Councilwoman Jones, Councilman Broadaway and Councilwoman Matthews voted for the motion. Councilman Gaylor abstained from voting. The motion passed.

**Public Comment Period Policy Update.** The City of Goldsboro recognizes and values the importance of citizen participation in local government. The City utilizes a Public Comment Period, and Public Hearings as needed, as mechanisms to engage citizens in the democratic process.

After a review of the Public Comment Period Policy, several administrative changes were needed including adding a section to address Public Hearings.

Staff recommended Council adopt the presented Public Comment Period and Public Hearing Policy.

City Manager Salmon and Ms. Getz presented the information. Council discussed the policy and public records request. The City Manager and Clerk will present an updated Public Records Request policy at a future meeting to address response times.

A motion was made by Councilman Broadway to adopt the document with the changes. The motion was seconded by Councilman Gaylor, and unanimously carried.

**Approval of Minutes.** Councilman Broadway made a motion to approve the minutes of the Work Session and Regular Meeting of June 20, 2022. The motion was seconded by Councilman Gaylor and unanimously carried.

**Presentations.**

**Annual National Night Out Proclamation.** Read by Councilwoman Jones, the Goldsboro City Council proclaimed Tuesday, August 2, 2022, as the ANNUAL NATIONAL NIGHT OUT in the City of Goldsboro, North Carolina, and called upon all citizens of the City of Goldsboro to join the National Association of Town Watch in supporting the “Annual National Night Out” on August 2, 2022.

**Park And Recreation Month Proclamation.** Read by Councilman Gaylor, the Goldsboro City Council proclaimed July as PARK AND RECREATION MONTH in the City of Goldsboro, and invited all citizens to enjoy the City’s parks and recreation facilities.

**Resolution Expressing Appreciation for Services Rendered by Jeffrey T. Beeken as an Employee of the City of Goldsboro for More Than 28 Years. Resolution Adopted.** Jeffrey T. Beeken retires on August 1, 2022 as a Police Sergeant (SEU) with the City of Goldsboro Police Department with more than 28 years of service. Jeffrey began his career on January 8, 1990 as a Police Officer with the City of Goldsboro Police Department. On December 6, 1992, Jeffrey was transitioned to a Police K-9 officer with the City of Goldsboro Police Department. On June 27, 2000, Jeffrey resigned, and on June 12, 2004 was rehired as a Police Officer with the City of Goldsboro Police Department. On October 20, 2011, Jeffrey was promoted to Police Investigator with the City of Goldsboro Police Department. On April 16, 2014, Jeffrey was promoted to Sergeant (SEU) with the City of Goldsboro Police Department where he has served until his retirement. Jeffrey 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 Jeffrey T. Beeken their deep appreciation and gratitude for the service rendered by him to the City over the years, and expressed their 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 11th day of July, 2022.

A motion was made by Councilman Gaylor to adopt the retirement resolution. The motion was seconded by Councilman Broadway, and unanimously carried. Council adopted the following entitled Resolution.

*RESOLUTION NO. 2022-60 “RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY JEFFREY T. BEEKEN AS AN EMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 28 YEARS”*

**Public Hearings.**

**Redistricting of Current Electoral Districts. Public Hearing Held.** Boundaries for the City of Goldsboro’s six current Electoral Districts were last revised and amended in 2011 to more accurately balance population changes experienced because of the 2010 Census.

With new data becoming available based on the 2020 Census, there is now a significant population imbalance within the City’s current Electoral Districts which may affect equal representation for its citizens and the one person, one vote principle guaranteed in the United States Constitution; and therefore, as required by law.

The City of Goldsboro contracted with Poyner Spruill, LLP to analyze the current 2020 Census data and prepare revised Electoral District boundaries and maps to correct population imbalances.

A public hearing has been scheduled to ensure public participation as it relates to the proposed redistricting. As such, an advertisement was publicized in the Goldsboro News Argus summarizing the redistricting process no less than seven (7) days prior to the public hearing.

In addition, a link was provided within the City’s public advertisement and upon the City’s website for viewing the proposed three (3) draft mapping boundaries.

Lastly, an email address to the Planning Director and a dedicated telephone line was designated for provision of information and handling of oral comments. No action necessary.

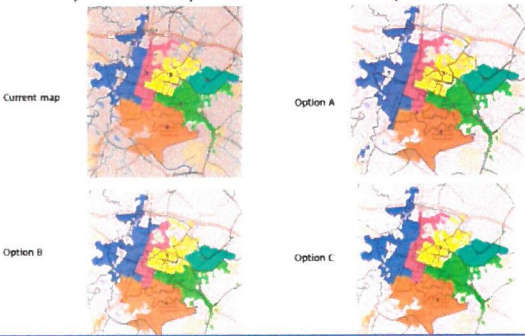
Kenny Talton, Planning Director and Bill Gilkeson with Poyner Spruill presented the information regarding redistricting:



Standard Disclaimers

- We did not use partisan considerations or look at partisan election data in drawing these alternative maps.
- We did not talk with any individual board member about drawing these maps outside of a public meeting.

Side by side comparison of all 4 maps



Mr. Gilkeson shared that three of the six districts have either too many people or too few people to satisfy the one-person, one vote standard. Those districts are Districts 1, 2 and 5. He shared all of the data has been available on the city website since March and Poyner Spruill has presented the information a couple of times since March.

Councilwoman Jones requested that a map be created to propose Center Street to be moved into District 3 and move District 1 further north.

Mayor Ham opened the public hearing, no one spoke and the public hearing was closed.

**FY2022-2023 Annual Action Plan and Recommended Budget/Public Hearing. Public Hearing Held.** HUD has allocated \$358,697 in CDBG and \$280,170 in HOME funds to the City of Goldsboro for use to develop viable urban communities by providing decent housing, suitable living environment, and expanding economic opportunities, mainly for persons of low-to-moderate income. Additionally, the City will have available approximately \$443,415 in prior year CDBG funds, \$248,247 in prior year CDBG-CV funds, and \$904,597 in prior year HOME funds (prior year balances as of June 30, 2022).


Due to the restrictive use of funds placed on the HOME program to focus on projects and/or activities designed exclusively to create affordable housing for low-income households, the City has historically each year carried over a substantial amount of prior years’ HOME funds when it has not undertaken large development projects. Staff has developed a plan to responsibly spend these funds in the upcoming fiscal year.

A draft copy of the 2022-2023 Annual Action Plan (AAP) was made available to the public on June 29, 2022. A thirty (30) day comment period was executed on June 29, 2022 and runs through July 28, 2022. A public meeting was held on June 21, 2022 during the regular meeting of the Commission on Community Relations and Development to discuss priorities and eligible activities for the FY22-23 program year. On July 11, 2022, during the City Council’s Regular Meeting, staff will provide the City Council with a presentation highlighting proposed activities of the FY22-23 Annual Action Plan and open up a public hearing to gather public input on the use of federal funds. All public meetings and hearings, as well as the availability of draft plans for public review and comment, were duly advertised in the Goldsboro News-Argus, as well as on the City’s website.

The 2022-2023 Annual Action Plan is the third year of implementing the Five-Year Consolidated Plan for 2020-2024. A summary of the 2022-2023 drafted Annual Action Plan proposed activities and use of funds will be presented. Accomplishments of these activities will be reported in HUD’s annual Consolidated Annual Performance and Evaluation Report (CAPER).

There is no action needed from City Council.

Felecia Williams presented the following information:




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COMMUNITY RELATIONS AND DEVELOPMENT

ANNUAL ACTION PLAN (DRAFT)  
PROGRAM YEAR 2022-2023

Public Review Period: June 29, 2022 – July 28, 2022  
Public Hearing: July 11, 2022 @ 7:00pm  
City of Goldsboro City Hall, 214 N. Center Street, Goldsboro, NC 27530



2022 ANNUAL ACTION PLAN (DRAFT) - CITY OF GOLDSBORO



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- ☐ 2022-2023 ANNUAL ACTION PLAN – Represents 3<sup>rd</sup> Year of Consolidated Plan
- ☐ Continues to Address Priorities Identified in Consolidated Plan
- ✓ **Attainable Housing Development & Preservation** (through New Construction, Acquisition, and/or Rehabilitation Activities)
- ✓ **Neighborhood Stabilization** (through preservation/creation of affordable housing and attracting investments for new businesses that can create jobs, business expansion, and business development within designated Opportunity Zones, Census Tracts 15, 18, 19)
- ✓ **Non-Housing Community Development** (through providing and expanding essential services, such as education, employment, training programs, health services, homeless services, to name a few, as well as improving public infrastructure to support low-to-moderate income individuals and families)
- ✓ **Equity & Affirmatively Furthering Fair Housing** (through reducing barriers to fair housing choice and fostering equity in neighborhoods)



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**FY 2022-2023 AAP CITIZEN PARTICIPATION**

Activity	Date Scheduled/Held
Public Meeting Notice – Commission on Community Relations & Development Community Needs Assessment Survey	Published: • Goldsboro News-Argus - 8/9/2022 Published: • City Website - 8/9/2022 • City Facebook - 8/9/2022 • Goldsboro Daily News - 8/17/2022 (will run for 30 days)
Public Meeting	Commission on Community Relations & Development regular meeting - 8/21/2022
Public Hearing Notice - Public Hearing & AAP 30-Day Public Review/Comment Period	Published: • Goldsboro News-Argus - 8/29/2022 • City Website - 8/29/2022
30-Day Public Review & Comment Period	Locations Available: • City Website & City Facebook • Goldsboro City Hall • Public Library • Goldsboro Housing Authority
Draft Available for Public Review – 8/29/2022 thru 7/28/2022	
Public Hearing	Goldsboro City Council regular meeting – 7/11/2022 @ 7pm

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**FY 2022-2023 AAP CITIZEN INPUT**  
**AS OF 8/29/2022**

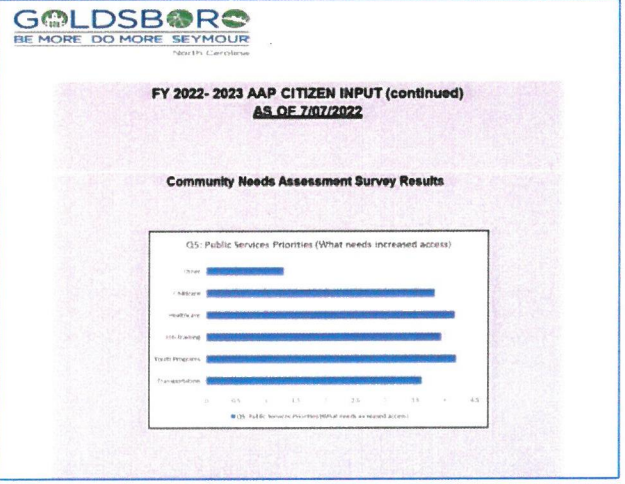
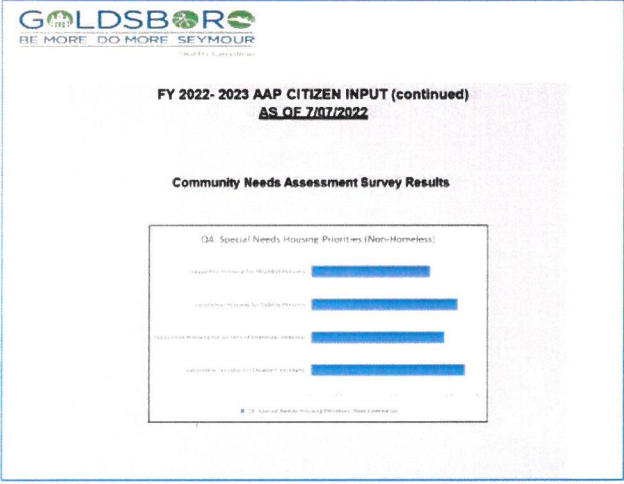
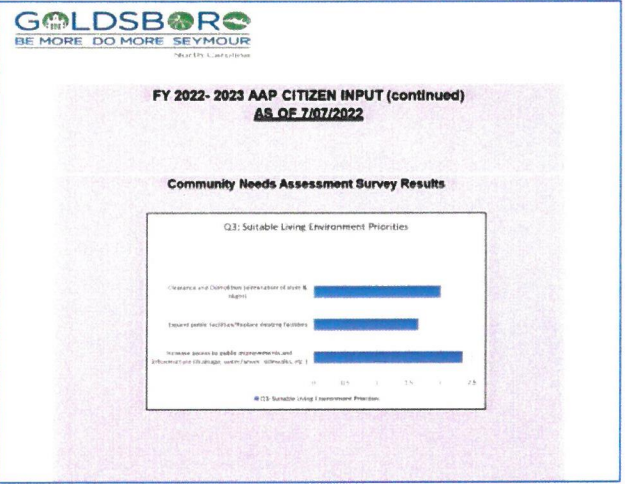
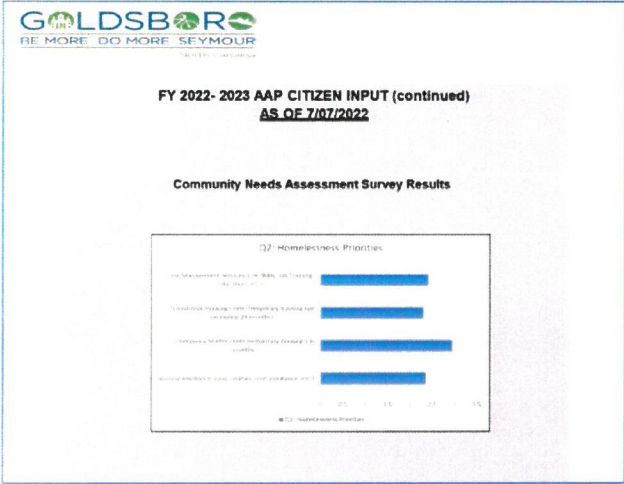
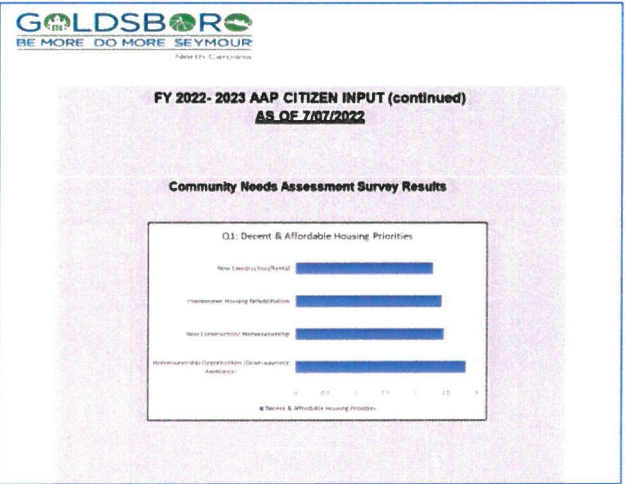
TYPE	COMMENTS
Public Meeting - Commission on Community Relations & Development (8/21/2022)	Comment 1: Funding should be geared towards assisting homeless population
In Attendance: 13 Comments: 3	Comment 2: More emphasis should be placed on Housing Rehabilitation, increase Homeownership/Down Payment Assistance. City should consider developing an Affordable Housing Commission. City should consider developing an Affordable Housing Strategic Plan
	Comment 3: More focus should be on community outreach to ensure all are engaged in the planning process

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**FY 2022-2023 AAP CITIZEN INPUT (continued)**  
**AS OF 7/07/2022**

**TYPE**  
Community Needs Assessment Survey

- Distributed via City website and available in public locations
- Respondents asked to rank from highest to lowest priority within the following priority categories
  - Decent & Affordable Housing Priorities
  - Homelessness Priorities
  - Suitable Living Environment Priorities
  - Special Needs Housing (non-homeless) Priorities
  - Public Services Priorities
- Received - 126  
(5 handwritten / 121 online)



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**FY2022-2023 FUNDING ALLOCATIONS**

Source of Funds	Expected Amount
Community Development Block Grant (CDBG)	Annual Allocation: \$ 358,997 Program Income: \$ 0 Prior Year Resources: \$ 443,415 <b>Total: \$ 802,412</b>
HOME Investment Partnership (HOME)	Annual Allocation: \$ 280,170 Program Income: \$ 1,920 Prior Year Resources: \$ 904,597 <b>Total: \$ 1,186,687</b>
Community Development Block Grant - Coronavirus (CDBG-CV)	Annual Allocation: \$ 0 Program Income: \$ 0 Prior Year Resources: \$ 399,247 <b>Total: \$ 399,247</b>
<b>TOTAL RESOURCES</b>	<b>\$2,388,346</b>

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**FY22-23 PROGRAM BUDGET**

Program Activity	CDBG	HOME	CDBG CV	HOME ABP	CDBG Prior Year	HOME Prior Year	Total Funding
Homebuyer Assistance	\$0	\$100,000	\$0	\$0	\$0	\$0	\$100,000
Demolition & Clearance	\$50,000	\$0	\$0	\$0	\$100,000	\$0	\$150,000
Public Services	\$53,805	\$0	\$0	\$0	\$0	\$0	\$53,805
CHDO Reserve	\$0	\$42,026	\$0	\$0	\$0	\$0	\$42,026
Administration	\$71,739	\$28,015	\$54,405	\$45,396	\$0	\$0	\$199,555
Homeowner Rehab.	\$163,153	\$37,710	\$0	\$0	\$0	\$100,000	\$300,863
Homeowner Rehab. Project Delivery	\$20,000	\$0	\$0	\$0	\$0	\$0	\$20,000
Affordable Housing (Rental/Homeownership)	\$0	\$72,418	\$0	\$0	\$0	\$804,597	\$877,015







The subject property is not located in a Special Flood Hazard Area. City water is not available to serve the property, however, City sewer is available within 1,000 ft. of the subject property along S. NC 111 HWY.

Most of the subject property is satellite annexed into the City limits. A portion of the subject property is located in Wayne County, which is outside of the City’s one mile ETJ. Since the property is within 1,000 ft. of City utilities, the owner/developer will be required to connect to available utilities and satellite annex all new development into the City limits of Goldsboro.

Lastly, the owner/developer will be required subdivide the property in accordance with the City’s subdivision ordinances.

Base officials have been contacted regarding the conditional zoning proposal. Although a very small portion on the southern side of the subject property falls within the 65-69 day-night average sound level (DNL) noise zone, most of the property falls within the 70-74 DNL noise zone. According to the AICUZ report, residential use in this area is strongly discouraged. However, if the City determines that there is a community need for housing in the area, measures to achieve an outdoor to indoor noise level reduction (NLR) of at least 30 decibels should be required.

No action necessary. The Planning Commission will have a recommendation for City Council at its regularly scheduled meeting on August 1, 2022.

Mayor Ham opened the public hearing, no one spoke and the public hearing was closed.

**Z-16-22 Greenleaf Christian Church (GB & R6 to O&I-1) – East side of N. William St. located north of Orange St. Public Hearing Held.**

ADDRESS: 2110 N. William St.  
PARCEL #: 3600342975, 3600343969, 3600351150, 3600352150  
PROPERTY OWNER: Greenleaf Christian Church  
APPLICANT: E. Scott Edwards

The applicant is requesting a change of zone for the subject properties from the General Business (GB) and Residential (R-6) Zoning District to the Office & Institutional (O&I-1) Zoning District. The purpose of the Office & Institutional district is to provide for the development of office and community institutions that have similar development characteristics and require locations close to residential and commercial uses. This district discourages commercial uses and forbids industrial uses.

Frontage: Approximately 300’ of total frontage on N. William St.  
Area: Approximately 2.06 acres (total of all four parcels)

SURROUNDING ZONING:  
North: Office & Institutional (O&I-1)  
South: General Business (GB) & Residential (R-6)  
East: Residential (R-6)  
West: General Business (GB)

The parcels proposed to be rezoned currently are vacant.

The City’s Land Use Plan locates these parcels within two separate land use designations. Three parcels are located within the Commercial land use designation. The corresponding zoning districts for the Commercial designation are as follows; Neighborhood Business (NB), Highway Business (HB), Shopping Center, General Business (GB), and Airport Business (AB). This districts intent is to prohibit commercial encroachment upon existing residential neighborhoods while controlling strip development and emphasizing infill development in existing commercial locations. The other parcel falls within the High-Density Residential designation. The corresponding zoning districts for the High-Density Residential designation are as follows; Residential (R-6), Residential (RM-8), Residential (R-9) and Residential (R-12). This district was designated based off existing residential land uses, residential development patterns, and existing infrastructure or where plans exist to extend infrastructure. The proposed Office & Institutional (O&I-1) Zoning District is not a corresponding zoning district with the Commercial designation or the High-Density Residential designation.

This is a conventional rezoning and all potential uses allowed in the Office & Institutional (O&I-1) Zoning District, as well as the proposed rezonings compatibility with the Goldsboro Comprehensive Land Use Plan are to be considered. Any use of the property will be required to comply with the Goldsboro Unified Development Ordinance. The properties proposed to be rezoned are adjacent to an existing O&I-1 zoned property, which has a Church located upon it. All properties are under the same ownership as the church and if rezoned, they would satisfy a component of the O&I-1 Zoning District purpose which is to provide office and community institutions in locations close to residential and commercial use.

Staff has distributed this proposed rezoning to several different departments as well as Seymour Johnson Air Force Base and NCDOT. During the review process Seymour Johnson indicated that this proposal is located within the Outer

Horizontal Surface and the recommended maximum height above sea level in this area is 559 feet. NCDOT driveway permits would be needed in the future once the use of the properties is determined.

Subject property is located within the City limits of Goldsboro. As such, City water and sewer are available to serve the property. The property is not located within a special flood hazard area.

No action necessary. The Planning Commission will have a recommendation for the Council’s meeting on August 1, 2022.

Mayor Ham opened the public hearing, no one spoke and the public hearing was closed.

**SU-6-22 Indoor Playground – South side of Wayne Memorial Drive, between E. Lockhaven Drive and E. US 70 Hwy. Public Hearing Held.** After being properly sworn in, Austin Brinkley, Assistant Planning Director presented the following item.

ADDRESS: 2110 Wayne Memorial Drive  
PARCEL #: 3600900629  
PROPERTY OWNER: Hunter Porter  
APPLICANT: Huayun Yu

The applicant requests a Special Use Permit for the operation of a place of entertainment (no ABC permit), located in the Shopping Center (SC) zoning district. The Shopping Center district is established to provide for a mix of office, retail and service establishments in one development. Due to high visibility, typically large size and single ownership/management of shopping centers, the district encourages the coordinated planning and design of structures, pedestrian ways, parking/loading, landscaping/buffering, signage and lighting. The district is intended to promote high quality, unified and accessible developments serving the needs of the community and surrounding area.

According to the City’s Unified Development Code, place of entertainment (no ABC permit) is a permitted use in the Shopping Center (SC) zoning district only after the obtainment of a Special Use Permit approved by City Council.

Frontage: 360 ft.  
Area: 12.73 acres  
Zoning: Shopping Center (SC)  
Existing Use: Currently, the tenant space is vacant.

The City’s Land Use Plan locates this parcel within the Commercial land use designation. The corresponding zoning districts for the Commercial designation are as follows; Neighborhood Business (NB), Highway Business (HB), Shopping Center (SC), General Business (GB), and Airport Business (AB). This districts intent is to prohibit commercial encroachment upon existing residential neighborhoods while controlling strip development and emphasizing infill development in existing commercial locations.

Approval criteria of a place of entertainment with no ABC permit requiring a special use permit from Goldsboro City Council are as follows:

1. Upon a finding that there has been an increase in the volume, intensity or frequency of the use or a use different than set forth in the special use permit, the reviewing authority after a public hearing may modify, suspend or revoke the special use permit.
2. Six copies of the floor plan, drawn to scale, shall be submitted indicating the proposed uses within the structure including the location and number of all games and amusements.
3. A satisfactory statement setting forth the method and frequency of litter collection and disposal shall be submitted with the site plan.

The applicant has submitted a floor plan which indicates compliance with the above-listed approval criteria for a place of entertainment with no ABC permit in the Shopping Center (SC) zoning district.

Access to the site exists via two 35 ft. driveways on either side of the property from Wayne Memorial Drive.

There currently exists ample parking for the shopping center. No additional parking is required.

Sidewalks are currently in place.

Interconnectivity currently exists with properties both to the east and west of this shopping center.

City water and sewer are available to serve the property. The property is no located in a flood zone.

There are no landscaping requirements.

Commercial dumpsters are currently in use for this shopping center. Applicant will be using existing commercial dumpsters.

Staff has distributed this proposed special use permit to several different departments as well as Seymour Johnson Air Force Base and NCDOT. During this review process Seymour Johnson indicated that this proposal is located within the Outer Horizontal Surface and the recommended maximum height above sea level in this area is 559 feet.

The Fire Marshall has indicated that due to an occupancy change, a Code Summary Sheet will need to be provided by a North Carolina Licensed Engineer.

Mayor Ham opened the public hearing, no one spoke and the public hearing was closed.

Council shall now close the Public Hearing, enter into deliberation, and vote on each of the four findings in order to determine whether or not the Special Use Permit shall be issued. See the attached worksheet for the four findings to be voted on and staffs comments related to each finding. Council shall sign the Order to Approve or Deny, that reflects the results of the hearing and deliberation at the August 1, 2022 City Council meeting.

1. Mayor Pro Tem Polack made a motion that the use will not materially endanger the public health or safety. The motion was seconded by Councilman Gaylor and unanimously carried.
2. Councilwoman Jones made a motion to agree that the use will not substantially injure the beneficial use of adjoining or abutting property. The motion was seconded by Mayor Pro Tem Polack and unanimously carried.
3. Councilman Gaylor made a motion to agree that the use will be in harmony with existing development and uses within the area in which it is located. The motion was seconded by Councilwoman Jones and unanimously carried.
4. Councilman Gaylor made a motion to agree that the use will be in general conformity with the City of Goldsboro Comprehensive Land Use Plan. The motion was seconded by Mayor Pro Tem Polack and unanimously carried.

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

1. Viola Ryals Figueroa shared concerns about recent break-ins at the Veterans and Command Center, a non-profit agency.

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

**Consent Agenda – Approved as Recommended.** City Manager Tim 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. Item Q, Amendment to the Friends of Seymour Agreement was removed during the Adoption of the Agenda. Councilman Gaylor moved the items on the Consent Agenda, Items J-R minus Q be approved as recommended by the City Manager and staff. The motion was seconded by Mayor Pro Tem Polack and a roll call vote resulted in all members voting in favor of the motion.

The items on the Consent Agenda were as follows:

**Resolution Authorizing the City Manager to Sign a Contract with Atlantic Coast Fire Trucks (ACFT) to Purchase a 2023 Smeal Rear Mount 75’ Aerial Truck. Resolution Adopted.** The Fire Department has presented the need for replacement vehicles to the City Council. Council approved the purchase of a new fire truck to replace Engine 2, a 2000 E-One Rear Mount 75’ Aerial Truck on June 20, 2022.

In accordance with the Goldsboro Fire Department Capital Improvement Plan, the purchase of a new Smeal Rear Mount 75’ Aerial Truck will replace the existing 2000 E-One Quint that is in dire need of replacement. A truck committee was created and various vendors and fire departments were contacted to review specifications and operate various types of vehicles. After reviewing options and co-op contracts, the Smeal offers the best option to meet our needs as well as the best customer service and warranties. ACFT provided a contract to be signed by the City Manager to secure the build of the apparatus. The current build time for the apparatus is 410 days or less. Due to price increases set to take place on July 1, 2022, Council was asked to give consent to the City Manager to sign a Letter of Intent to secure the Purchase Price prior to increases. This Letter of Intent was signed and sent to the vendor for their signature.

It was recommended that Council approve the following entitled Resolution allowing the City Manager to sign the contract with Atlantic Coast Fire Trucks for the purchase of a 2023 Smeal Rear Mount 75’ Aerial Truck not to exceed \$1,109,995.00. Consent Agenda Approval. Gaylor/Polack (6 Ayes)

*RESOLUTION NO. 2022-61 “RESOLUTION ALLOWING THE CITY MANAGER TO SIGN THE PURCHASE AGREEMENT WITH ATLANTIC COAST FIRE TRUCKS FOR THE PURCHASE OF A 2023 SMEAL REAR MOUNT 75’ AERIAL TRUCK FOR NOT MORE THAN \$1,109,995”*



**DLCM Loves the 919 Community Fun Day – Temporary Street Closure. Approved.** The Deeper Life Church Ministries (DLCM) is sponsoring the DLCM Loves the 919 Community Fun Day which utilizes this time to bring joy and show love to our community with food, fun, games, and entertainment.

The events will be hosted at The Hub on South Center Street and the vacant field (Freedom Field) at Center and Spruce Street from 11:00am – 3:00pm on July 23, 2022. The Deeper Life Church Ministries is requesting the closure of the 200 block of South Center Street, to include both lanes of the 200 block of South Center Street from Spruce Street to Chestnut Street from 8:00am – 4:00pm.

- As with all downtown events, affected city departments will be contacted and the following concerns are to be addressed:
- 1. All intersections remain open for Police Department traffic control.
  - 2. A 14-foot fire lane is to be maintained to provide access for fire and emergency vehicles.
  - 3. All activities, change in plans, etc., will be coordinated with the Police Department.
  - 4. The Police and Fire Departments should be involved in the logistical aspects of the Event.

It was requested that Council grant the requested temporary closing of the 200 block of South Center Street from Spence to Chestnut Street as stated above. Consent Agenda Approval. Gaylor/Polack (6 Ayes)

**Heart of Fun Anniversary – Temporary Street Closure. Approved.** The Ice Storm will be sponsoring the Heart of Fun Anniversary Celebration and Customer Appreciation.

The events will be hosted at The Ice Storm from 12:00pm – 5:00pm on July 31, 2022. The Ice Storm is requesting the closure of South Center Street, to include the northbound lane of South Center Street from Walnut Street to Chestnut Street from 8:00am – 8:00pm.

- As with all downtown events, affected city departments will be contacted and the following concerns are to be addressed:
- 1. All intersections remain open for Police Department traffic control.
  - 2. A 14-foot fire lane is to be maintained to provide access for fire and emergency vehicles.
  - 3. All activities, change in plans, etc., will be coordinated with the Police Department.
  - 4. The Police and Fire Departments are to be involved in the logistical aspects of the Event.

It was requested that Council grant the requested temporary closing of the northbound lane of South Center Street from Walnut Street to Chestnut Street as stated above. Consent Agenda Approval. Gaylor/Polack (6 Ayes)

**Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 1004 Ivy Street to Janice Johnson. 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))

1004 Ivy Street  
Offeror: Janice Johnson  
Offer: \$1,040.00  
Bid Deposit: \$52.00  
Parcel #: 51771                      Pin #: 3509311601  
Tax Value: \$2,080.00              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 was recommended that Council accept or reject offer on 1004 Ivy Street, and if accepted, adopt the following entitled resolution authorizing Finance to advertise for upset bids.

Councilman Broadaway made a motion to accept the offer of \$1,040.00 for the property. The motion was seconded by Mayor Pro Tem Polack and unanimously carried. Consent Agenda Approval. Gaylor/Polack (6 Ayes)

*RESOLUTION NO. 2022-62 “RESOLUTION AUTHORIZING UPSET BID PROCESS”*

**Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 1005 Ivy Street to Janice Johnson. Resolution Adopted.** Staff has received an offer to purchase city/county 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))

1005 Ivy Street  
Offeror: Janice Johnson

Offer: \$1,230.00  
Bid Deposit: \$61.25  
Parcel #: 51766 Pin #: 3509310786  
Tax Value: \$2,450.00 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.

It was recommended that the City Council, Accept or reject offer on 1004 Ivy Street, and if accepted, adopt the following entitled resolution authorizing Finance to advertise for upset bids.

Mayor Pro Tem Polack made a motion to accept the offer for 1005 Ivy Street. The motion was seconded by Councilman Broadway and unanimously carried. Consent Agenda Approval. Gaylor/Polack (6 Ayes)

*RESOLUTION NO. 2022-63 “RESOLUTION AUTHORIZING UPSET BID PROCESS”*

**Establishing a Grant Project Ordinance – Quint Aerial Fire Truck Capital Project Fund (F3111). Ordinance Adopted.** City Council approved an expenditure appropriation for a new aerial fire truck with the FY22-23 adopted annual operating budget.

The construction and delivery of the truck will take longer than a fiscal year, and the City plans on borrowing the funds for the purchase of the truck. General Statute §159-13.2 authorizes local governments to account for this type of project in a grant project ordinance which will span the life of the project.

The approved cost from the FY22-23 budget is \$1,136,600.00, and an additional \$15,000.00 needs to be added to cover the cost of financing the equipment for a total project cost of \$1,151,600.00.

It is necessary to appropriate the expenditures so that staff may execute a contract and purchase order for the fire truck, and this will be funded with an appropriation of debt proceeds.

It was recommended that the following entitled Grant Project Fund Ordinance for the Quint Aerial Fire Truck Capital Project Fund (F3111) be approved. Consent Agenda Approval. Gaylor/Polack (6 Ayes)

*ORDINANCE NO. 2022-32 “AN ORDINANCE ESTABLISHING A GRANT PROJECT FUND FOR THE QUINT AERIAL FIRE TRUCK CAPITAL PROJECT FUND (F3111)”*

**Operating Budget Amendment FY22-23. Ordinance Adopted.** Council adopted the FY22-23 operating budget at the June 20, 2022 Council meeting. The operating annual budget may be amended from time to time in order to adjust to current operating conditions.

There are several technical corrections that need to be made to the adopted FY23 budget.

Appropriations for the Procurement Card to comply with NC GS §159 which requires that all obligations be pre-audited before being incurred even for electronic transactions. The estimated expenditures are \$1,140,000.00, and will be funded with internal billings to each department.

The Fire Department was approved to purchase an aerial fire truck. Since the construction of the fire truck will take longer than a year and will be funded with debt proceeds, it is allowable to account for this type of expenditure in a grant project ordinance. A grant project ordinance has been presented at this meeting to account for the aerial fire truck. Expenditures are being reduced \$1,136,600.00 with corresponding reduction of debt proceeds revenue of the same amount to avoid any duplication.

As was previously presented to Council, the ARPA funding of \$8,813,514.00 is being accounted for in a grant project ordinance (R1107). The adopted FY22 and FY23 budgets were balanced by using these revenues to offset salaries and benefits for government services as is permitted by the revenue replacement option afforded by the U.S. Treasury. The FY23 operating budget was presented showing revenues of \$3,164,835.00 in the General Fund and \$1,974,038.00 in the Utility Fund which represents the portion of salary and benefits expected to be recouped in the current fiscal year. In accordance with guidance provided by the School of Government, the City is accounting for the expenditures in the grant project ordinance, so an operating budget amendment is necessary to reduce the expenditures of salary and benefits in each department as estimated, and as such a reduction in the corresponding revenue from federal grants is also required. This will correct the duplication in the operating budget.

It was recommended that Council adopt the following entitled FY22-23 Operating Budget amendment for the General Fund and Utility Fund. Consent Agenda Approval. Gaylor/Polack (6 Ayes)

*ORDINANCE NO. 2022-33 “AN ORDINANCE AMENDING THE BUDGET ORDINANCE OF THE CITY OF GOLDSBORO FOR THE 2022-23 FISCAL YEAR”*

**Departmental Monthly Reports. Accepted as Information.** The various departmental reports for June 2022 were submitted for Council approval. It was recommended that Council accept the reports as information. Consent Agenda Approval. Gaylor/Polack (6 Ayes)

**End of Consent Agenda.**

**Items Requiring Individual Action.**

**Z-9-22 Xieu Van Nguyen (GB-CBD) – West side of N. George St. between W. Oak St. and W. Ash St. Ordinance Adopted.**

ADDRESS: 311 N. George St.  
PARCEL #: 2599872447

The applicant is requesting a change of zone for the subject property from the General Business (GB) Zoning District to the Central Business District (CBD) Zoning District. The purpose of the Central Business District is to maintain and strengthen the concentration of commercial, service, residential and institutional uses that serve the entire community.

Frontage: 70 ft. (N George St.)  
Area: 23,522 sq. ft. or 0.54 acres

**SURROUNDING ZONING:**

North: General Business (GB)  
South: Central Business District (CBD)  
East: General Business (GB)/Central Business District (CBD)  
West: Office and Institutional (O & I-1)

The property currently consists of a structure that previously utilized its first floor for commercial retail.

The City’s Land Use Plan locates this parcel within the Mixed-Use Downtown designation. The Central Business District (CBD) is listed as a corresponding and preferred zoning district for the Mixed-Use Downtown designated area. This district encourages a mix of high intensity, pedestrian oriented uses compatibly designed and arranged around the existing compact core.

This is a conventional rezoning and all potential uses allowed in the Central Business District (CBD) as well as the proposed rezonings compatibility with the Goldsboro Comprehensive Land Use Plan are to be considered. Any use of the property will be required to comply with the Goldsboro Unified Development Ordinance.

Subject property is located within the City limits of Goldsboro. As such, City water and sewer are available to serve the property. The property is not located within a special flood hazard area.

It was recommended that Council accept the recommendation of the Planning Commission and, find the proposed zoning amendment consistent with the City’s adopted Comprehensive Land Use Plan, and adopt an Ordinance changing the zoning for the property from General Business (GB) to Central Business District (CBD).

A motion was made by Councilman Broadway to accept the recommendation of the Planning Commission, find the proposed zoning amendment consistent with the City’s adopted Comprehensive Land Use Plan, and adopt an Ordinance changing the zoning for the property from General Business to Central Business District. The motion was seconded by Councilman Gaylor and unanimously carried. Council adopted the following entitled Ordinance.

*ORDINANCE NO. 2022-34 “AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GOLDSBORO, NORTH CAROLINA”*

**Z-10-22 The Housing Authority of the City of Goldsboro (R6-O&I-1) – East side of Dupont Cir. Located off W. Oak St. Referred back to the Planning Commission.**

ADDRESS: 138 Dupont Cir.  
PARCEL #: 2599687977 (portion of parcel proposed to be rezoned)

The applicant is requesting a change of zone for the subject property from the Residential (R-6) Zoning District to the Office & Institutional (O&I-1) Zoning District. The purpose of the Office & Institutional district is to provide for the development of office and community institutions that have similar development characteristics and require locations close to residential and commercial uses. This district discourages commercial uses and forbids industrial uses.

Frontage: To be determined by survey  
Area: To be determined by survey

The portion proposed to be rezoned will be surrounded by Residential (R-6) zoning on all sides.



The portion proposed to be rezoned currently consists of a vacant office building.

City’s Land Use Plan locates this parcel within the High-Density Residential designation. The corresponding zoning districts for the High-Density Residential designation are as follows; Residential (R-6), Residential (RM-8), Residential (R-9) and Residential (R-12). This district was designated based off existing residential land uses, residential development patterns, and existing infrastructure or where plans exist to extend infrastructure. The proposed Office & Institutional (O&I-1) Zoning District is not a corresponding zoning district with the High-Density Residential designation.

This is a conventional rezoning and all potential uses allowed in the Office & Institutional (O&I-1) Zoning District, as well as the proposed rezonings compatibility with the Goldsboro Comprehensive Land Use Plan are to be considered. Any use of the property will be required to comply with the Goldsboro Unified Development Ordinance.

Subject property is located within the City limits of Goldsboro. As such, City water and sewer are available to serve the property. The property is not located within a special flood hazard area.

Due to the applicant failing to provide a survey that clearly delineates the portion of the parcel that is proposed to be rezoned, staff recommended that Council refer this rezoning request back to the Planning Commission to be reviewed only when the applicant is able to provide a survey that clearly indicates the area that is proposed to be rezoned. Once this has been satisfied, the rezoning request shall be brought back before Council.

A motion was made by Councilman Broadaway that Council refer the request back to the Planning Commission. The motion was seconded by Councilwoman Jones and unanimously carried.

**Z-11-22 Efinicia Storage (NB-GB) – East side of S. Berkley Blvd. located on the corner at its intersection with East St. Ordinance Adopted.**

ADDRESS: 200 S. Berkley Blvd.  
PARCEL #: 3519103763

The applicant is requesting a change of zone for the subject property from the Neighborhood Business (NB) Zoning District 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 main difference in the purpose and intent of the Neighborhood Business District in comparison to the General Business District is that where the NB district is designed to provide services and commercial use to the immediate surrounding neighborhoods, the GB district is designed to provide a wider range of services and commercial use to the entire community.

Frontage: 90.78 ft. (S. Berkley Blvd.) 242 ft. (East St.)  
Area: 21,344 sq. ft. or 0.49 acres

- SURROUNDING ZONING:
- North: Neighborhood Business (NB)/General Business (GB)
  - South: Neighborhood Business (NB)/General Business (GB)
  - East: Neighborhood Business (NB)/General Business (GB)
  - West: General Business (GB)/Shopping Center (SC)

The property currently consists of a residential duplex.

The City’s Land Use Plan locates this parcel within the Mixed-Use 1 designation. The Mixed-Use 1 designations corresponding zoning districts are as follows: Office Residence (OR), Office & Institutional (O&I-1), Office & Institutional (O&I-2) and Neighborhood Business (NB). This category is designed to have a mixture of uses and have minimum impact on an adjacent area. Due to the parcel’s frontage on S. Berkley Blvd., the impact on surrounding areas should be minimal due to the easy accessibility of the property located on a major thoroughfare within the City.

This is a conventional rezoning and all potential uses allowed in the General Business District (GB) as well as the proposed rezonings compatibility with the Goldsboro Comprehensive Land Use Plan are to be considered. Any use of the property will be required to comply with the Goldsboro Unified Development Ordinance.

Subject property is located within the City limits of Goldsboro. As such, City water and sewer are available to serve the property. The property is not located within a special flood hazard area.

It was recommended that Council accept the recommendation of the Planning Commission and, find the proposed zoning amendment inconsistent with the City’s adopted Comprehensive Land Use Plan, acknowledging that the proposed rezoning would however be reasonable and in public interest, and adopt an Ordinance changing the zoning for the property from Neighborhood Business (NB) to General Business (GB) and the Comprehensive Land Use Map from the Mixed-Use 1 designation to the Commercial designation.

A motion was made by Councilman Broadway to accept the recommendation of the Planning Commission and adopt an Ordinance. The motion was seconded by Councilman Gaylor and unanimously carried. Council adopted the following entitled Ordinance.

*ORDINANCE NO. 2022-35 “AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AND COMPREHENSIVE LAND USE MAP OF THE CITY OF GOLDSBORO, NORTH CAROLINA”*

**Z-12-22 Bloom Village (R12-R6) – South side of E. New Hope Rd. between Bear Creek Rd. and Newsome Rd. Ordinance Adopted.**

ADDRESS: E. New Hope Rd.  
PARCEL #: 3529-75-9880

The subject property is currently vacant and undeveloped.

Frontage:        Approximately 60ft. (E. New Hope Rd.)  
                      Approximately 15ft. (E. New Hope Rd.)  
Area:             437,488 sq. ft. or 10.05 acres

SURROUNDING ZONING:  
North:           Residential (R16);  
South:           Residential (R12RM-NC);  
East:            Residential (R12/R6/R6RM-NC), Neighborhood Business (NB/NBRM-NC), Residential-  
                      Manufactured (RM9); and  
West:            Residential (R12)

The applicant requests to rezone the property from Residential (R12) to Residential (R6). If rezoned, the applicant will be required to meet the regulations of the Residential (R6) zoning district. The purpose of the Residential (R6) zoning district is to accommodate both single and multifamily residential uses and to prohibit all activities of a commercial nature.

The City’s Land Use Plan recommends Medium-Density Residential development for the property. According to the Plan, higher residential densities should be encouraged where “infill” development or development of vacant parcels accessible to City water and sewer services exist.

The subject property is not located in a Special Flood Hazard Area. City water and sewer utilities are available within 1,000 ft. of the subject property along E. New Hope Rd.

The subject property is located outside of the corporate limits of the City of Goldsboro. If the property is developed for future use, the owner/developer will be required to annex the property into the City limits.

It was recommended that Council accept the recommendation of the Planning Commission and, find the proposed zoning amendment inconsistent with the City’s adopted Comprehensive Land Use Plan, acknowledging that the proposed rezoning would however be reasonable and in public interest, and that the Medium-Density Residential land use designation does indicate as areas receive water and sewer service that higher residential densities should be allowed, and adopt an Ordinance changing the zoning for the property from Residential (R-12) to Residential (R-6) and the Comprehensive Land Use Map from the Medium-Density Residential designation to the High-Density Residential designation.

A motion was made by Mayor Pro Tem Polack to accept the recommendation of the Planning Commission and adopt an Ordinance. The motion was seconded by Councilwoman Matthews and unanimously carried. Council adopted the following entitled Ordinance.

*ORDINANCE NO. 2022-36 “AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AND COMPREHENSIVE LAND USE MAP OF THE CITY OF GOLDSBORO, NORTH CAROLINA”*

**Z-13-22 The Shelton (GB/R16-R9CZ) – South side of E. HWY 70 between Miller’s Chapel Road and E. Ash St. Extension. Ordinance Adopted.**

ADDRESS: McClain St.  
PARCEL#: 3528-16-0869  
                      3528-16-2497 (Portion of)  
APPLICANT: Alan Jackson

The subject property is currently vacant and undeveloped.

Frontage:        3528-16-0869: Approximately 145 ft. (E. HWY 70)  
                      3528-16-2497: Approximately 505 ft. (E. HWY 70)

Acreage: 3528-16-0869: Approximately 761,997 sq. ft. or 17.5 acres  
3528-16-2497: Approximately 477,919 sq. ft. or 11 acres

**SURROUNDING ZONING:**

North: Residential (R16)/General Business (GB);  
South: General Business (GB);  
East: General Business (GB)/Wayne Co. Light Industrial (LI); and  
West: General Business (GB)

The applicant requests to rezone the property from General Business (GB)/ Residential (R16) to Residential (R9) Conditional Zoning for the purposes of limiting the development to a one hundred (100) unit duplex development. If rezoned, the applicant will be required to meet the regulations of the Townhome and Multi-Family Development Design Standards of the Residential (R9) zoning district. The purpose of the Residential (R9) zoning district is to accommodate both single and multifamily residential uses and to prohibit all activities of a commercial nature. Site and landscape plans will be required and approved by City officials before construction permits can be issued in the future.

The City's Land Use Plan recommends Commercial development for all of Parcel 3528-16-0869 and most of Parcel #3528-16-2497. A small portion of Parcel #3528-16-2497 is recommended for Industrial Development.

The subject property is not located in a Special Flood Hazard Area. City water and sewer utilities are available within 1,000 ft. of the subject property along E. New Hope Rd.

A small portion of the subject properties are located within the City limits. Most of the subject properties are located outside of the City limits. If the properties are developed for future use, the owner/developer will be required to recombine the properties into one and annex the property into the City limits.

Base officials have been contacted regarding the conditional zoning proposal. Because the subject properties fall within the 65-69 DNL noise overlay zone, residential use in this area is discouraged. However, if the City determines that there is a community need for housing in the area, measures to achieve an outdoor to indoor noise level reduction (NLR) of at least 25 decibels should be required.

At the public hearing on June 20, 2022, no one appeared to speak for or against the proposal.

On June 27, 2022, the Planning Commission made a recommendation to rezone the property from General Business (GB)/Residential (R16) to Residential (R9) Conditional Zoning limiting the development to a one hundred (100) unit duplex development.

It was recommended that Council accept the recommendation of the Planning Commission and, find the proposed Residential (R9) Conditional Zoning District is reasonable and in the public interest, however, inconsistent with the City's Comprehensive Land Use Plan, and adopt an Ordinance changing the Official Zoning Map for the property from General Business (GB)/Residential (R16) to Residential (R9) Conditional Zoning and the Comprehensive Land Use Map from Commercial and Industrial designations to the High-Density designation.

Councilman Gaylor inquired about multiple points of entry in the city's site plan reviews.

A motion was made by Councilman Gaylor to accept the recommendation of the Planning Commission and adopt an Ordinance. The motion was seconded by Councilman Broadaway, and unanimously carried. Council adopted the following entitled Ordinance.

*ORDINANCE NO. 2022-37 "AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AND COMPREHENSIVE LAND USE MAP OF THE CITY OF GOLDSBORO, NORTH CAROLINA"*

**SU-4-22 Used Auto Sales – South side of US Hwy 117 S, southwest of the intersection of W. Arrington Bridge Rd. and US Hwy 117 S. Order Adopted.**

ADDRESS: 1924 US Hwy 117 S  
PARCEL #: 2598332845  
PROPERTY OWNER/APPLICANT: Wooten Development Company

The applicant requests a Special Use Permit for the operation of a used auto sales lot located in the General Industry (I-2) zoning district.

According to the City's Unified Development Code, used automobile sales is a permitted use in the General Industry (I-2) zoning district only after the obtainment of a Special Use Permit approved by City Council.

Frontage: 87 ft.  
Area: 0.59 Acres  
Zoning: General Industry (I-2)



Currently, the existing lot is vacant and undeveloped.

Approval criteria of used automobile sales requiring a special use permit from Goldsboro City Council are as follows:

1. The minimum lot area is 15,000 sq. ft.
2. The minimum lot frontage and width shall be 100 ft., unless the cars for sale are driven to the site or delivered by nothing larger than a two-car carrier. If either of these conditions is met, there shall be no minimum lot frontage or width.
3. Parking of used vehicles or customer vehicles shall not be allowed within the required street yard landscape area.
4. No vehicles for sale shall be parked within 20 ft. of residentially zoned property.
5. All vehicular display areas shall be improved with approved surfaces, curb, and gutter in accordance with the City's UDO.

The applicant has submitted a preliminary site plan which indicates compliance with the above-listed approval criteria for used automobile sales as a special-use in the General Industry (I-2) zoning district.

In addition, the site plan shows an existing modular style office building of approximately 200 sq. ft. proposed for use as an office for automobile sales, record-keeping, and a public restroom. Applicant will be required to ensure the structure meets North Carolina State Commercial Building Code standards.

Access to the site will be provided directly from US Hwy 117 S by an existing 25 ft. wide gravel access drive, which is to be paved.

Parking for the site requires 1 space per employee and 5 customer spaces. A total of 7 paved parking spaces are proposed to include 1 handicap accessible space.

External sidewalks are required for the site in accordance with the City's UDO, or a fee in lieu of will be required instead.

Interconnectivity currently exists with the Circle K gas station to the east of the property.

City water is available to serve the subject property and sewer is served by a septic system. The property is located within a 100-year special flood hazard area. Since the proposed disturbed area is less than .5 acres, City Engineering will not require drainage plans.

A maple tree has been shown along the frontage of the property to serve as required street trees for the site. Due to existing site conditions, landscape buffer yards have not been shown on the preliminary site plan. City Planning will ensure that all buffer yard standards are satisfied through the site plan review process.

Collection has been identified on the submitted plans as being bi-weekly by a private carrier. Commercial dumpsters have not been proposed at this time. City Planning will ensure proper screening of refuse collection areas if proposed in the future.

At the public hearing held on June 20, 2022, no one spoke for or against the request.

It was recommended that Council accept the recommendation of the Planning Commission and approve the Special Use Permit #SU-4-22 for Used Auto Sales to be located at 1924 US Hwy 117 S. and within the General Industry (I-2) zoning district and,

1. Adopt an Order approving the Special Use Permit #SU-4-22 for Used Auto Sales due to the fact that the request does satisfy the general conditions imposed on the Council in its deliberations for issuing a Special Use Permit under Sections 2.4.10 Special Use Permits and Section 5.5.4 Special Use Specific Regulations, and based on the following findings of fact:
2. The permit request **IS** within its review authority according to 5.4 Table of Permitted Uses;
3. The application **IS** complete;
4. The development **WILL** comply with the requirements of the Unified Development Ordinance;
5. The development **WILL NOT** materially endanger the public health or welfare;
6. The development **WILL NOT** substantially injure the beneficial use of adjoining or abutting property;
7. The development **WILL** be in harmony with existing development and uses within the area in which it is located; or
8. The development **WILL** be in general conformity with the Comprehensive Plan, Thoroughfare Plan or other plan officially adopted by Council.

A motion was made by Councilwoman Jones to accept the recommendation of the Planning Commission. The motion was seconded by Mayor Pro Tem Polack, and unanimously carried.

**SU-5-22 Pedro Baeza Jr. – (Accessory Dwelling) East side of E. Patetown Rd., corner of E. Patetown & W. New Hope Rd. Order Adopted.**

ADDRESS: 1100 E. Patetown Rd.  
PARCEL #: 3600874938  
PROPERTY OWNER/APPLICANT: Pedro Baeza Jr.

The applicant is requesting a Special Use Permit for an existing accessory structure to be converted into an accessory dwelling. This property is within the Residential 16 (R-16) Zoning District.

According to the City’s Unified Development Code, Table 5.4 Permitted Uses and Section 5.5.4 Special Use Specific Regulations, Accessory Dwellings & Apartments are permitted as a Special Use in the Residential (R-16) Zoning District, provided the City Council votes to issue the permit after the quasi-judicial hearing takes place.

Frontage: 210 ft. (E. Patetown) 202 ft. (W. New Hope)  
Area: 53,143 sq. ft. or 1.22 acres  
Zoning: Residential 16 (R-16)

The structure is currently utilized as a residential accessory structure.

According to the Unified Development Ordinance, a Special Use Permit is required to convert the existing accessory structure into an accessory dwelling. The structure shall meet all approval criteria listed in the UDO. The structure will be required to comply with the North Carolina State Building Code.

Access to the site will be provided from E. Patetown Rd.

The use of an accessory dwelling requires 1 parking space, there is adequate area in the existing driveway to accommodate the 1 required space.

There are no landscaping requirements.

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

At the public hearing held on June 20, 2022, no one spoke for or against the request.

It was recommended that Council accept the recommendation of the Planning Commission and approve the Special Use Permit #SU-5-22 for an Accessory Dwelling to be located at 1100 E. Patetown Rd. and within the Residential (R-16) Zoning District and,

1. Adopt an Order approving the Special Use Permit #SU-5-22 for an Accessory Dwelling due to the fact that the request does satisfy the general conditions imposed on the Council in its deliberations for issuing a Special Use Permit under Sections 2.4.10 Special Use Permits and Section 5.5.4 Special Use Specific Regulations, and based on the following findings of fact:
2. The permit request **IS** within its review authority according to 5.4 Table of Permitted Uses;
3. The application **IS** complete;
4. The development **WILL** comply with the requirements of the Unified Development Ordinance;
5. The development **WILL NOT** materially endanger the public health or welfare;
6. The development **WILL NOT** substantially injure the beneficial use of adjoining or abutting property;
7. The development **WILL** be in harmony with existing development and uses within the area in which it is located; or
8. The development **WILL** be in general conformity with the Comprehensive Plan, Thoroughfare Plan or other plan officially adopted by Council.

A motion was made by Councilman Gaylor to accept the recommendation of the Planning Commission. The motion was seconded by Councilman Broadway, and unanimously carried.

**City Manager’s Report.** Tim Salmon thanked service members for their service. He also shared comments regarding Covid and shared that voluntary water conservation has been rescinded due to recent rain.

**Ceremonial Documents.**

**Resolution Expressing Appreciation for Services Rendered by Carnell L. Britt as an Employee of the City of Goldsboro for More Than 19 Years. Resolution Adopted.** Carnell L. Britt retired on July 1, 2022 as a Firefighter with the City of Goldsboro Fire Department with more than 19 years of service. Carnell began his career on January 6, 2003 as a Firefighter with the City of Goldsboro Fire Department and has served as such until his retirement. Carnell 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 Carnell L. Britt their deep appreciation and gratitude for the service rendered by him to the City over the years and expressed to Carnell their 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 11th day of July, 2022.

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

*RESOLUTION NO. 2022-64 “RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY CARNELL L. BRITT AS AN EMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 19 YEARS”*

**Resolution Commending and Expressing Appreciation to Thomas E. “Gene” Aycock for Serving on the Goldsboro City Council for Ten Years. Resolution Adopted.** Gene Aycock has served this community and the City of Goldsboro well in numerous capacities, including ten years as a member of the Goldsboro City Council, representing District Six, since August 2012. These years of service have been marked by exemplary dedication to the best interests of the community as he has worked constantly for the betterment of its economic, cultural, and aesthetic development. During these years of service, Councilman Aycock has gained the admiration and respect of local officials and citizens for his untiring efforts in improving the lives of citizens in District Six. During his term in office, Councilman Aycock has served as a member of the Transportation Advisory Committee, Law and Finance Committee, GWTA Board of Directors, and various other Special Project Committees. Many projects have commenced and been completed by the City during Councilman Aycock’s years of service, including construction of the Multi-Sports Complex, new Police/Fire Complex, replacement of Fire Station 4, sewer rehabilitation, street resurfacing throughout the city, the Center Street Streetscape Project-Phase II and III, and the renovation of the T.C. Coley Community Center. The Mayor and City Council express to you, Gene Aycock, on behalf of themselves, city employees, and the citizens of the City of Goldsboro, our appreciation and gratitude for your unselfish, devoted, and invaluable service and contributions rendered to the Council and the City of Goldsboro in the many capacities in which you have served, and offered their 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 11th day of July, 2022.

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

*RESOLUTION 2022-65 “RESOLUTION COMMENDING AND EXPRESSING APPRECIATION TO THOMAS E. “GENE” AYCOCK FOR SERVING ON THE GOLDSBORO CITY COUNCIL FOR TEN YEARS”*

**Mayor and Councilmembers’ Comments.**

Councilman Gaylor thanked Gene Aycock for all he has done for the community. He also shared comments and thanked citizens that are assisting the police with recent crime.

Councilwoman Matthews thanked everyone that participated in the recent Listening Tour with her. She shared that city staff is working to address concerns. She also shared the next event will be announced shortly.

Mayor Pro Tem Polack shared he didn’t feel anyone is inferior based on their rent payment or income and its imperative to speak facts. He shared comments about housing. He also acknowledged the passing of Ms. Patricia Hokett.


Councilman Broadway thanked Gene Aycock and wished him good luck.

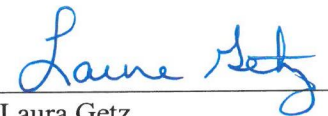
Councilwoman Jones thanked Gene Aycock for his service. She spoke about the Choice Neighborhoods grant and that she is for affordable housing but had concerns about displacement and communication. She also shared concerns about crime.

Mayor Ham shared comments regarding crime and citizen involvement. He shared comments regarding Gene Aycock. He also recognized citizens that have turned at least 100 years in age.

At 9:49 pm, the meeting was recessed until July 15, 2022 at 11:00 am.



  
David Ham  
Mayor

  
Laura Getz  
City Clerk