

AGENDA
PLANNING COMMISSION
Monday, January 27, 2020

I. Swearing in of New Member – Laura Getz

II. Minutes – December 16, 2019 _____

III. BOARD OF ADJUSTMENT PUBLIC HEARING

All persons interested in speaking regarding this case must be sworn in prior to presenting their comments.

- (1) **A-4-19 VARIANCE – 215 N. Virginia Street** – Located on the Southwest corner of the intersection of N. Virginia and W. Ash Streets _____

IV. PLANNING COMMISSION ITEMS

A. Rezoning

- (1) **Z-23-19 D & J Sand and Gravel** – East side of Claridge Nursery Road between W. US 70 Highway and W. US 70 Bypass (R-16 to I-2CD) _____

- (2) **Z-24-19 J.D. Pike Jr.** – West side of N. Center Street between W. Oak Street and W. Ash Street _____

B. Conditional Use Permits

- (1) **CU-13-19 Longhorn Internet Café** – Located on East side of S. US 117 Hwy between Arrington Bridge Road and S. George Street _____

C. Site Plans

- (1) **SITE-22-19 Lot 6 Goldsboro Business Park – Phase I** - Located within the new Goldsboro Business Park on the east side of Patetown Road between Alpha Court and Industry Court _____

V. UPCOMING PUBLIC HEARING / PLANNING COMMISSION ITEMS

PLANNING COMMISSION ITEMS

A. Rezoning

- (1) Z-1-20 Discount Tire 700-704 N. Berkeley Blvd.

B. Conditional Use Permits

- (1) CU-1-20 Amy Batten Dentist – 2300 Wayne Memorial Drive

**Planning Commission Minutes
December 16, 2019**

The Goldsboro Planning Commission met in regular session on Monday, December 16, 2019, at 7:29 p. m., in the Council Chambers, City Hall. The following members were present or absent.

Present: Ms. Barnett
Mr. Boyette
Mr. Slater
Mr. Swindell
Mr. Waters

Absent: Mr. Walston

Also Attending: Mr. Kenny Talton, Zoning Administrator
Ms. Debra Creighton, Secretary

Minutes – November 25, 2019

Mr. Slater moved that the Commission's minutes of November 25, 2019 be approved with no corrections, additions or deletions. Mr. Waters seconded the motion and the motion carried.

A. Conditional Use Permit:

- (1) **CU-14-19 Zackell Perry Used Cars** – Located on West side of N. John Street between E. Oak Street and N. Center Street

Mr. Talton indicated the location of the request and displayed a zoning map showing the subject property. Photographs of the site were displayed. Mr. Talton said the applicant requests conditional use permit approval for a used car lot.

Mr. Talton said the applicant requests a Conditional Use Permit to allow operation of a used-car lot within the General Business District. The sale of used vehicles is a permitted use within the General Business zoning district. As part of the request, separate site plan approval is required. Mr. Talton said the applicant is requesting the following modifications:

- (1) Street Trees along N. John and E. Oak Streets;
- (2) Vehicular Surface Area landscaping; and
- (3) Landscaping required for a Type C, 20 ft. wide landscape buffer

Mr. Talton said at the public hearing held on December 16, 2019, no one person spoke for or against the request.

Mr. Talton said that all property owners residing within 100 ft. of the subject property were notified of the change of zone public hearing by mail. In addition, signs were placed on the property indicating that a public hearing for a zoning change was scheduled.

Mr. Waters moved that the Commission recommend approval of the conditional use permit the operation of a used-car lot within the General Business District (GB) with modifications to the vehicular surface area landscaping, the street tree requirement and landscaping buffer requirements. Mr. Slater seconded the motion and the motion carried.

B. Upcoming Meeting Items.

A. Conditional Use Permits

- (1) CU-13-19 Longhorn Internet Café** – Located on East side of S. US 117 Hwy between Arrington Bridge Road and S. George Street

B. Rezonings

- (1) Z-23-19 D& J Gravel** - Located on the east side of Claridge Nursery Road between W. US 70 Highway and W. US 70 Bypass
- (2) Z-24-19 J.D. Pike** - Located on the west side of N. Center Street between W. Oak Street and W. Ash Street

C. Board of Adjustment

- (1) Variance - A-4-19 215 N. Virginia Street**

There being no further business, the meeting was adjourned at 7:33 p.m.

Debra Creighton, Secretary
Goldsboro Planning Commission

Approved: _____

DEPARTMENT OF PLANNING
BOARD OF ADJUSTMENT MEMORANDUM

TO: BOARD OF ADJUSTMENT MEMBERS

FROM: KENNETH K. TALTON, ZONING ADMINISTRATOR

DATE: JANUARY 27, 2020

RE: A-4-19 ROBERT PAUL-SUBJECT PROPERTY IS LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF N. VIRGINIA AND W. ASH STREETS

The property's physical address is 215 N. Virginia Street. The Wayne County Tax Identification No. is 2599-77-7236. The property has a total frontage of 55 ft. along N. Virginia Street and 150 ft. along W. Ash Street. It has a total area of approximately 8,215 sq. ft. or 0.18 acres.

The applicant is proposing the conversion of a single-family dwelling into a duplex. Subject property is located in a Residential (R-6) zoning district, which permits duplexes as a permitted use in accordance with Section 5.4 of the City of Goldsboro's Unified Development Ordinance.

The applicant's request is for three (3) variances for the property located at 215 N. Virginia Street as follows:

- (1) A variance of the Residential (R-6) front yard setback requirement. Specifically speaking, applicant is requesting a variance of the front yard setback requirement from 25 ft. to approximately 22 ft.
- (2) A variance from the Residential (R-6) side yard setback requirement. Specifically speaking, applicant is requesting a variance side yard setback requirement from 8 ft. to 0 ft.
- (3) A variance of the City's Unified Development Ordinance Section 6.1.3.6 Off-Street Parking Design Standards and Table 6.1 Off Street Parking Requirements. Specifically speaking, applicant is requesting a variance of the City's requirement to pave parking surfaces where three (3) or more parking spaces are required in accordance with the City's Unified Development Ordinance.

Variances as stipulated in the North Carolina General Statutes Section 160A-388(d):

“When unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the Board of Adjustment shall vary any of the provisions of the ordinance upon a showing of all of the following:

- (1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from conditions that are common to the neighborhood or the general public may not be basis for granting a variance.
- (3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
- (4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

FINDINGS OF FACTS

- (1) The subject property is located at 215 N. Virginia Street, Goldsboro, North Carolina.
- (2) The subject property is located within the City limits of the City of Goldsboro.
- (3) The subject property is located within the Historic District of the City of Goldsboro.
- (4) City water and sewer services are available to serve the property.
- (5) The home and lot are located in a Residential (R-6) zoning district.
- (6) The applicant proposes to convert an existing single-family dwelling into a duplex, which is a permitted use within the Residential (R-6) zoning district.
- (7) The existing single-family dwelling was constructed prior to the adoption of the City’s Unified Development Ordinance. As such, current building setbacks are not compliant with the Zoning Code.
- (8) The front yard setback requirement in the Residential (R-6) zoning district for residential structures is 25 ft. from the front property line. Approximately, 22 ft.

exists between the single-family dwelling and the front property line off N. Virginia Street.

- (9) The side yard setback requirement in the Residential (R-6) zoning district for residential structures is 8 ft. from the property line. Approximately, 4.5 ft. exists between the single-family dwelling and the property line off W. Ash Street and 0 ft. exists between the single-family dwelling and the southern property line.

In accordance with Section 6.1.3.6 of the City's Off-Street Parking Design Standards and Table 6-1 Off-Street Parking Requirements, all required parking in excess of three (3) spaces, loading areas and vehicular traffic surface areas shall be surfaced with concrete or bituminous asphalt. According to the Unified Development Ordinance, duplexes are required to have four (4) parking spaces and parking spaces shall be paved.

The City makes the following **Findings of Fact** as it relates to the variance request from Section 5.4 of the City of Goldsboro's Unified Development Ordinance for building setbacks and Section 160A-388(d):

- (1) "Unnecessary hardship would result from the strict application of the ordinance.

1st Variance Front Yard Finding: The existing-single family dwelling was built prior to the adoption of the City's Unified Development Ordinance.

2nd Variance Side Yard Finding: The existing-single family dwelling was built prior to the adoption of the City's Unified Development Ordinance.

- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from conditions that are common to the neighborhood or the general public may not be basis for granting the variance.

1st Variance Front Yard Finding: The hardship results from conditions that are peculiar to the property.

2nd Variance Side Yard Finding: The hardship results from conditions that are peculiar to the property.

- (3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

1st Variance Front Yard Finding: The hardship does not result from actions taken by the property owner.

2nd Variance Side Yard Finding: The hardship does not result from actions taken by the property owner.

- (4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.”

1st Variance Front Yard Finding: The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

2nd Variance Side Yard Finding: The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

The City makes the following **Findings of Fact** as it relates to the variance request from the City’s Unified Development Ordinance Section 6.1.3.6 Off-Street Parking Design Standards and Table 6.1 Off Street Parking Requirements for paved parking where three (3) or more parking spaces are required and Section 160A-388(d):

- (1) “Unnecessary hardship would result from the strict application of the ordinance.

Finding: Based on the City’s Unified Development Ordinance, duplexes are required to have total of four (4) parking spaces and parking spaces shall be paved.

- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from conditions that are common to the neighborhood or the general public may not be basis for granting the variance.

Finding: The hardship results from conditions that are not peculiar to the property such as location, size or topography.

- (3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

Finding: The hardship results from actions proposed by the applicant's decision not to pave the required four (4) parking spaces.

- (4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved."

Finding: The requested variance is not consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

Recommendation:

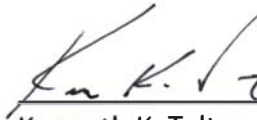
Based on the above findings, the City of Goldsboro's Board of Adjustment recommends the following:

1st Variance: _____ Grant/Deny a variance of the City's front yard setback requirement from 25 ft. to approximately 22 ft.;

2nd Variance: _____ Grant/Deny a variance of the City's side yard setback requirement from 8 ft. to 0 ft.; and

3rd Variance: _____ Grant/Deny a variance of the City's requirement to pave parking surfaces where three (3) or more parking spaces are required.

Date: 1/23/2020


Kenneth K. Talton, Zoning Administrator

Date: 1/22/20


Jennifer Collins, Planning Director

Date: _____

Ron Lawrence, City Attorney

A-4-19 Variance

Relief from UDO 6.1.3.6 Off-Street Parking



VARIANCE REQUEST

Request: Relief form UDO 6.1.3.6 Off-Street Parking
Applicant: Robert Paul
Owner: Robert Paul
Parcel #: 2599-77-7236
Location: 215 N. Virginia St.

0 15 30 60 90
Feet



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

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
FEBRUARY 3, 2020 COUNCIL MEETING**

SUBJECT: Z-23-19 D & J Sand and Gravel – East side of Claridge Nursery Road between W. US 70 Highway and W. US 70 Bypass (R-16 to I-2CD)

BACKGROUND: The applicant requests the rezoning of approximately 115 acres from Residential (R-16) to General Industry Conditional District (I-2CD), which would limit the property to the operation of a sand and gravel business.

Sand and gravel operations are a permitted use within the General Industry (I-2) zoning district only after the issuance of a Conditional Use Permit approved by City Council. The applicant is requesting a Conditional Use Permit to allow the operation of a sand and gravel business within the General Industry (I-2) zoning district.

In addition to the rezoning request and conditional use permit, the applicant is requesting an off-premise sign to be located upon private property fronting Claridge Nursery Road since the subject property has no road frontage for commercial advertising signage. Council approval is required for off-premise advertising signs in accordance with the City's Unified Development Code.

Frontage: The tract has no road frontage

Area: 5,110,407 sq. ft. or approximately 115 acres

Zoning: Residential (R-16)

Surrounding Zoning:

North: Residential (R-16);

South: General Industry (I-2); Residential (R-16)

East: Residential (R-16); and

West: Residential (R-16)

Existing Use: Property is currently operated as a sand and gravel operation.

DISCUSSION:

As previously stated, the applicant is requesting a zoning change from Residential (R-16) to General Industry Conditional District (I-2CD), which would limit the property to a sand and gravel business.

The applicant states that the sand and gravel business had been operating prior to his acquisition of the property in December of 2017 and that he was unaware that the property was zoned for residential purposes.

Now, the applicant is in need of commercial advertising signage for the promotion of his business. Council approval is required due to the fact that he has no road frontage required for commercially-zoned properties.

Currently, the applicant proposes to locate the off-premise sign across the street from an access easement leading to the subject property off Claridge Nursery Road. The property is zoned General Business and would permit a freestanding sign in accordance with the City's Unified Development Code.

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

No. of Employees: 1-2

Access: The submitted site plan indicates a 30 ft. wide ingress, egress and regress access easement extending from Claridge Nursery Road approximately 560 ft. eastward to the applicant's western property line.

Parking: According to the Unified Development Ordinance, 1 parking space per employee and 5 customer parking spaces are required for the sand and gravel business. Applicant is requesting a modification of the City's paving requirement for vehicular surface areas since commercial trucking operations will involve hauling and delivery of sand, gravel and similar materials.

Landscaping: Existing vegetation surrounding the site satisfies the City's landscape requirements for the proposed use.

Land Use Plan Recommendation: The City's Comprehensive Land

Use Plan recommends Conservation and Medium Density residential development.

Engineering: City water and sewer are not available to serve the property. Subject area is located in a Special Flood Hazard Area known as the 100 year floodplain.

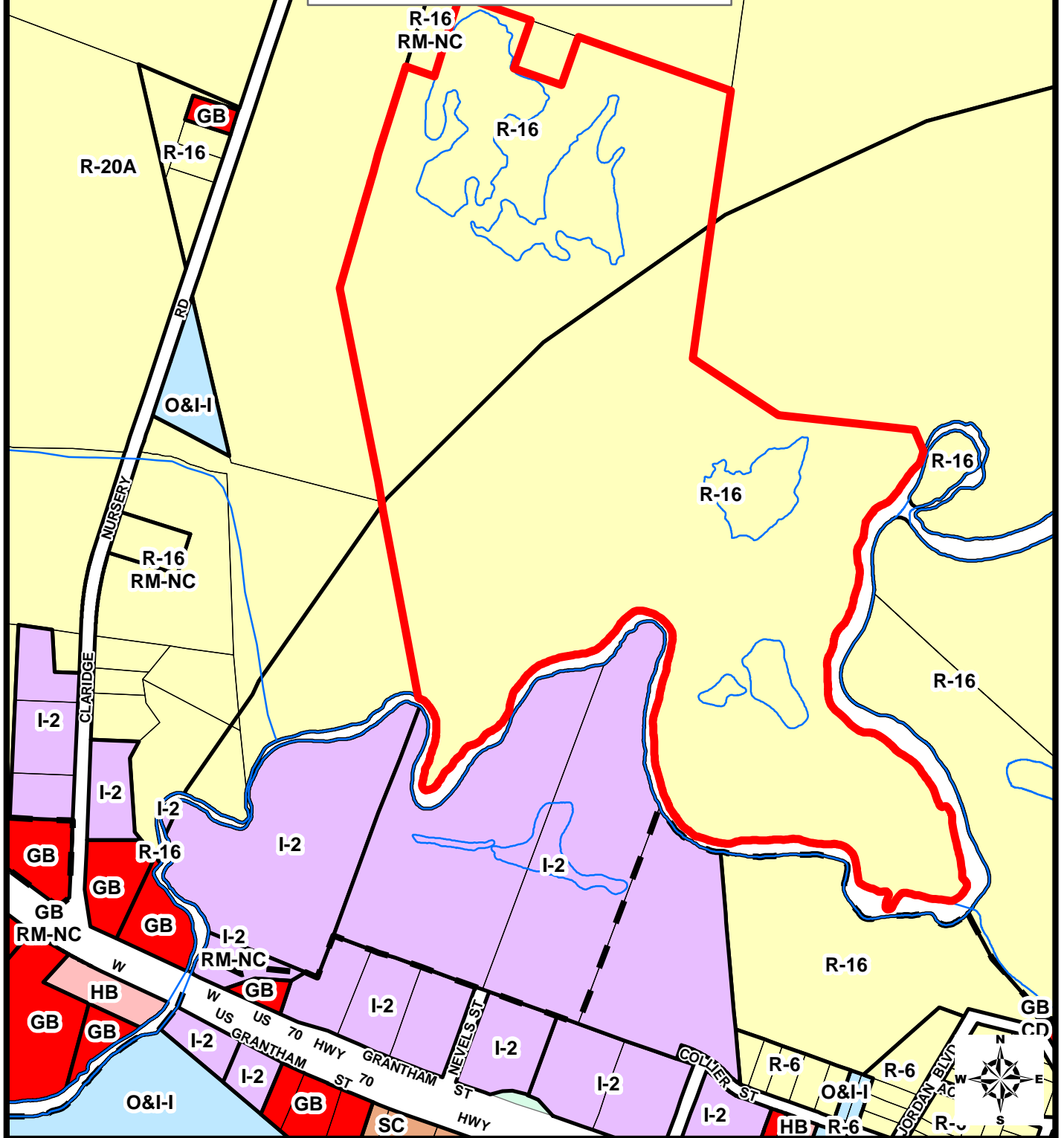
At the public hearing held on January 21, 2020, no one spoke for or against the request.

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

Date: _____
_____ Planning Director

Date: _____
_____ City Manager

Z-23-19 D&J Sand and Gravel R-16 TO I-2 CD



REZONING REQUEST - PROPOSED ZONING

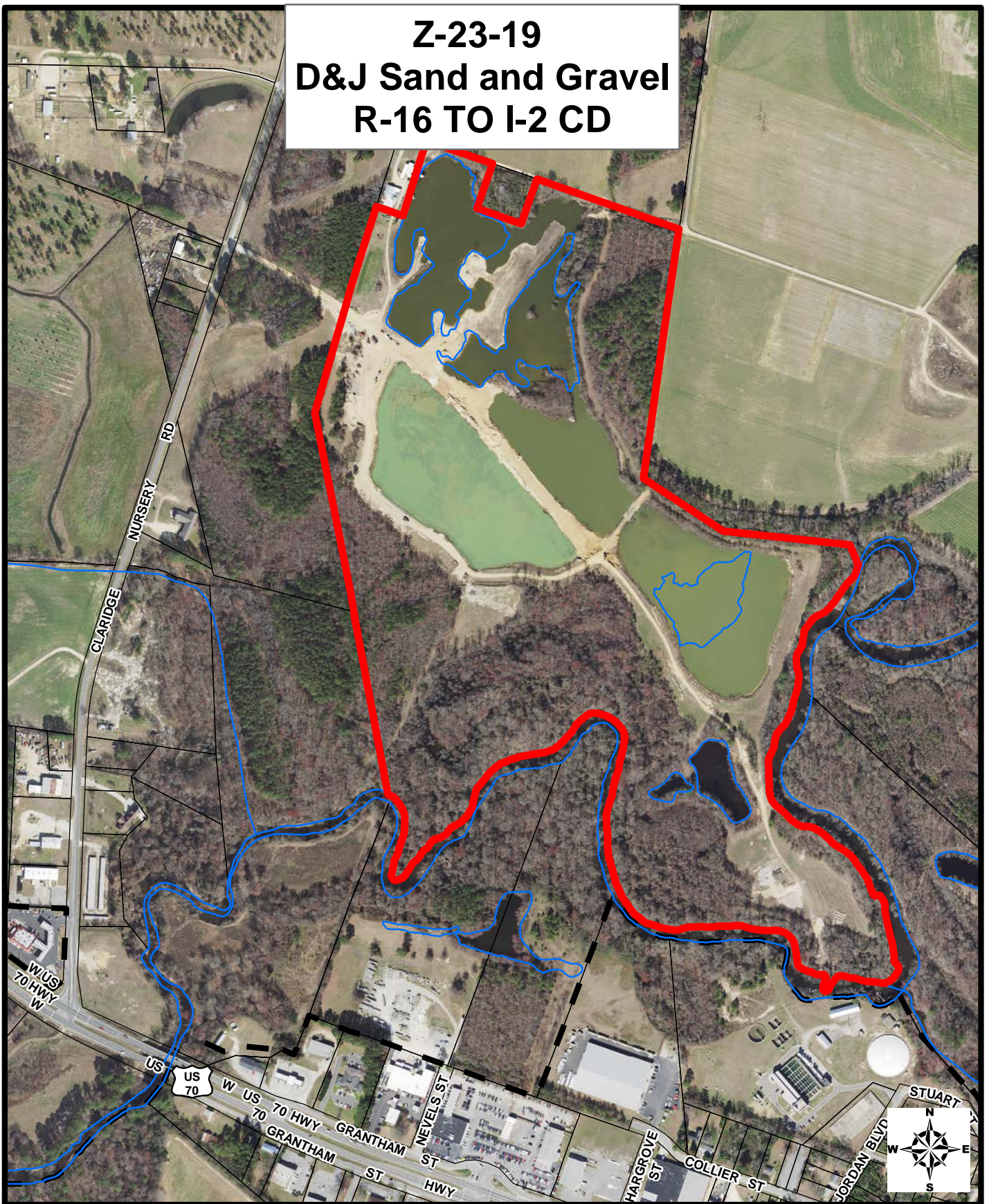
Request: R-16 to I-2 CD
 Applicant: D&J Sand and Gravel
 Owner: D&J Sand and Gravel
 Parcel #: 2690-34-6130
 Location: 380 Claridge Nursery Rd

0 255 510 1,020
 Feet



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Z-23-19
D&J Sand and Gravel
R-16 TO I-2 CD



REZONING REQUEST - PROPOSED ZONING

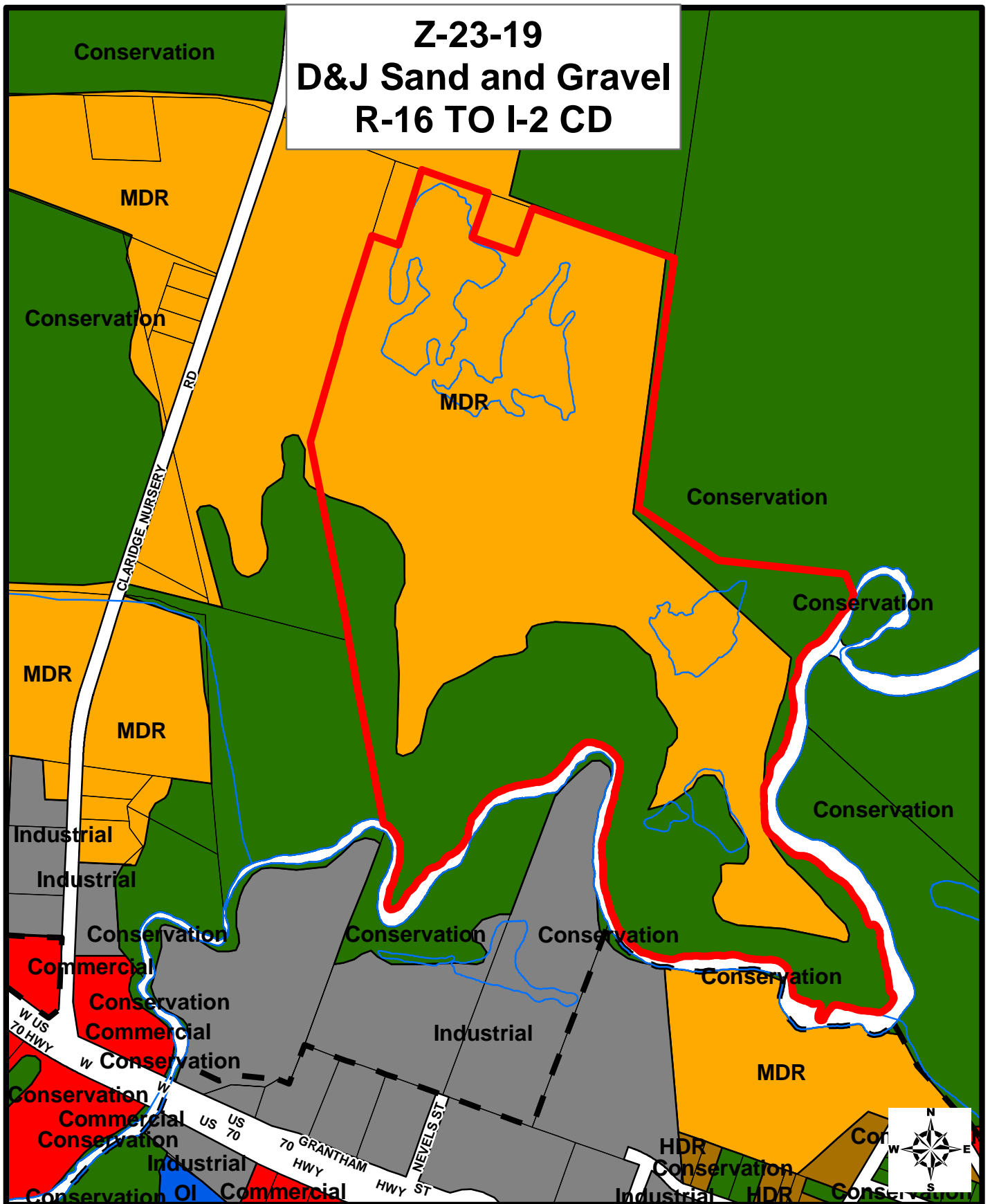
Request: R-16 to I-2 CD
Applicant: D&J Sand and Gravel
Owner: D&J Sand and Gravel
Parcel #: 2690-34-6130
Location: 380 Claridge Nursery Rd

0 255 510 1,020
Feet



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Z-23-19 D&J Sand and Gravel R-16 TO I-2 CD



REZONING REQUEST - PROPOSED ZONING

Request: R-16 to I-2 CD
Applicant: D&J Sand and Gravel
Owner: D&J Sand and Gravel
Parcel #: 2690-34-6130
Location: 380 Claridge Nursery Rd

0 255 510 1,020
Feet



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**CITY OF GOLDSBORO
AGENDA MEMORANDUM
FEBRUARY 3, 2020 COUNCIL MEETING**

SUBJECT: Z-24-19 J.D. Pike Jr. – West side of N. Center Street between W. Oak Street and W. Ash Street

BACKGROUND: The applicant requests the rezoning of two lots from CBD (Central Business District) to GB (General Business). Applicant owns property directly north of the subject properties and currently zoned GB (General Business).

Lot 1:

Frontage: 91.5 ft. (N. James Street)

Area: 19,007 sq. ft., or 0.43 acres

Lot 2:

Frontage: 149 ft. (N. Center St.)

Area: 25,165 sq. ft., or 0.57 acres

Surrounding Zoning:

North: GB (General Business);

South: CBD (Central Business District);

East: CBD (Central Business District); and

West: CBD (Central Business District), and
GB (General Business)

Existing Use: The two lots were formerly used for the operation of a used car business and service center. The site has been closed for more than six months and the owner has decided to sell the property.

DISCUSSION: As previously stated, the applicant is requesting a zoning change from CBD (Central Business District) to GB (General Business).

Currently, the applicant is in the process of selling the commercial property once operated for used car sales and service and formerly known as J. D. Pike Motor Company. He believes the marketability of the property will increase if the property is rezoned to GB (General Business).

Land Use Plan Recommendation: The City's Comprehensive Land Use Plan recommends MU DT (Mixed Use Downtown) development.

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

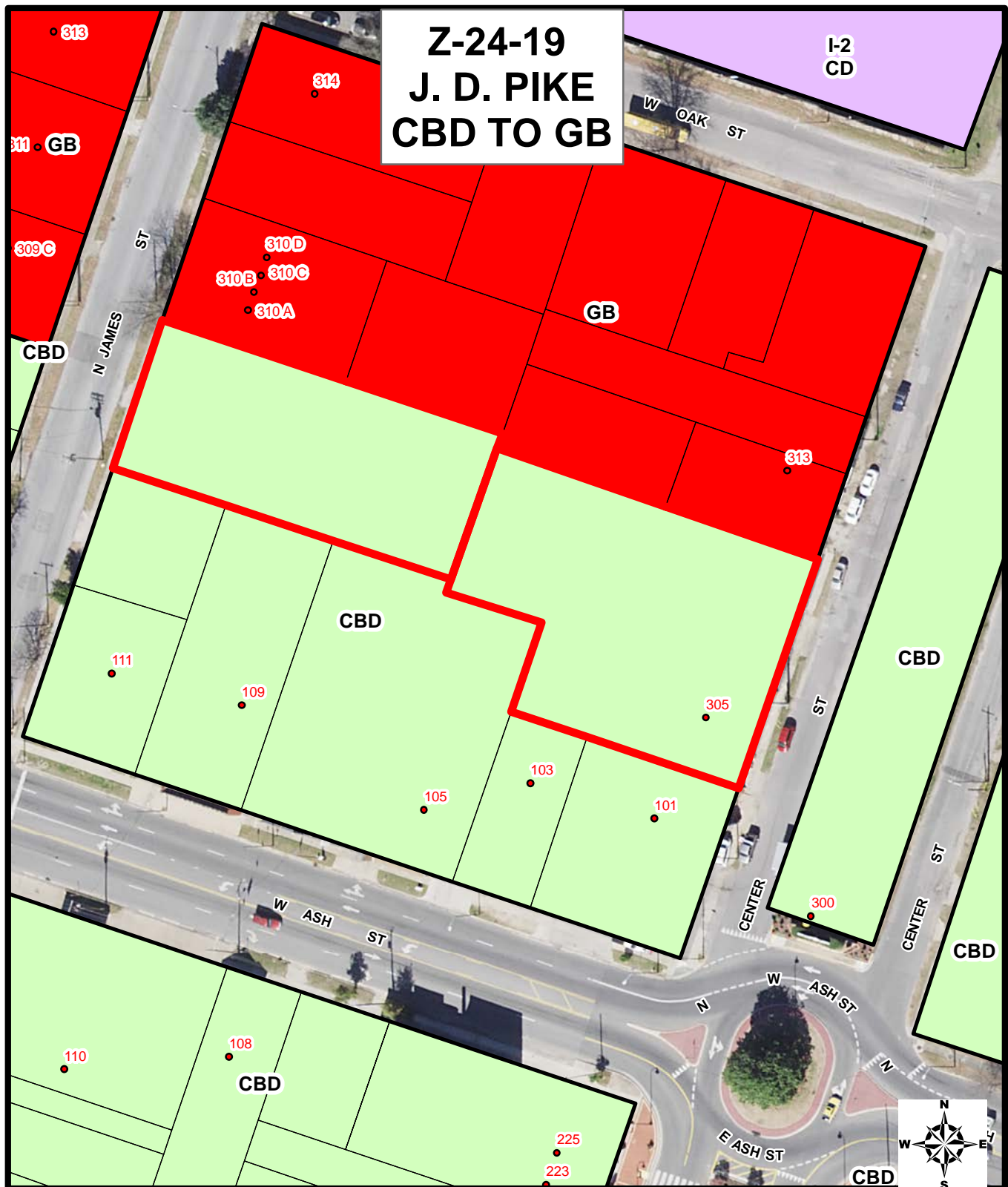
Historic District: The subject property is located within the City of Goldsboro's Historic District. Any exterior improvements to the property including signage shall comply with the Historic District guidelines before a building permit can be issued in the future.

At the public hearing held on January 21, 2020, no one spoke for or against the request.

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

Date: _____
Planning Director

Date: _____
City Manager



REZONING REQUEST - CURRENT ZONING

Request: CBD to GB
Applicant: J. D. Pike
Owner: J. D. Pike
Parcel #: 2599-97-1069
 2599-87-9168
Location: 305 N. Center St.

0 25 50 100 150
Feet



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Z-24-19 **J. D. PIKE** **CBD TO GB**

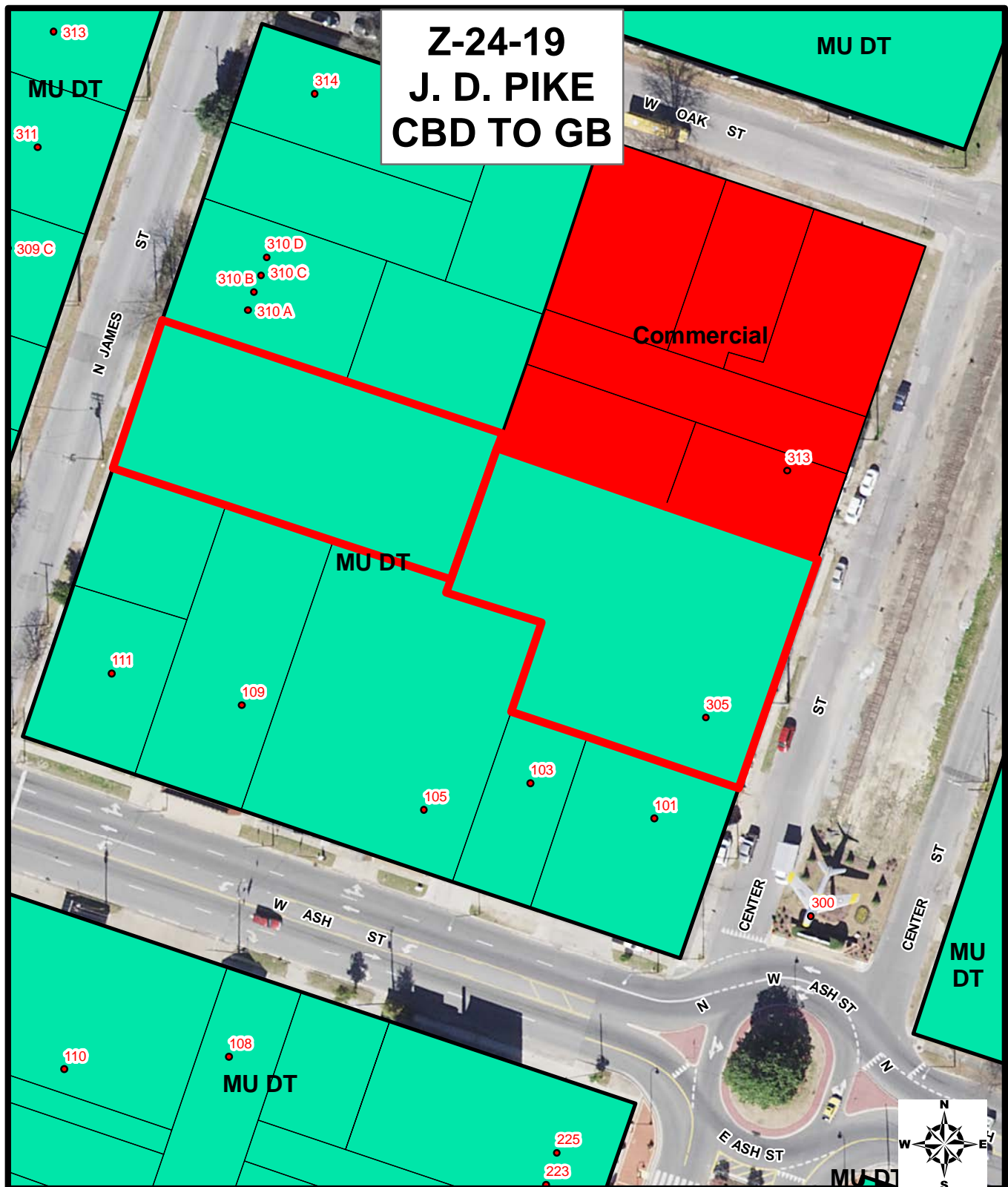
REZONING REQUEST

Request: CBD to GB
 Applicant: J. D. Pike
 Owner: J. D. Pike
 Parcel #: 2599-97-1069
 2599-87-9168
 Location: 305 N. Center St.

0 25 50 100 150
 Feet



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REZONING REQUEST - COMPREHENSIVE PLAN ZONING

Request: CBD to GB
Applicant: J. D. Pike
Owner: J. D. Pike
Parcel #: 2599-97-1069
 2599-87-9168
Location: 305 N. Center St.

0 25 50 100 150
Feet



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**CITY OF GOLDSBORO
AGENDA MEMORANDUM
FEBRUARY 3, 2020 COUNCIL MEETING**

SUBJECT: CU-13-19 Jerry Futrell – East side of US 117 South between Arrington Bridge Road and South George Street (Increase in electronic gaming machines from 35 to 101 for existing Internet Café)

BACKGROUND: An internet café was previously approved for 20 gaming machines at this location on September 3, 2013. On June 2, 2014, City Council denied a request to increase the number of gaming machines from 20 to 35 based on requiring 2 parking spaces per machine. On August 4, 2014, the Council approved a parking ordinance amendment to the City's UDO requiring 1.5 parking spaces per machine. In addition, they approved the previous owner's request to allow an increase in the number of gaming machines from 20 to 35.

The previous owner closed the business in March of 2016 upon order from the District Attorney's office. Once software upgrades were installed and in compliance with State law, he reapplied for a Conditional Use Permit to operate an internet café in accordance with the City's Unified Development Ordinance. City Council approved site, landscape and floor plans for the previously approved 35 gaming machines on January 3, 2017.

On May 8, 2017, City Council amended the City's Electronic Gaming Ordinance. The following requirements were approved as they pertain to new gaming establishments proposed for operation in the City of Goldsboro's planning jurisdiction:

- (1) Electronic gaming operations are permitted only in the General Business (GB) zoning district after the obtainment of a Conditional Use Permit approved by City Council.
- (2) No establishment shall be located within five hundred (500) feet of any residentially zoned or developed property, church, school, day care, playground or public park. Where the proposed establishment is separated from residentially zoned or developed property by a four-

lane highway, the five hundred (500) foot separation shall only apply to the properties along the sides and rear of the establishment.

(3) No such establishment shall be located within one mile (5,280 ft.) of another such establishment.

(4) The hours of operation for such operations shall be limited to 7:00 a. m. to 2:00 a. m.

City Council made no changes to the existing parking requirement of 1.5 spaces per gaming machine.

DISCUSSION:

As previously stated, the applicant is requesting to amend an existing Conditional Use Permit for the operation of an internet café to increase the number of gaming machines from 35 to 101.

Frontage:	454.3 ft. (US 117)
Area:	97,220 sq. ft., or 2.23 acres
Zoning:	General Business
Hours of Operation:	10:00 a.m. to 2 a.m. (7 days)
No. of Employees:	2

Site and landscape plans for this operation were previously approved. In addition, parking requirements were in compliance with the City's Unified Development Ordinance.

The following modifications were approved:

- a. Rear yard landscape buffer due to grade separation at railroad tracks.
- b. Vehicular surface buffer at front due to existing paving and public right-of-way;
- c. Street tree requirement; and
- d. Distance from residentially zoned property from 200 ft. to 125 ft.

Parking: As previously stated, parking is required at 1.5 space per gaming machine. The applicant contends that the City current parking requirement is excessive based on the fact that only one customer can operate one gaming machine at any one time.

Currently, there are 52 paved parking spaces to serve the site. 152 parking spaces are required. Parking areas are available to meet the City's current parking requirements north and east of the facility. However, the applicant does not desire to provide paved parking in accordance with City standards. As such, the applicant is requesting a modification of the City's parking requirement from 152 to 52 parking spaces.

At the public hearing held on December 16, 2019 the applicant requested the public hearing remain open until January 21, 2020 due to the applicant not being able to attend the December 16, 2019 public hearing because of a family emergency. Keeping the public hearing open would allow the applicant the opportunity to speak regarding this request. City Council granted the applicant's request and the public hearing would remain open until the January 21, 2020 City Council meeting.

At the public hearing held on January 21, 2020, the applicant came forward to speak in favor of the request and no one appeared to speak against the request.

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

Date: _____
Planning Director

Date: _____
City Manager

**CU-13-19 Longhorn Internet Cafe
Request to Increase Number of Games
From the 2014 approved 35 games to 101 games**

The aerial map shows the site of the Longhorn Internet Cafe, outlined in red. The site is located near S US HWY 117. A red dot labeled 1716 is located near the building, and a red dot labeled 1750 is located near the parking lot. The inset floor plan shows the layout of the building, including the Main Room, Restroom, and various game areas. The floor plan is labeled with the number 35, indicating the current number of games, and the number 101, indicating the requested number of games.



**CITY OF GOLDSBORO
AGENDA MEMORANDUM
JANUARY 27, 2020 COUNCIL MEETING**

SUBJECT: SITE-22-19 Wayne County Development Alliance, Inc. (Goldsboro Business Park, Lot No. 6 Shell Building)

BACKGROUND: The property is located within the new Goldsboro Business Park on the east side of Patetown Road between Alpha Court and Industry Court.

Frontage: 349.50 ft. (Road "A")
±200 ft. (Road "B")

Depth: Approximately 480.15 ft.

Area: 217,364 sq. ft. or 4.99 acres

Zoning: I-2 (General Industry)

The property was rezoned from Residential (R-16) to General Industry (I-2) by City Council on July 16, 2018. It was one of 17 lots previously subdivided for commercial development and approved by City Council on August 5, 2019.

The site has been identified as Lot No. 6 in the Goldsboro Business Park.

DISCUSSION: The submitted site plan indicates that the building will contain 22,672 square feet. At this time, there is no specific use or tenant for the building.

Access and Parking: The site will be served by a 40 ft. wide curb cut proposed off Road "B" located at the end of the cul-de-sac.

A 25 ft. wide paved access drive is proposed and will provide access to a paved parking lot containing 29 parking spaces including 2 handicap accessible parking spaces located at the front of the building and a paved service, loading and delivery dock at the rear of the building. Service, loading and delivery docks shall be screened from off-site views to achieve a complete visual barrier.

Once a specific use is proposed for the site, additional parking spaces may be required in accordance with the City's Unified Development Code.

Sidewalks and Pedestrian Access: Exterior sidewalks are proposed alongside Road "A" and Road "B". 5 ft. wide interior concrete sidewalks are proposed for pedestrian access leading from designated parking areas to the building entrances using private walkways and handicap ramps.

Landscaping: Since the subject property is zoned I-2 (General Industry), a Type A, 10 ft. wide landscape buffer is required along portions of the northern, eastern and southern property lines.

The submitted site plan shows 9 street trees to be installed along Road "A" and 4 to be installed along Road "B". Interior landscaping has been proposed for the parking lot and service and loading dock at the rear of the facility.

Once a specific use has been determined for the site, additional landscaping may be required in accordance with the City's Unified Development Code.

Building Elevations: Building elevations have been submitted and indicate pigmented split-face and smooth-faced CMUs, pre-finished metal panels, metal doors and frames and an anodized aluminum storefront.

Roof-top appliances and mechanical equipment proposed for installation shall be screened from off-site views to achieve a complete visual barrier.

Commercial Lighting Plan: Commercial lighting plans have been submitted and comply with the City's commercial lighting ordinance.

Engineering: The site is not located within a Special Flood Hazard area. City water and sewer are available to serve the site.

Stormwater calculations, grading and drainage plans have been submitted and are subject to approval by City Engineering before construction permits are released.

Refuse collection: A 15ft. x 20 ft. concrete pad is shown along the eastern property line for the location of a two commercial

garbage dumpsters. The dumpster coral shall be built according to City standards and shall be screened from public view.

As previously stated, once a specific use is proposed for the site, additional requirements may apply in accordance with the City’s Unified Development Code. In addition, City Council approval may be required.

Recommendation: By motion, accept the recommendation of the Planning Commission and.....

Date: _____
_____ Planning Director

Date: _____
_____ City Manager

SITE PLAN-22-19

Goldsboro Business Park - Lot 6



SITE PLAN APPLICATION

CASE NUMBER: SITE-22-19
APPLICANT: WAYNE COUNTY DEVELOPMENT ALLIANCE
PIN NUMBER: 3600561041
LOCATION: E PATETOWN RD
PROPOSED USE:

