

AGENDA
PLANNING COMMISSION
Monday, October 26, 2020 6:00 P.M.

The Planning Commission will hold their meeting in the Large Conference Room located at the City Hall Annex Building, 200 N. Center Street, Room 206.

Per NC, Gov. Cooper's Executive Order 163 restricts mass gatherings due to COVID-19; therefore, public attendance of the Planning Commission is restricted to those who are on the agenda. If you are speaking at the meeting, please enter the City Hall Annex front entrance and maintain social distance while waiting to enter the Large Conference Room one at a time. The meeting will be streamed live on the City's Facebook and YouTube pages

I. Minutes – September 28, 2020

II. BOARD OF ADJUSTMENT PUBLIC HEARING

No items for Board of Adjustment Review

III. PLANNING COMMISSION ITEMS

A. Rezoning Requests:

- (1) Z-6-20 Capps Enterprises of Greenville** – Located on E. Ash Street between n. Durant Street and Ridgewood Drive _____
- (2) Z-7-20 Wayne Oil Company, Inc.** – Located on the northwest corner of Wayne Memorial Drive and Fourth Street _____
- (3) Z-8-20 Jones Sawmill** – Located on the northwest corner of Belfast Road & I-795 _____
- Associated Conditional Use Site Plan** _____
- a) CU-6-20 Jones Sawmill** _____

IV. UPCOMING PUBLIC HEARING AND PLANNING COMMISSION NOVEMBER 2020

A. Rezoning Requests:

- (1) Z-9-20 110 Carriage Road**
Associated Site Plan: Site-22-20 Chestley Taylor

**Planning Commission Minutes
September 28, 2020**

The Goldsboro Planning Commission met in regular session on Monday, September 28, 2020 at 6:00 p. m., in the Large Conference Room located at the City Hall Annex Building, City Hall. The following members were present or absent:

Present: Mr. Bauer
Mr. Boyette
Mr. Slater
Mr. Walston
Mr. Waters

Absent: Ms. Barnett

Also Attending: Mr. Kenneth Talton, Assistant Planning Director
Ms. Debra Creighton, Secretary

Minutes – August 31, 2020

Mr. Waters moved that the Commission's minutes of August 31, 2020 be approved with as submitted. Mr. Slater seconded the motion and the motion carried.

Planning Commission Items:

A. Rezoning Request:

(1) Z-4-20 606 N. Berkeley Blvd. – The property is located on the southwest corner of N. Berkeley Boulevard and Langston Drive.

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 is requesting a change in zoning from Office and Institutional Conditional District (O&I-1CD) to General Business (GB) zoning district in order to operate an automobile service center.

Mr. Talton said that separate site plan approval is required at the time of rezoning and as per the NCGS 160D requirements, will need separate site plan approval.

Mr. Talton said the subject property existed prior to the adoption of the Unified Development Code and operated as a professional office. The use of the property has not changed since that time. Mr. Talton said the applicant proposes to rezone subject property from Office and Institutional Conditional District (O&I-1CD) to General Business, if approved, demolish the existing building, and develop the property for an automobile service center specializing in drive-thru oil changes.

Mr. Talton said that the City's updated Comprehensive Land Use Plan designates the property for commercial use.

Mr. Talton said at the public hearing held on September 21, 2020, the applicant's representative came forward to speak in favor of the request and no one appeared to speak 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.

During the Planning Commission discussion, they did not agree with the applicant's request to rezone the subject property to conventional General Business. The Planning Commission made recommendation to a more restrictive zoning for the change of zone request from Office and Institutional Conditional District (O&I-1 CD) to General Business Conditional District (GB CD) district in order to operate an automobile service center, which is consistent with previous rezoning request along the Berkeley Boulevard corridor.

Mr. Bauer moved that the Commission recommended approval from Office and Institutional Conditional District (O&I-1 CD) to General Business Conditional District (GB CD) district in order to operate an automobile service center, which is consistent with previous rezoning request along the Berkeley Boulevard corridor finding it consistent with the City's adopted Comprehensive Land Use Plan. Mr. Slater seconded the motion and the motion carried.

Z-4-20 Associated Site Plan:

- A. Site-18-20 Take 5 Auto** - The property is located on the southwest corner of N. Berkeley Boulevard and Langston Drive.

Mr. Talton said the site and landscape plans are associated with rezoning request Z-4-20 as previously presented. Mr. Talton indicated the location of the request and displayed a map showing the subject property. Photographs of the site were displayed. Mr. Talton said applicant is requesting site plan approval for an automobile service center specializing in drive-thru oil changes. Mr. Talton said the submitted site plan indicates a new single-story building of approximately 1,400 sq. ft.

Mr. Talton said the floor plan has been provided which consists of an office, restrooms for customers and employees, storage areas and three (3) automobile service bays.

Mr. Talton said since the site is located on a corner lot, the required front yard setback for the principal structure is 20 ft. along N. Berkeley Boulevard and Langston Drive. Mr. Talton said due to the narrowness of the existing lot, the applicant states that the proposed facility requires an adequate building area of no less than 1,400 sq. ft. As such, the applicant is requesting a modification of the front yard setback requirement along Langston Drive from 20 ft. to 18 ft.

Mr. Talton said one 24 ft. wide driveway cut is proposed off Langston Dr., which will provide access to employee and customer parking spaces, as well as, three (3) automobile service bays. Mr. Talton said customers will exit the site through the use of a 12 ft. wide paved access drive originating at the front of the facility and terminating at the rear of the property adjacent to the entrance. Mr. Talton said Langston Drive is not a NCDOT maintained roadway. Mr. Talton said NCDOT has been advised of the proposed commercial development and have no additional requirements for the site.

Mr. Talton said Parking for automobile inspection, repair and service facilities requires one (1) space per working bay, plus one (1) per employee. Mr. Talton said a total of six (6) paved parking spaces have been shown with stacking to accommodate nine (9) automobiles for drive-thru service.

Mr. Talton said exterior sidewalks are required for new development and are indicated along N. Berkeley Boulevard and Langston Drive. Interior sidewalks are shown leading to building entrances through sloped walkways and handicap ramps.

Mr. Talton said the applicant is requesting a modification of the front yard setback along Langston Drive from 20 ft. to 18 ft.

Mr. Walston moved that the Commission recommend approval of the Site and Landscape Plan with modification of the front yard setback. Mr. Waters seconded the motion and the motion carried.

B. Rezoning Request:

(2) Z-5-20 1804 N. Berkeley Blvd. – The property is located on the southeast corner of N. Berkeley Boulevard and Maplewood Drive.

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 is requesting a change in zoning from Office and Institutional (O&I-1) to Neighborhood Business (NB) zoning district in order to operate an above-ground LP tank filling station.

Mr. Talton said that separate site plan approval is required at the time of rezoning and as per the NCGS 160D requirements, will need separate site plan approval.

Mr. Talton said the applicant proposes to rezone subject property Office and Institutional (O&I-1) to Neighborhood Business (NB) zoning district. Mr. Talton said if approved the applicant intends to recombine Lots #1 and #2 so that a portion of Lot #2 can be used for the operation of an above-ground LP tank filling station as permitted in the Neighborhood Business zoning district. Separate site plan approval will be required in accordance with the City's Unified Development Ordinance.

Mr. Talton said that the City's updated Comprehensive Land Use Plan designates property as Mixed-Use 1 that would allow a mixture of the following zoning districts: Office and Residential (O&R), Office and Institutional (O&I-1) and Neighborhood Business (NB).

Mr. Talton said at the public hearing held on September 21, 2020, the applicant's representative came forward to speak in favor of the request and no one appeared to speak 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. Bauer moved that the Commission recommended approval from Office and Institutional (O&I-1) to Neighborhood Business (NB) zoning district in order to operate an above-ground LP tank filling station, finding it consistent with the City's adopted Comprehensive Land Use Plan. Mr. Slater seconded the motion seconded the motion and the motion carried.

Z-5-20 Associated Site Plan:

- (1) Site-19-20 Wooten Development** - The property is located on the southeast corner of N. Berkeley Boulevard and Maplewood Drive.

Mr. Talton said the site and landscape plans are associated with rezoning request Z-5-20 as previously presented. Mr. Talton indicated the location of the request and displayed a map showing the subject property. Photographs of the site were displayed. Mr. Talton said applicant is requesting site plan approval an above-ground LP tank filling station.

Mr. Talton said the submitted site and landscape plans indicate the proposed above-ground LP tank and refill panel to be located along the new western property line meeting the required 15 ft. side yard setback.

Mr. Talton said the proposed LP tank fill station is for customers of an existing propane business located within an adjacent commercial shopping center and addressed as 1804 N. Berkeley Boulevard.

Mr. Talton said the equipment will be surrounded by a six feet in height chain-link fence and landscaped with Hollies to serve as a screening buffer. Staff is working with the applicant to ensure that a new Type A, 5 ft. wide landscape buffer be provided along the new northern, western and southern property lines in accordance with the City's Landscaping ordinance.

Mr. Bauer moved that the Commission recommend approval of the Site and Landscape Plan with modification of the front yard setback. Mr. Waters seconded the motion and the motion carried.

C. Upcoming Meeting Items – August 31, 2020

A. Rezoning Requests:

- (1) Z-6-20 2003 – 2207 E. Ash Street**
- (2) Z-7-20 1301 Wayne Memorial Drive**
- (3) Z-8-20 316 Belfast Road**
 - a) Associated Site Plan: Site-21-20 Jones Sawmill**

Adjournment:

There being no further business, the meeting was adjourned at 7:43 p.m.

Debra Creighton, Secretary
Goldsboro Planning Commission

Approved: _____

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
NOVEMBER 2, 2020 COUNCIL MEETING**

SUBJECT: Z-6-20 – Capps Enterprises of Greenville-East Ash Street between N. Durant Street and Ridgewood Drive.

BACKGROUND: The applicant requests to rezone two commercially developed properties from Neighborhood Business (NB) to General Business (GB) zoning district.

Lot #1: 2203 - 2205A E. Ash Street (Existing Shopping Center)

Frontage: 100 ft. (E. Ash Street)
325 ft. (Fourth St.)

Area: 20,274 sq. ft., or 0.46 acres

Zone: Neighborhood Business (NB)

Lot #2: 2205B – 2207C E. Ash Street (Existing Shopping Center)

Frontage: 100 ft. (Wayne Memorial Dr.)

Area: 20,560 sq. ft., or 0.47 acres

Zone: Neighborhood Business (NB)

Surrounding Zoning:

North: Residential (R-9);

South: Residential (R-9);

East: General Business (GB); and

West: General Business (GB)

Existing Use: The subject properties are currently occupied by a brick veneer, single-story commercial shopping center of approximately 16,670 sq.ft.

DISCUSSION: As previously stated, the applicant desires to rezone the subject properties from Neighborhood Business (NB) to General Business (GB) zoning district.

Access: Two 25 ft. wide asphalt driveways provide access to the site from E. Ash Street.

Comprehensive Plan Recommendation: The City's Comprehensive Land Use Plan recommends commercial development for the property. The proposed rezoning would be compatible with the Comprehensive Plan.

Engineering Comments: The property is located in a Special Flood Hazard Area known as the 100-year floodplain. City water and sewer are available to serve the property.

In March of 2017, the Planning Commission recommended approval of a change of zone request for the property from Neighborhood Business to General Business Conditional District with waver of site plan at time of rezoning. However, in April of 2017, City Council denied the change of zone request.

Since then, the property has been sold. The new owner/applicant is seeking the rezoning change to increase the allowable uses for the site, thereby, enhancing the marketability of his property to rent the individual spaces. Currently, a church, clothing store, beauty salon, sandwich shop and health and nutrition center occupy the commercial strip center.

At the public hearing held on October 19, 2020, the property owner and an existing tenant within the shopping center 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 and...

Date: 10/21/20



Planning Director

Date: _____

City Manager

Z-6-20 CAPPS ENTERPRISES OF GREENVILLE 2203 - 2207 E ASH STREET

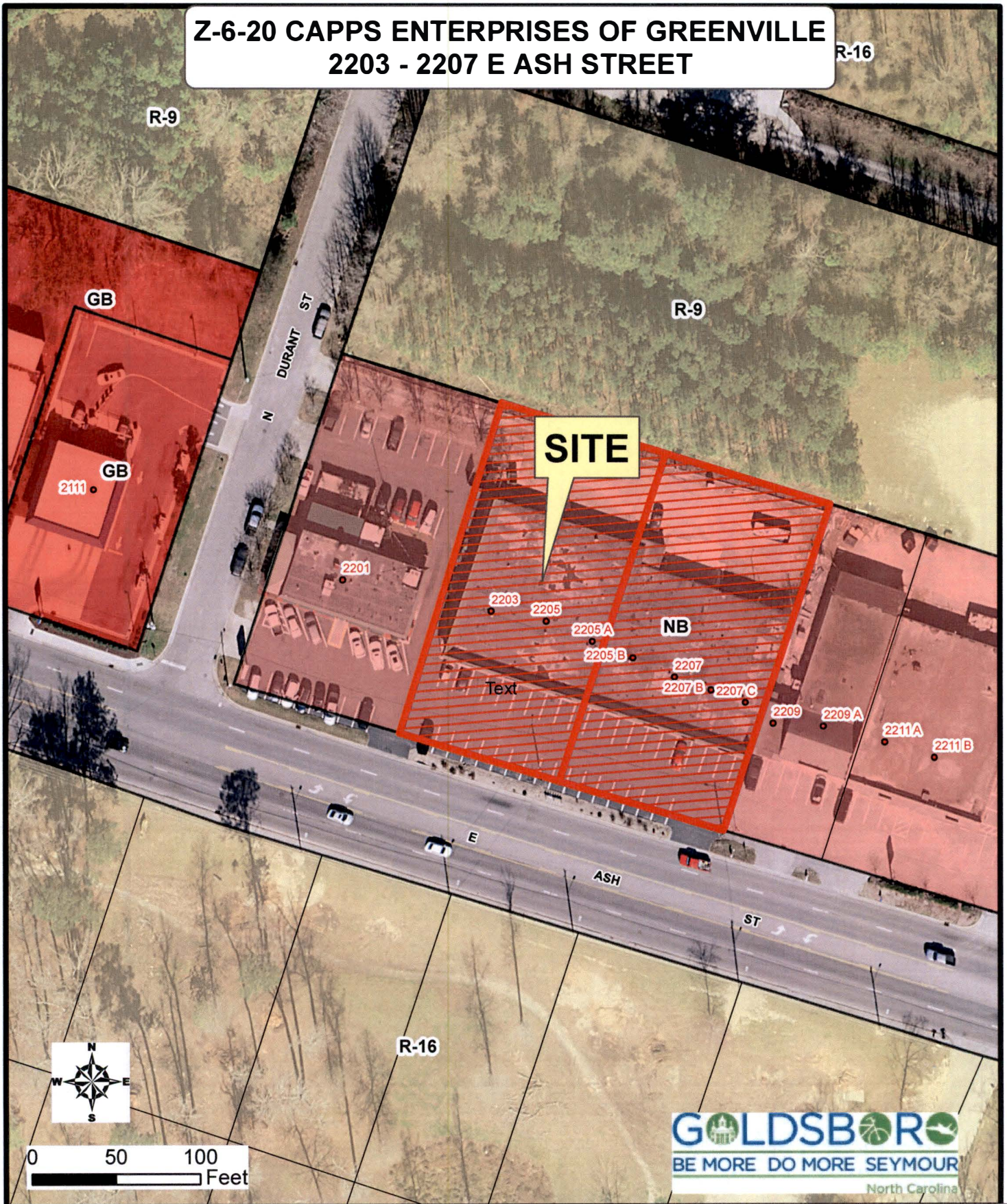


REZONING REQUEST:

OWNER: CAPPS ENTERPRISES OF GREENVILLE
REQUEST: FROM NB TO GB
PIN #: 3509-93-4593 AND 3509-93-5590
LOCATION 2203 - 2207 E ASH STREET

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

**Z-6-20 CAPPS ENTERPRISES OF GREENVILLE
2203 - 2207 E ASH STREET**

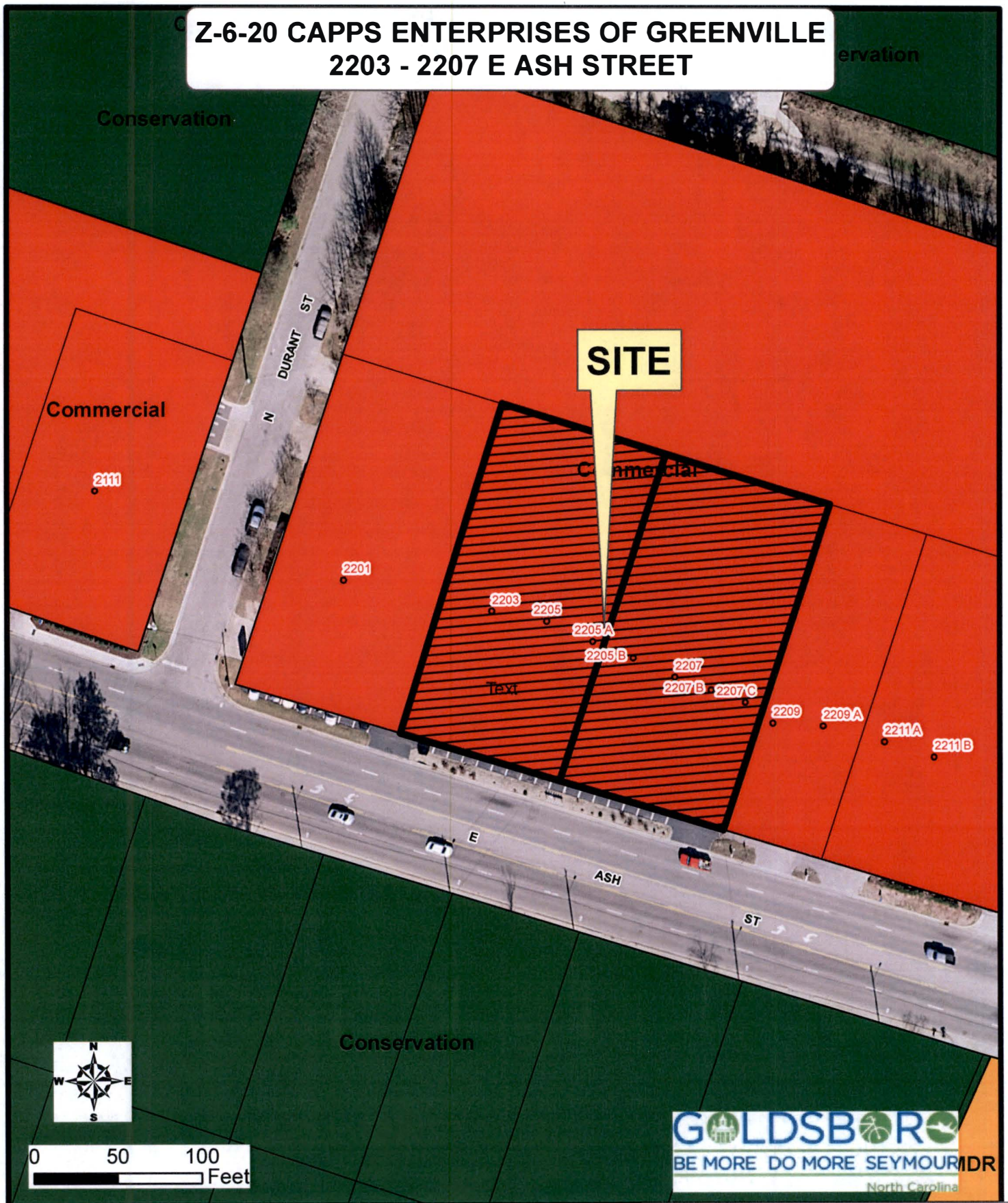


REZONING REQUEST:

OWNER: CAPPS ENTERPRISES OF GREENVILLE
REQUEST: FROM NB TO GB
PIN #: 3509-93-4593 AND 3509-93-5590
LOCATION 2203 - 2207 E ASH STREET

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

**Z-6-20 CAPPS ENTERPRISES OF GREENVILLE
2203 - 2207 E ASH STREET**



REZONING REQUEST:

OWNER: CAPPS ENTERPRISES OF GREENVILLE
REQUEST: FROM NB TO GB
PIN #: 3509-93-4593 AND 3509-93-5590
LOCATION 2203 - 2207 E ASH STREET

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
NOVEMBER 2, 2020 COUNCIL MEETING**

SUBJECT: Z-7-20 – Wayne Oil Company, Inc. Northwest corner of Wayne Memorial Drive and Fourth Street (Neighborhood Business/General Business Conditional District to General Business)

BACKGROUND: The applicant requests to rezone a portion of the subject property from Neighborhood Business (NB) to General Business (GB) zoning district.

The requested zoning will be associated with the recombination of two individual lots described as follows:

Lot #1:

Frontage: 297.41 ft. (Wayne Memorial Drive)
325 ft. (Fourth Street)

Area: 141,700 sq. ft., or 3.25 acres

Zone: Neighborhood Business (NB) / General Business Conditional District (GB CD)

Lot #2:

Frontage: 83.69 ft. (Wayne Memorial Drive)

Area: 8,596 sq. ft., or 0.19 acres

Zone: Neighborhood Business (NB)

Area Proposed for Rezoning:

Frontage: 185.30 ft. (Wayne Memorial Drive)

Area: 70,154 sq. ft., or 1.621 acres

Zone: Neighborhood Business (NB)

Surrounding Zoning:

North: Residential (R-9);

South: Residential (R-9), Office and Institutional (O&I-1),
Neighborhood Business (NB);

East: Neighborhood Business (NB); and

West: Neighborhood Business (NB) and Residential (R-9)

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

DISCUSSION:

As previously stated, the applicant proposes to rezone subject property from Neighborhood Business (NB) to General Business (GB) zoning district.

Comprehensive Plan Recommendation: The City's Comprehensive Land Use Plan recommends commercial development for the property. The proposed rezoning would be compatible with the Comprehensive Plan.

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

On January 3, 2017, Goldsboro City Council approved a change of zone request for a portion of the property from Neighborhood Business (NB) to General Business Conditional District (GB CD) limiting the use of the property to retail sale of auto parts and accessories. As of this date, the property has not been developed. The remaining portion is now being considered for sale and commercial development.

At the public hearing held on October 19, 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 and...

Date: 10/21/20

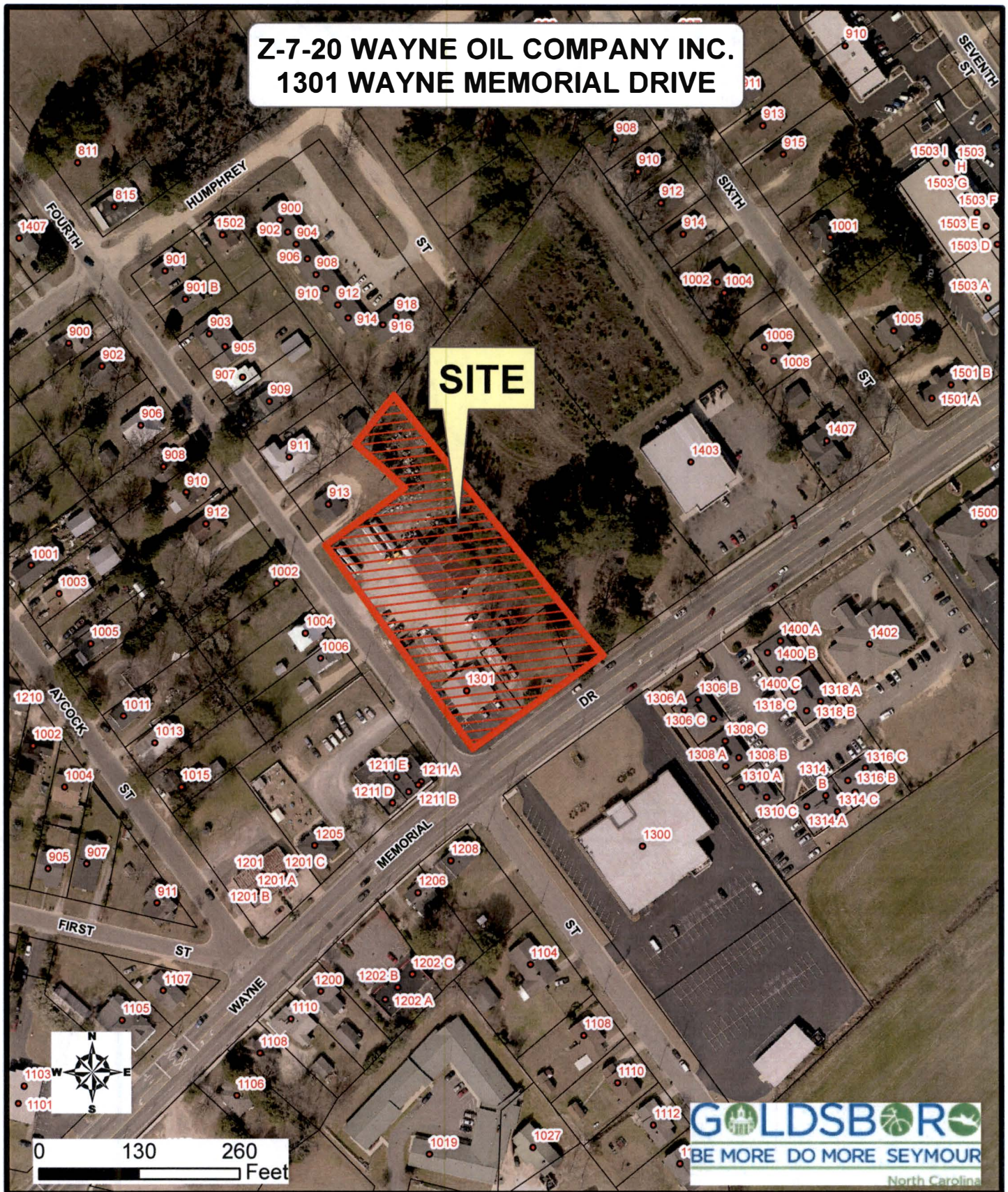


Planning Director

Date: _____

City Manager

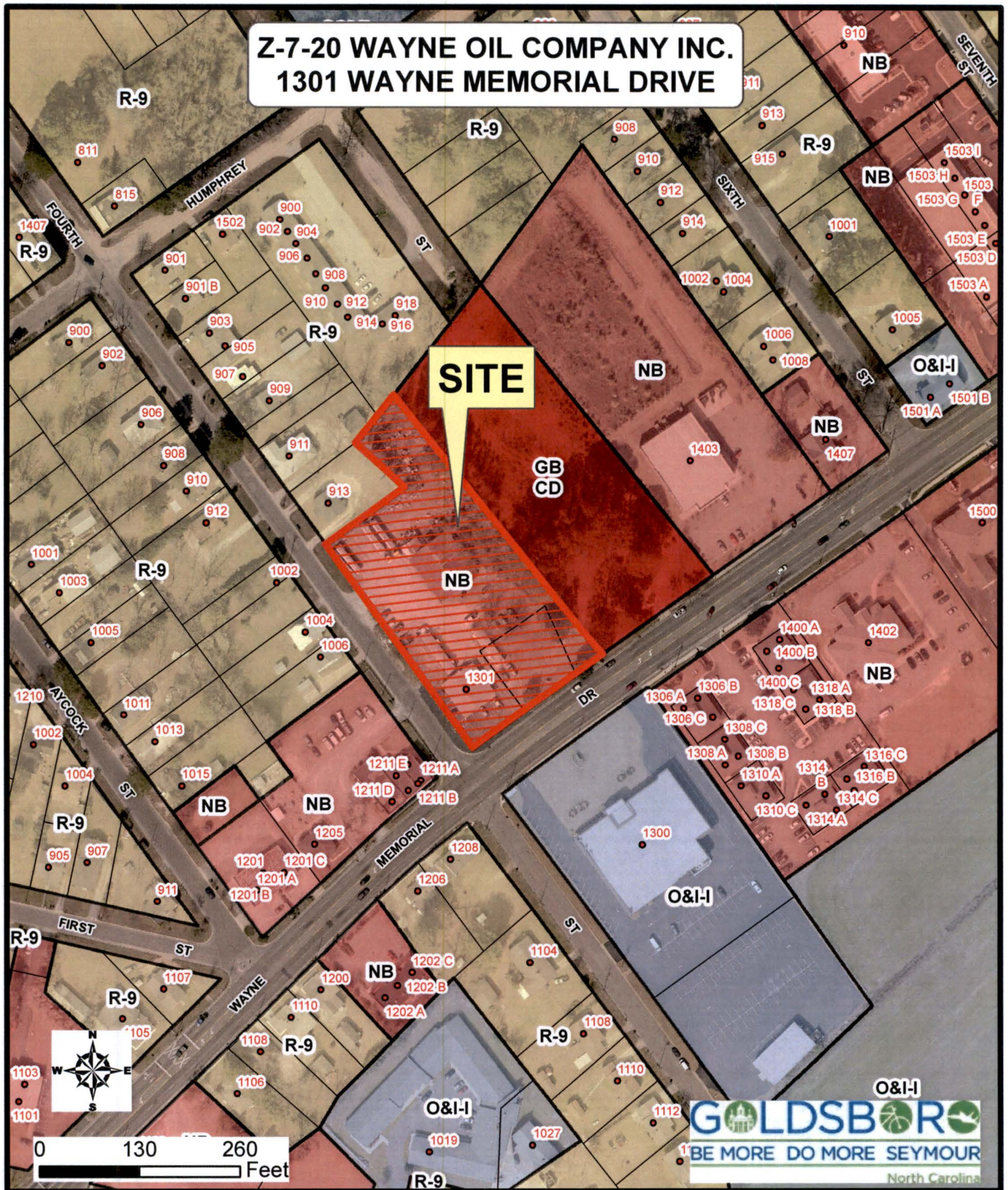
**Z-7-20 WAYNE OIL COMPANY INC.
1301 WAYNE MEMORIAL DRIVE**



REZONING REQUEST

OWNER:
APPLICANT: WAYNE OIL COMPANY INC.
REQUEST: FROM NB TO GB
PIN #: 3509-49-9397 (PORTION OF)
LOCATION: 1301 WAYNE MEMORIAL DRIVE

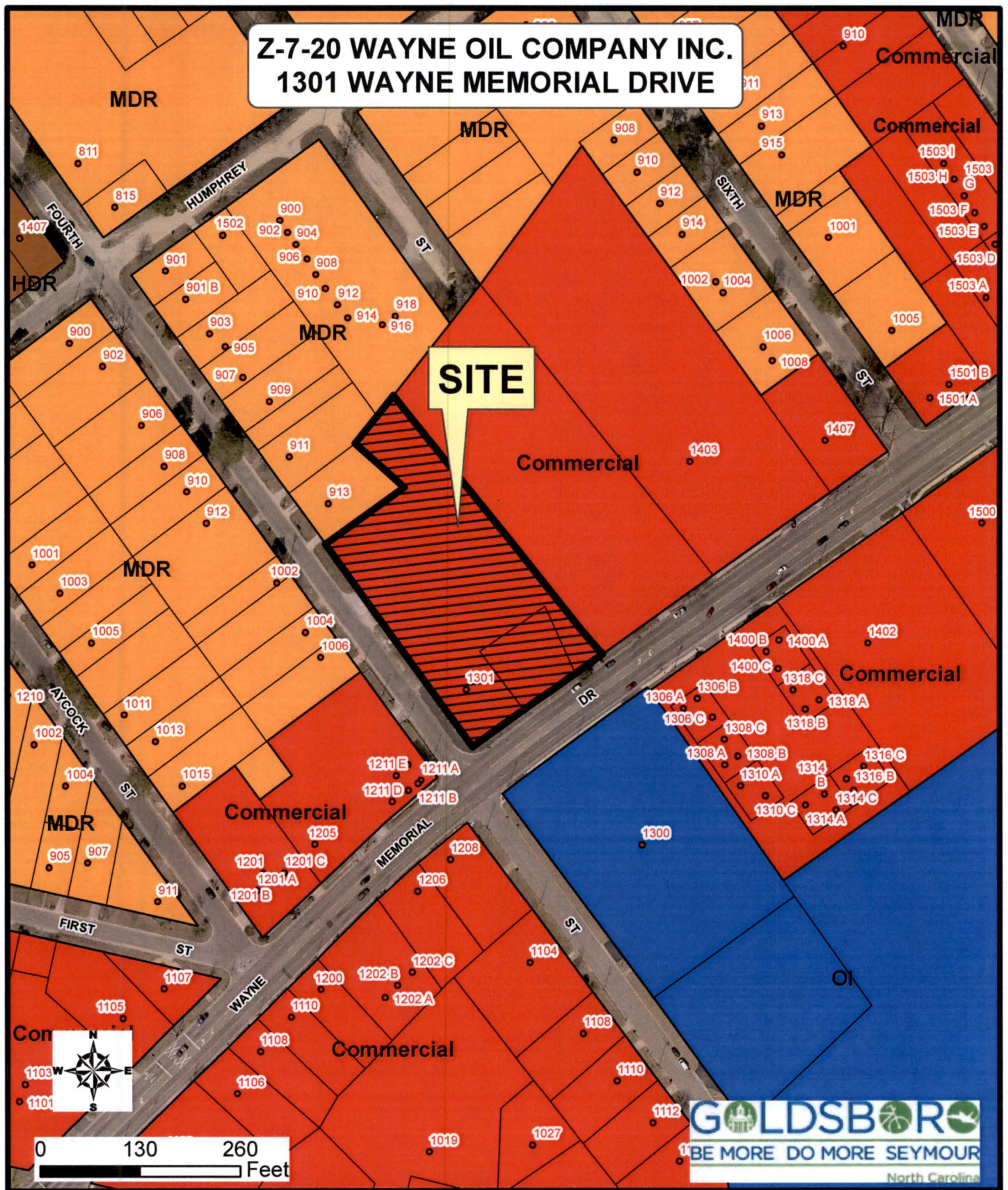
The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the City of Goldsboro, NC. Users of the data represented on this map are hereby notified that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



REZONING REQUEST

OWNER:
APPLICANT: WAYNE OIL COMPANY INC.
REQUEST: FROM NB TO GB
PIN #: 3509-49-9397 (PORTION OF)
LOCATION: 1301 WAYNE MEMORIAL DRIVE

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



REZONING REQUEST

OWNER:
APPLICANT: WAYNE OIL COMPANY INC.
REQUEST: FROM NB TO GB
PIN #: 3509-49-9397 (PORTION OF)
LOCATION: 1301 WAYNE MEMORIAL DRIVE

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

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
NOVEMBER 2, 2020 COUNCIL MEETING**

SUBJECT: Z-8-20 – Jones Sawmill-Northwest corner of Belfast Road & I-795

BACKGROUND: The applicant requests to rezone subject property from Residential (R-20A) to General Industry Conditional District (I-2CD) in order to limit the use of the property to a commercial sawmill.

In conjunction with the rezoning request, the applicant is requesting separate site plan approval as required by the City's Unified Development Ordinance. The proposed change of zone request is associated with SITE-21-20.

More than half of subject property is located within the City limits of Goldsboro. A portion of the subject property is located within Wayne County. County officials have made written agreement to relinquish jurisdictional authority to the City of Goldsboro.

Frontage: (None)

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

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

Surrounding Zoning:

North: Residential Conditional District (R-20ACD)/County Airport;

South: Wayne County Residential-Agricultural (RA-20),
Wayne County Airport (Overlay);

East: General Business (GB)/Residential (R-16); and

West: Residential Conditional District (R-20ACD)

Existing Use: The subject property is currently clear and vacant.

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

Comprehensive Plan Recommendation: The City's Comprehensive Land Use Plan recommends a portion of the

property for industrial development and the remaining acreage for medium density residential development.

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

Wayne County Airport Overlay District: Approximately 5.76 acres is located within Wayne County's Airport Overlay District. Wayne County Planning and Airport officials have been advised of the applicant's proposed rezoning request. As of date, no additional comments or requirements from Wayne County have been communicated to City officials.

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

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

Date: 10/21/20

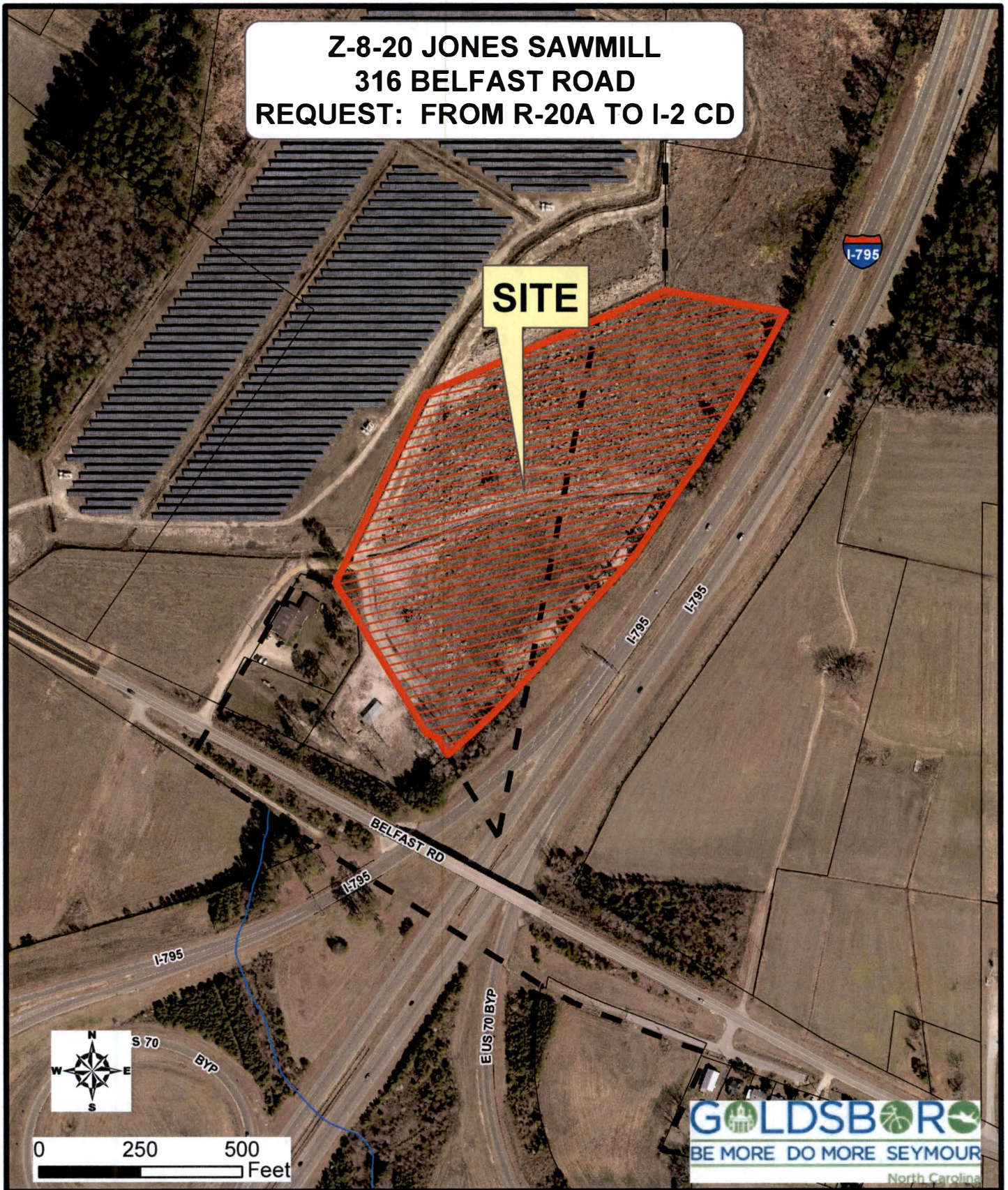


Planning Director

Date: _____

City Manager

**Z-8-20 JONES SAWMILL
316 BELFAST ROAD
REQUEST: FROM R-20A TO I-2 CD**

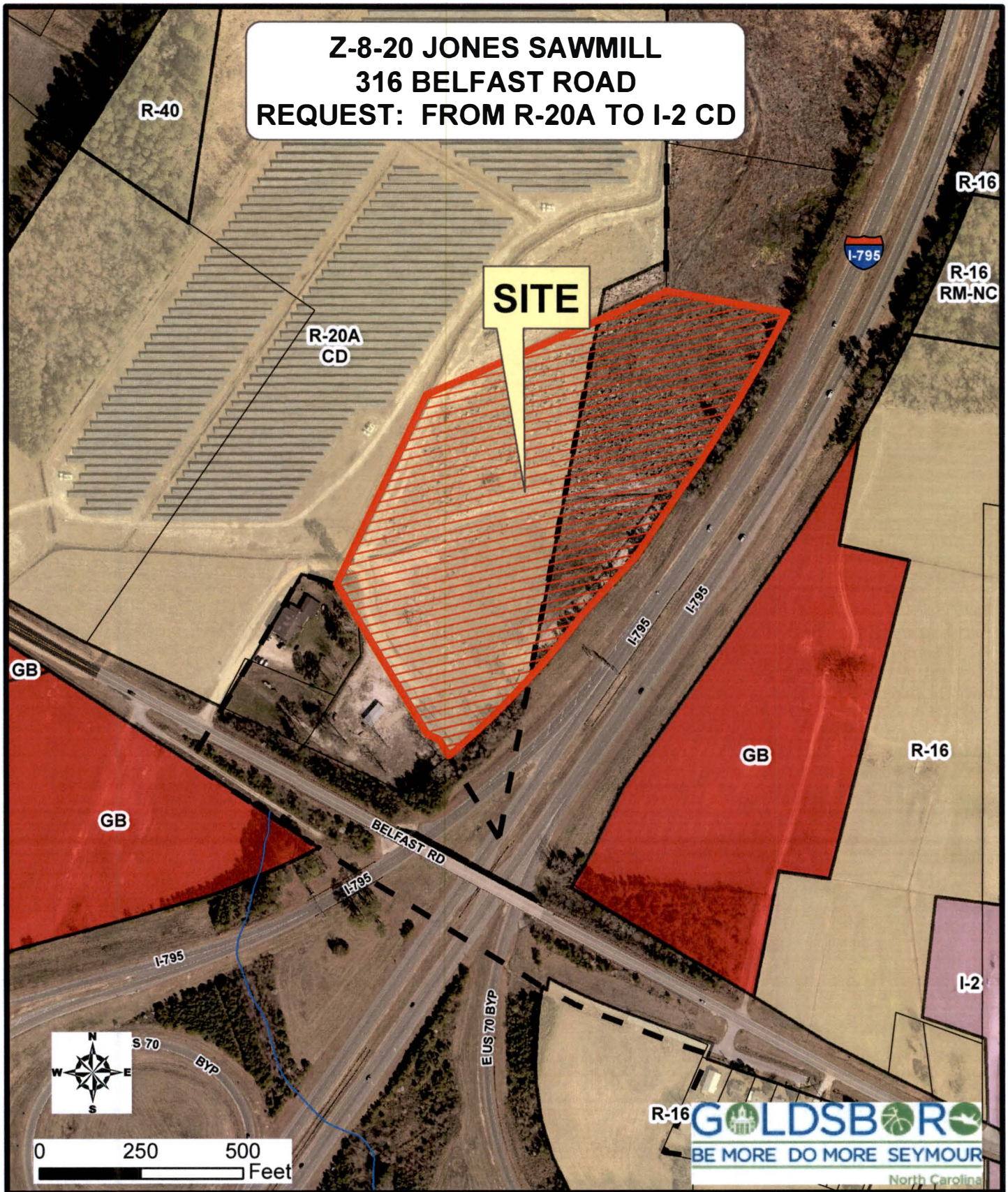


REZONING REQUEST

**OWNER: WILLIAM LANE
APPLICANT: JOSEPH BRANDON JONES
REQUEST: FROM R-20A TO I-2 CD
PIN #: 3601-14-4187
LOCATION: 316 BELFAST ROAD**

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

**Z-8-20 JONES SAWMILL
316 BELFAST ROAD
REQUEST: FROM R-20A TO I-2 CD**

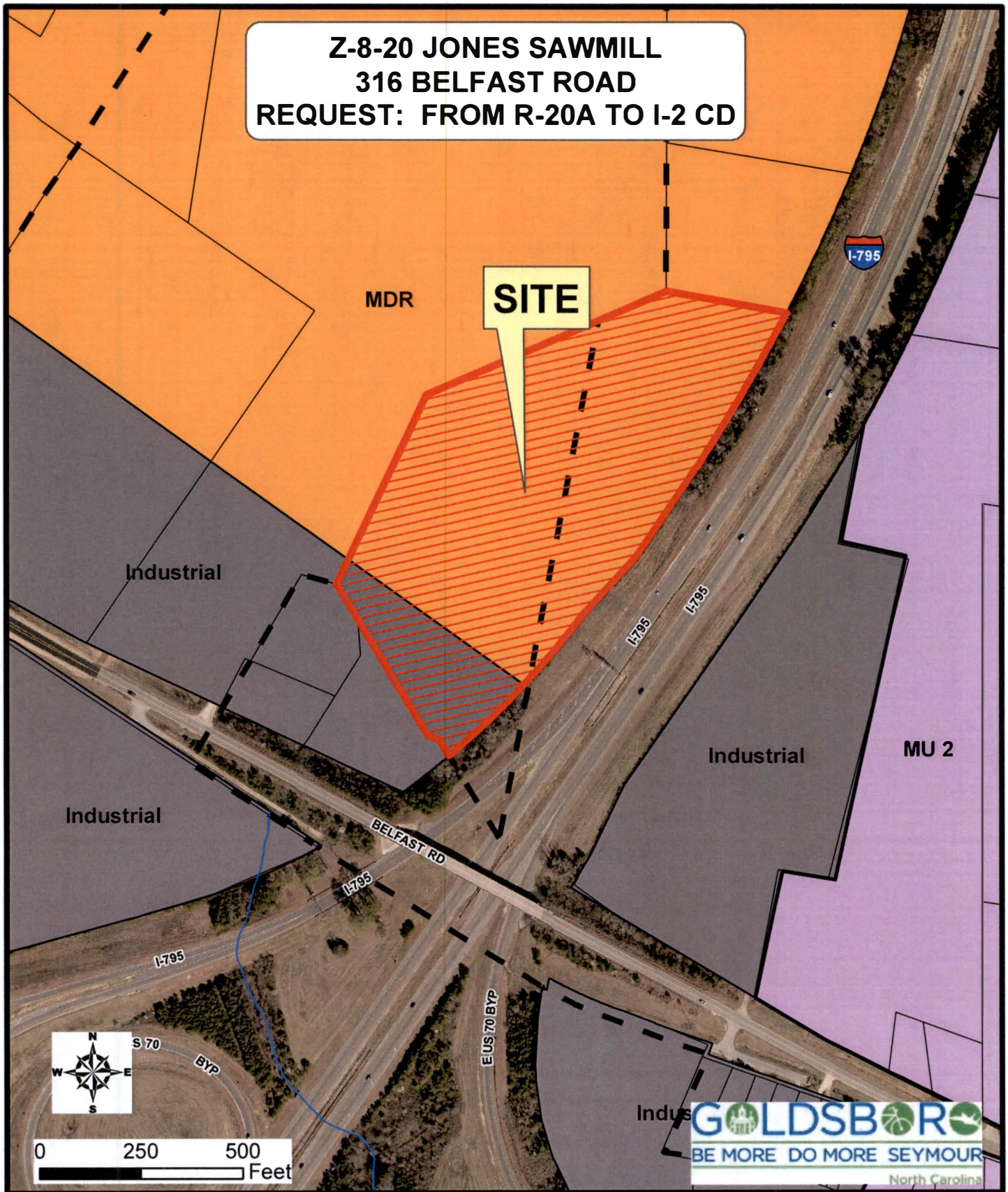


REZONING REQUEST

OWNER: WILLIAM LANE
APPLICANT: JOSEPH BRANDON JONES
REQUEST: FROM R-20A TO I-2 CD
PIN #: 3601-14-4187
LOCATION: 316 BELFAST ROAD

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

**Z-8-20 JONES SAWMILL
316 BELFAST ROAD
REQUEST: FROM R-20A TO I-2 CD**



REZONING REQUEST

OWNER: WILLIAM LANE
APPLICANT: JOSEPH BRANDON JONES
REQUEST: FROM R-20A TO I-2 CD
PIN #: 3601-14-4187
LOCATION: 316 BELFAST ROAD

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
NOVEMBER 2, 2020 COUNCIL MEETING**

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

BACKGROUND: Subject property is located on the northwest corner of Belfast Road and I-795. The site plan is associated with a rezoning request Z-8-20 as previously presented.

If the Goldsboro City Council approves the applicant's rezoning request from R-20A (Residential-20A) to General Industry Conditional District (I-2CD), the use of the property will be limited for the operation of a commercial sawmill. A commercial sawmill requires a Conditional Use Permit when located in the General Industry (I-2) zoning district.

Frontage: (None)

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

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

Existing Use: The property is currently clear and vacant. The property is located directly east of an existing solar farm. On July 6, 2015, Goldsboro City Council approved a change of zone from R-40 to R-20A Residential Conditional District to allow the development of the solar farm.

DISCUSSION: The submitted site plan indicates four (4) commercial buildings to be utilized in the operation of the business. A 15ft. x 25ft. (375 sq. ft.) metal office building will serve as the principle structure in the operation of the business. A 50ft. x 50ft. (2,500 sq. ft.) enclosed metal storage shelter will serve as an add-on to the principle building. An 18ft. x 34ft. (612 sq. ft.) commercial dry kiln is proposed behind the proposed storage shelter along with a proposed 20ft. x 60 ft. (1,200 sq. ft.) commercial sawmill.

A floor plan has been provided which consists of an office, restrooms for customers and employees, storage areas and three (3) automobile service bays.

Hours of Operation: Monday-Friday: 7:00am-5:00pm

Saturdays: Varies

No. of Employees: 4

Access: The applicant has proposed a new 24 ft. wide driveway cut off of Belfast Road to access the site. Belfast Road is an NCDOT maintained roadway. The applicant has consulted with NCDOT and has been made aware of the fact that driveway permits will be required, however, no other roadway improvements will be necessary.

The site has no frontage along Belfast Road. As such, a proposed 50ft. ingress, egress and regress easement off Belfast Road will provide access to the site, as well as, to employee and commercial trucking parking spaces. The applicant is proposing a 20ft. wide gravel access road for approximately 1,000 ft. since heavy log trucking operations will be conducted on site. Log trucks will enter and exit the site off Belfast Road.

Parking: Parking for the commercial sawmill requires 1 space per 2 employees on the maximum shift, plus 1 space for each vehicle stored on site. A total of 4 employee parking spaces have been proposed including 1 handicapped accessible parking space. According to the applicant, there will be no overnight parking conducted on the site.

Engineering Comments: The property is not located in a Special Flood Hazard Area. City water and sewer are not available to serve the property. Private water and on-site waste disposal systems will be incorporated. Grading and drainage plans have not been submitted. The applicant will be required to submit plans in accordance with City Engineering standards before construction permits are released.

Supplemental Regulations: In addition to the land-use requirements of the General Industry (I-2) zoning district, the following supplemental regulations are required for the proposed sawmill:

1. The entire area of the site shall be enclosed by a six foot high opaque fence set back one hundred feet from any public right of way or residentially developed or zoned property and/or fifty feet from any other adjacent property.
2. The yard area between the fence and the property line, not used for parking, shall be planted with grass and have landscaping composed of large trees spaced not more than forty feet apart and not less than one row of shrubs thirty

inches in height, spaced so that they will form a continuous visual screen six feet in height within three growing seasons.

3. No loading or unloading of materials shall occur outside of the fenced area.
4. A statement shall be submitted with the plans indicating whether any manufacturing or processing operation will create smoke, offensive odor, dust, noise, fumes or vibrations beyond the lot lines of the proposed use. If one or more of such conditions exist, the developer shall explain what measures will be taken to mitigate such conditions to acceptable levels.
5. The uses shall be located a minimum of one thousand feet from any residentially developed or zoned property. The one thousand foot separation distance shall be measured in a straight line from property line to property line, with no consideration as to intervening structures, roads or landforms.

The applicant is requesting a modification of item #5 listed above as residentially-zoned and developed property is located within 1,000 ft. of the subject property.

The applicant is requesting a waiver of the fencing and landscaping requirements for a period not to exceed 1 year from site plan approval.

At the public hearing held on October 19, 2020, the property owner and applicant came forward to speak in favor of the request and no one appeared to speak against the request.

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

Date: 10/21/20



Planning Director

Date: _____

City Manager

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

SITE

I-795

I-795

I-795

BELFAST RD

70 BYP

US

E



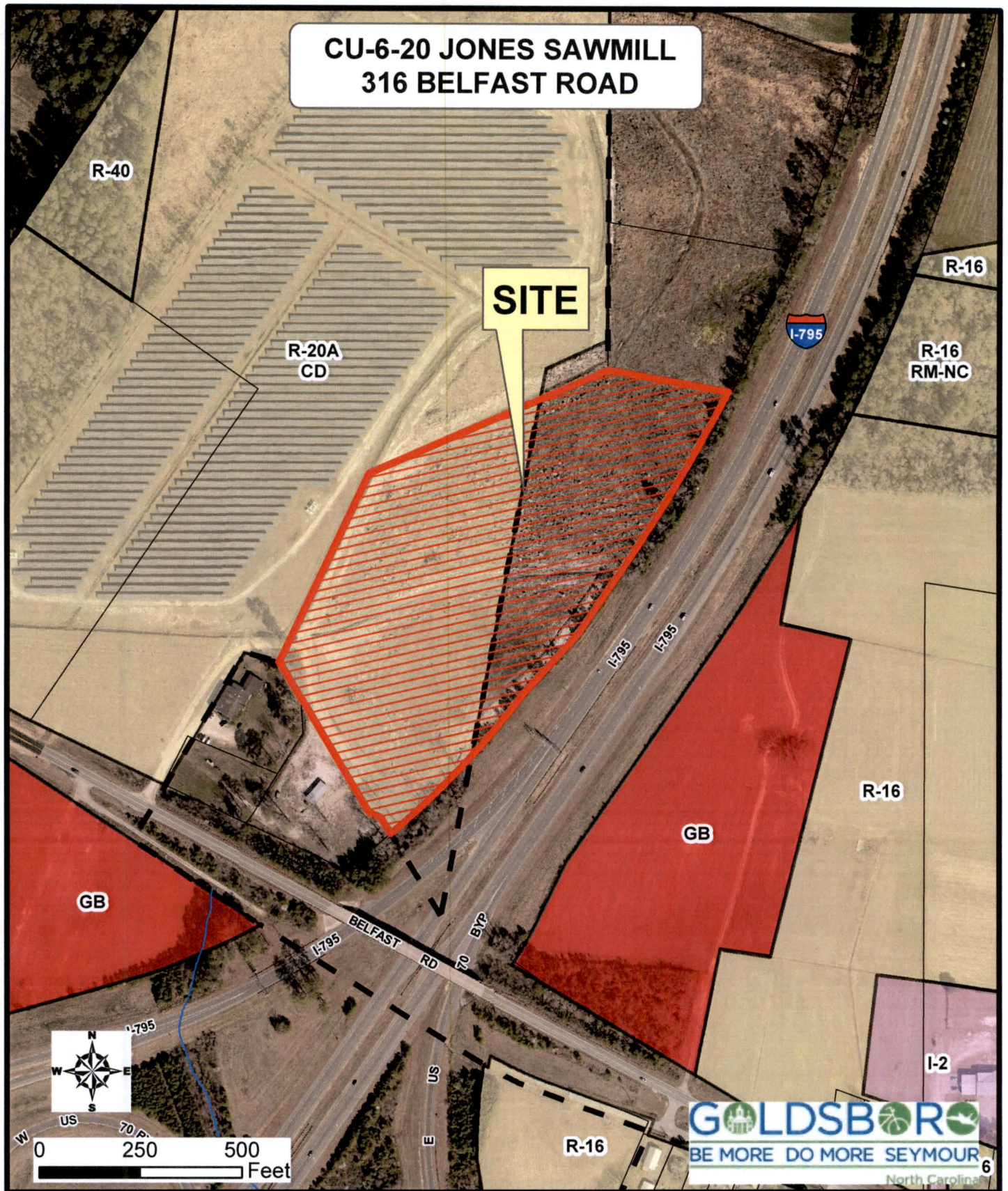
0 250 500 Feet



CONDITIONAL USE SITE PLAN

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

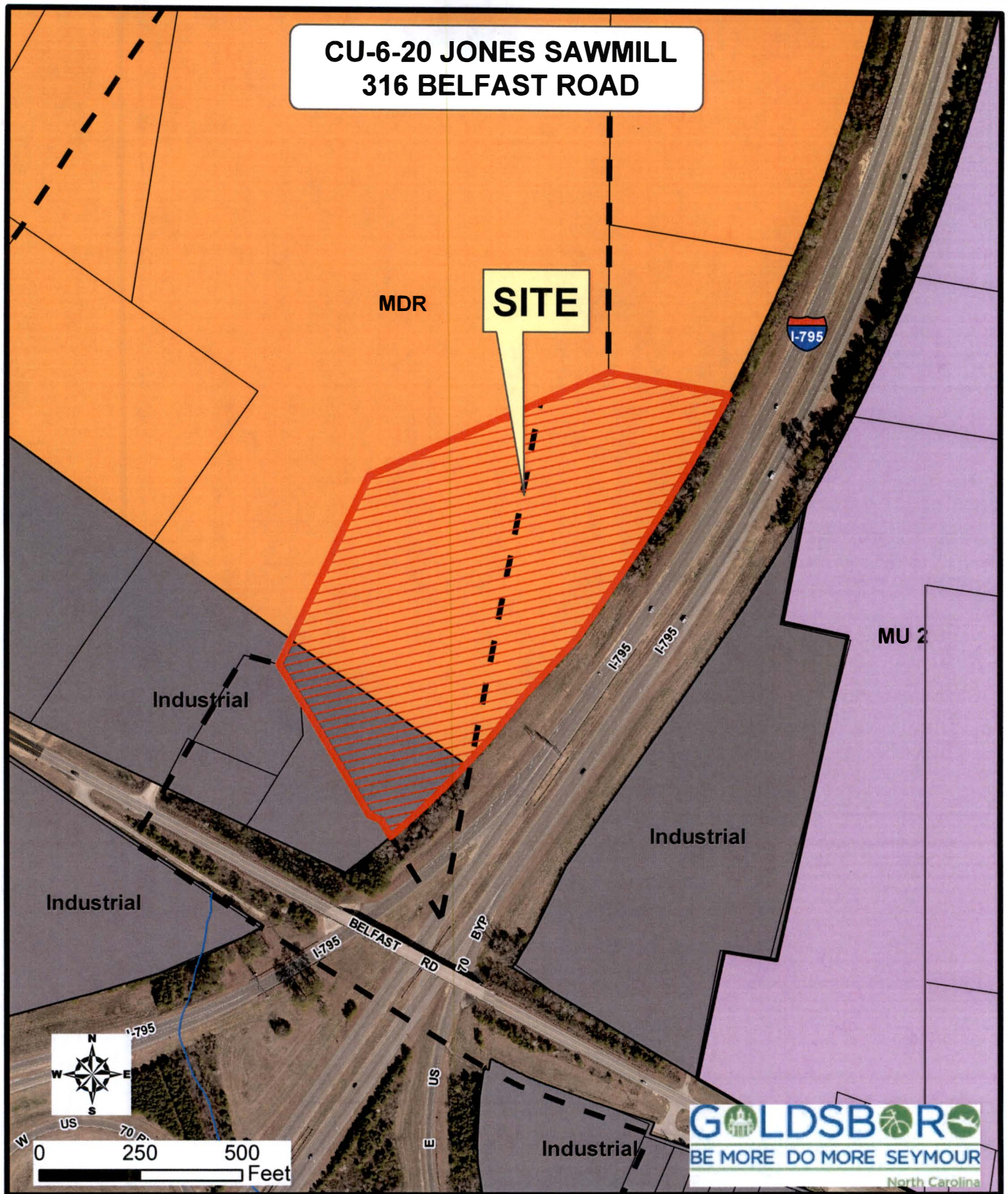
The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the City of Goldsboro, NC. Users of the data represented on this map are hereby notified that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



CONDITIONAL USE SITE PLAN

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

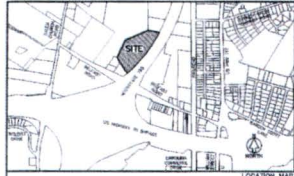
The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the City of Goldsboro, NC. Users of the data represented on this map are hereby notified that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



CONDITIONAL USE SITE PLAN

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

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



CURRENT ZONE R-20A RESIDENTIAL DISTRICT
(CITY OF GOLDSBORO)

MINIMUM SETBACK REQUIREMENTS
FRONT = 45 FEET
REAR = 25 FEET
SIDE = 20 FEET
CORNER = 40 FEET
MAXIMUM HEIGHT = 35 FEET

PROPOSED ZONE I-2 INDUSTRIAL DISTRICT
(CITY OF GOLDSBORO)

MINIMUM SETBACK REQUIREMENTS
FRONT = 30 FEET
REAR = 25 FEET
SIDE = 15 FEET (SEE NOTE 1)
RESIDENTIAL = 75 FEET (SEE NOTE 1)
MAXIMUM HEIGHT = N/A

AIRPORT ZONE
(WAYNE COUNTY)

MINIMUM SETBACK REQUIREMENTS
FRONT = 30 FEET
SIDE = NONE
REAR = NONE
MAXIMUM HEIGHT = 35 FEET

NOTE 1:
THE MINIMUM SEPARATION DISTANCE BETWEEN ANY
STRUCTURE, STORAGE OR LOADING AREA FROM A
RESIDENTIALLY DEVELOPED OR ZONED LOT.

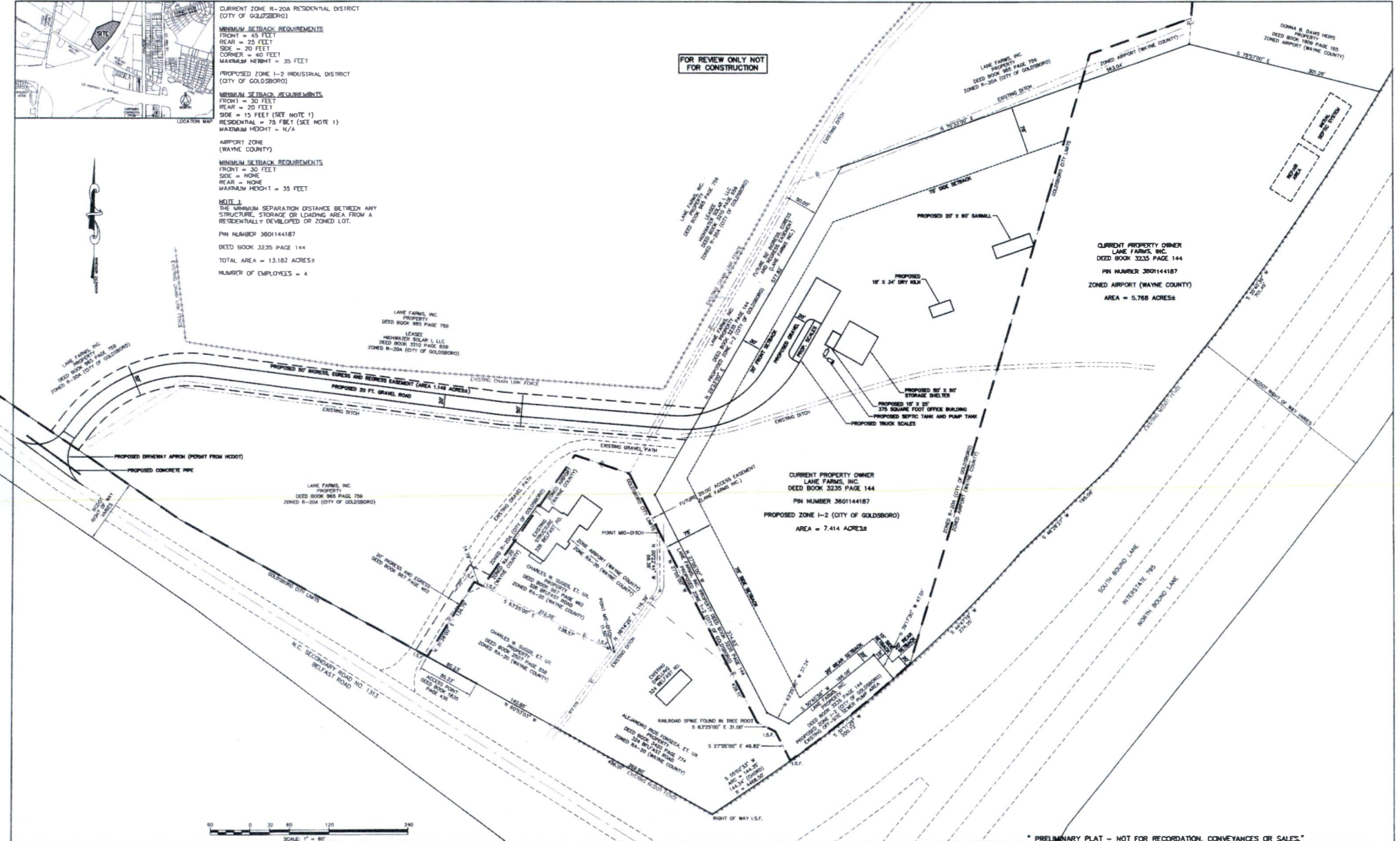
PN NUMBER 3601144187

DEED BOOK 3235 PAGE 144

TOTAL AREA = 13.182 ACRES±

NUMBER OF EMPLOYEES = 4

FOR REVIEW ONLY NOT
FOR CONSTRUCTION



NO.	REVISION	DATE

B. R. KORNEGAY, INC.
LAND SURVEYING • ENGINEERING • PLANNING
License Number: 1-1094
309 Ligon Street
Chapel Hill, N.C. 27514
www.brkornegay.com (919) 733-5889 Fax: (919) 388-8053

SITE PLAN
PROPOSED SAW MILL
316 BELFAST ROAD
STONE CREEK TOWNSHIP
WAYNE COUNTY, N.C.

DRAWN BY: TSB
DESIGNED BY:
DATE: 9-17-2020
SCALE: 1" = 80'

* PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES OR SALES *

DEVELOPER
BRANDON JONES
295 ROSE ROAD, PIKEVILLE, NORTH CAROLINA 27863
CONTACT: BRANDON JONES 919-222-1178 b.jones8134@gmail.com

SHEET:	1
OF:	1
DEED BOOK:	200448
CASE NAME:	200448

DEVELOPER, TRUMAN R. - (HERS) - STONEY CREEK TOWNSHIP, WAYNE COUNTY, NC 28-0 D1005