

AGENDA
PLANNING COMMISSION
Monday, November 25, 2019

I. Minutes – October 28, 2019

II. BOARD OF ADJUSTMENT PUBLIC HEARING

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

No items to be heard for November 25, 2019

III. PLANNING COMMISSION ITEMS

A. Rezoning

- (1) **Z-20-19 – David & Ashley Allen** – Located on the Southeast corner of Mull Smith Lane and west of Double D Lane. The applicant is requesting to rezone from Residential 20-A (R-20A) to Residential Manufactured 9 (RM-9) _____
- (2) **Z-21-19 – St. James Church** – Located south of W. Chestnut and between S. Alabama Ave. and Kennon Ave. The applicant is requesting to rezone from Residential 6 to Office and Institutional 1 (O&I-1) _____

B. Conditional Use Permits

- (1) **CU-12-19 – Henry Battle** – Located East side of S. James St. and west of S. Center St. The applicant is requesting conditional use permit approval for a place of entertainment with ABC located in the Central Business District (CBD). _____

IV. C. Subdivision Plans

- (1) **S-11-19 Ashley Allen** – Located on Southeast corner of Mull Smith Land and Double D Lane _____
- (2) **S-14-19 Seventy West Commercial Park** – Located on North side of W. US 70 Hwy between J&L Drive and Springwood Drive _____

V. D. Site Plans

- (1) **Site-19-19 Car Wash US 70 West** – Located on North side of W. US 70 Hwy between N. NC 581 Hwy and Westbrook Avenue _____
- (2) **Site-20-19 Renu Life** – Located North side of Windsor Creek Parkway between Wayne Memorial Drive and Wilshire Way _____

VI. UPCOMING PUBLIC HEARING / PLANNING COMMISSION 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
- (2) **CU-14-19 Zackell Perry Used Cars** – Located on West side of N. John Street between E. Oak Street and N. Center Street

B. Site Plans

- (1) **Site-15-19 215 N. Virginia Street** – Located on West side of N. Virginia Street between W. Ash Street and N. Carolina Street

**Planning Commission Minutes
October 28, 2019**

The Goldsboro Planning Commission met in regular session on Monday, October 28, 2019, at 7:00 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 – September 30, 2019

Mr. Walston moved that the Commission's minutes of September 30, 2019 be approved with no corrections, additions or deletions. Mr. Swindell seconded the motion and the motion carried.

A. Subdivision Plans:

- (1) **S-10-19 – Capital Automotive Real Estate Services, Inc.** – Located on the north side W. Grantham between Nevels Street and Hargrove Street.

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 the subject property has been proposed for division into two lots for sale or commercial development. Any future use of the property will require site plan approval in accordance with the City's Unified Development Code.

Mr. Talton said Lot No. 1 is currently vacant and occupied by one existing single-story commercial building constructed of metal and brick veneer and approximately 31,368 sq. ft.

Mr. Talton said Lot No. 2 is currently occupied and operates as an automobile collision and repair facility. It consists of three single-story commercial buildings. The main principle building is constructed of metal and brick veneer and approximately 14,782 sq. ft. Two accessory buildings of metal construction are located in the side yard of the property west of the principal building totaling approximately 3,000 sq. ft.

Mr. Talton said the entire property was developed prior the adoption of the current Unified Development Ordinance (UDO). As such, the applicant is requesting the following building setback modifications:

1. Lot 1: A modification of the front yard-building setback from 30 ft. to 0.59 ft. along Nevels Street.
2. Lot 2: A modification of the side yard setback from 15 ft. to 0.65 ft. along the proposed new western property line.

Mr. Swindell moved that the Commission recommend approval of the Preliminary Subdivision request with the modifications as requested by the applicant. Mr. Waters seconded the motion and the motion carried.

B. Site Plans:

- (1) **SITE-16-19 Circle K** - Located on the south side of W. Tommy's Road, the west side of N. William Street and the east side of Carolina Commerce Drive.

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 the subject property is currently vacant and undeveloped.

Mr. Talton said site plan indicates the construction of a one-story, brick-veneer convenience store with a gross floor area of 5,187 sq. ft. A 400 sq. ft. open patio with seating is shown along the northern building wall for customers of the business.

Mr. Talton said the applicant has proposed the construction of two fuel canopy additions. One fuel canopy will consist of an area of approximately 5,094 sq. ft. and provide cover for 8 fuel gas pumps to be located in front of the convenience store. Mr. Talton said the second canopy will consist of approximately 1,656 sq. ft. and provide cover for a total of 4 diesel fuel gas pumps to be located directly south of the convenient store.

Mr. Talton said the applicant believes that interconnectivity would be impractical due to location of protected wetlands and proposed storm water improvements required for the site. The applicant is requesting the following modifications.

1. Modification of City sidewalk requirement.
2. Modification of a Type C, 20 ft. wide landscape buffer yard along the southern property line.
3. Modification of interconnectivity.

Ms. Barnett moved that the Commission recommend approval of the Site Plan request with the modifications as requested by the applicant. Mr. Slater seconded the motion seconded the motion and the motion carried.

(2) SITE-18-19 Team Chevrolet - Southwest corner of US Highway 70 East and North Oak Forest Road.

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 the subject property is an existing automobile dealership known as Team Chevrolet of Goldsboro.

Mr. Talton said site plan indicates the construction of indicates the construction of 4 new building additions and 1 new canopy with a combined total area of approximately 4,757 sq. ft. Existing building area for the new car dealership is 49,579 sq. ft. The total building area for the existing facility plus new building additions totals 53,354 sq. ft.

Mr. Talton said the applicant is proposing the principle building improvements will consist of a 2,050 sq. ft. addition to the service reception area, 665 sq. ft. addition for a new car delivery area and a 542 sq. ft. addition to the body and paint shop reception area. A 1,500 sq. ft. addition is proposed for an existing body shop and repair building located behind the dealership.

Mr. Talton said the applicant is requesting a modification of the requirement to install vehicular surface buffers and street trees along N. Oak Forest Rd. and Commercial Drive due to existing site conditions and underground utilities. The applicant is requesting the following modification:

1. Modification from the requirement to install vehicular surface buffers and street trees along N. Oak Forest Rd. and Commercial Drive due to existing site conditions and underground utilities.

Mr. Waters moved that the Commission recommend approval of the Site Plan request with the modification as requested by the applicant. Mr. Slater seconded the motion seconded the motion and the motion carried.

C. Upcoming Meeting Items.

A. Rezoning

- (1) **Z-20-19 – David & Ashley Allen** – Located on the south side Mull Smith Lane and west of Double D Lane. The applicant is requesting to rezone from Residential 20-A (R-20A) to Residential Manufactured 9 (RM-9).

- (2) **Z-21-19 – St. James Church** – Located south of W. Chestnut and between S. Alabama Ave. and Kennon Ave. The applicant is requesting to rezone from Residential 6 to Office and Institutional 1 (O&I-1).
- (3) **Z-22-19 Walnut Street Apartments** – Located on the south side of E. Walnut Street between S. Kornegay St. and S. Slocumb. The applicant is requesting to rezone from Residential 9 (R-9) to Residential 6 (R-6CD).

B. Conditional Use Permits

- (1) **CU-12-19 – Henry Battle** – Located on east side of S. James St. and west of S. Center St. The applicant is requesting conditional use permit approval for a place of entertainment with ABC located in the Central Business District (CBD).

There being no further business, the meeting was adjourned at 7:30 p.m.

Debra Creighton, Secretary
Goldsboro Planning Commission

Approved: _____

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
DECEMBER 2, 2019 COUNCIL MEETING**

SUBJECT: Z-20-19 David and Ashley Allen - Southeast corner of Mull Smith Lane and Double D Lane

BACKGROUND: The applicant requests the rezoning of a portion of the property from R-20A RM-NC (Residential Manufactured Non-Conforming) to RM-9 (Residential) which would allow for the placement of one manufactured (mobile) home on an individual lot.

Frontage: 328.34 ft. (Mull Smith Ln.)

Area: Approx. 43,560 sq. ft. or ± 1.0 acres

Surrounding Zoning: North: R-20A Residential;
South: R-20A Residential
East: R-20A; R-20A RM-NC Residential;
West: R-20A Residential

Existing use: The property is currently a portion of a larger tract consisting of 127,147 sq. ft. or 2.91 acres and occupied by one manufactured home. The property is zoned R-20A RM-NC (Residential Manufactured Non-Conforming)

Adjacent and surrounding properties primarily consist of singlewide manufactured homes located on private lots. East of the subject property is an existing six (6) unit non-conforming manufactured home park and three private lots rezoned to RM-9 Residential in 2001 and 2017.

DISCUSSION: If the rezoning is approved, the applicant intends to locate a doublewide manufactured home upon the property meeting the requirements of the RM-9 zoning district.

The RM-9 zoning district will require the manufactured home to comply with City and State regulations. Manufactured homes are required to have the appearance of a site-built, single-family dwelling unit permanently located on its lot with a pitched roof, masonry underpinning, parallel to the front property line and in good condition with no signs of rust.

The property will be required to be subdivided in accordance with the City's subdivision regulations.

Comprehensive Plan: The City's adopted Land Use Plan designates this property for low-density residential development.

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

Undedicated private dirt paths through existing easements serve properties in the area. As a result, the subject lot does not have frontage on an improved public street. The applicant has requested a modification of the requirement that all lots front on an improved street in order to allow placement of the mobile home.

At the public hearing held on November 18, 2019, no one spoke for or against the request.

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

Date: 11/21/19

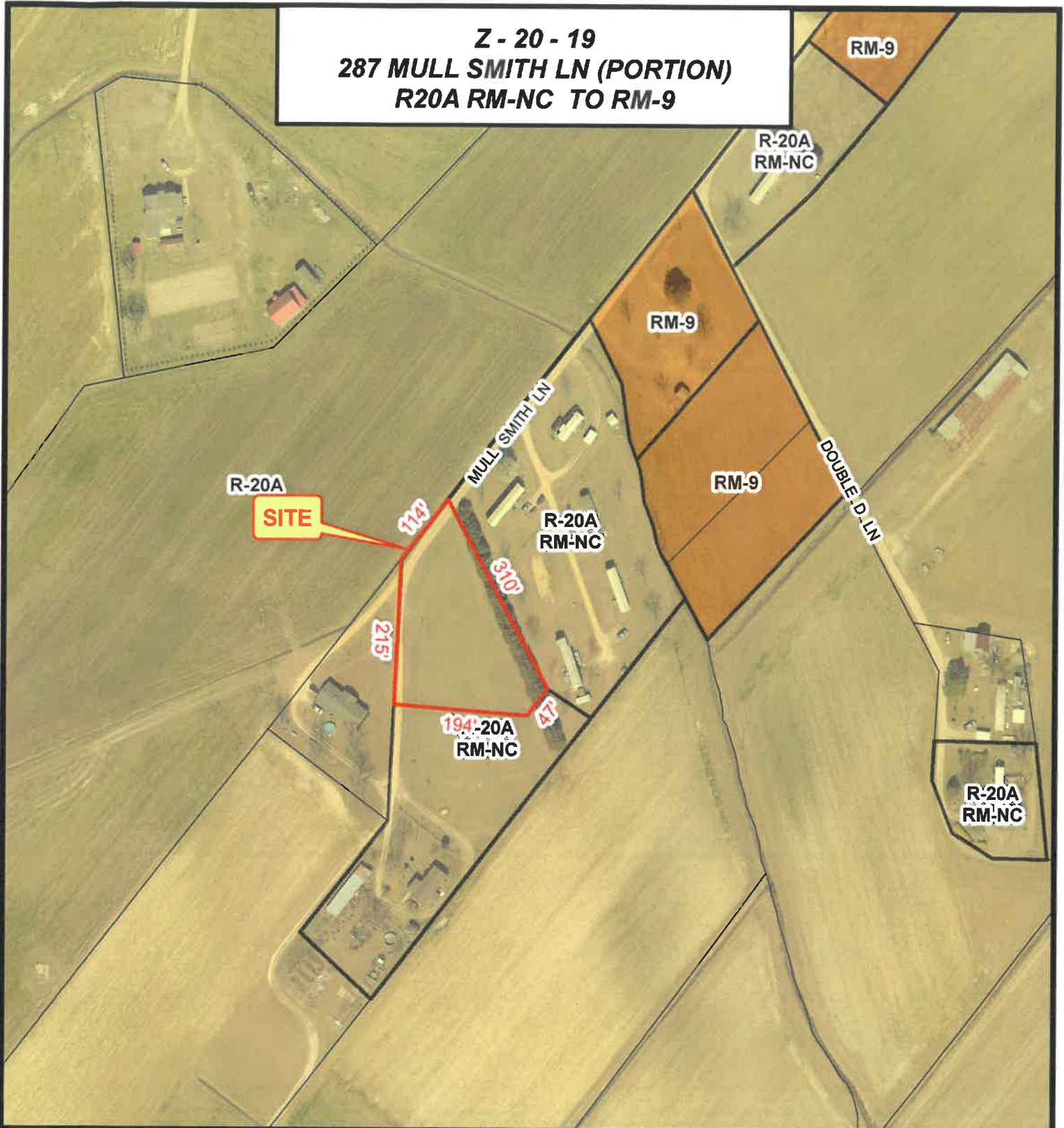


Planning Director

Date: _____

City Manager

Z - 20 - 19
287 MULL SMITH LN (PORTION)
R20A RM-NC TO RM-9



REZONING REQUEST-EXISTING ZONING

OWNER: Shelia Stafford
APPLICANT: David & Ashley Allen
REQUEST: R2-A RM-NC to RM-9
PROJECT: New Mobile Home
PARCEL #: 3630-30-9436 (Portion)
LOCATION: Mull Smith Lane

GOLDSBORO
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200 100 0 200 Feet

Z - 20 - 19
287 MULL SMITH LN (PORTION)
R20A RM-NC TO RM-9

SITE

114'

215'

194'

47'

310'

MULL SMITH LN

DOUBLE D LN

REZONING REQUEST

OWNER: Shelia Stafford
APPLICANT: David & Ashley Allen
REQUEST: R2-A RM-NC to RM-9
PROJECT: New Mobile Home
PARCEL #: 3630-30-9436 (Portion)
LOCATION: Mull Smith Lane

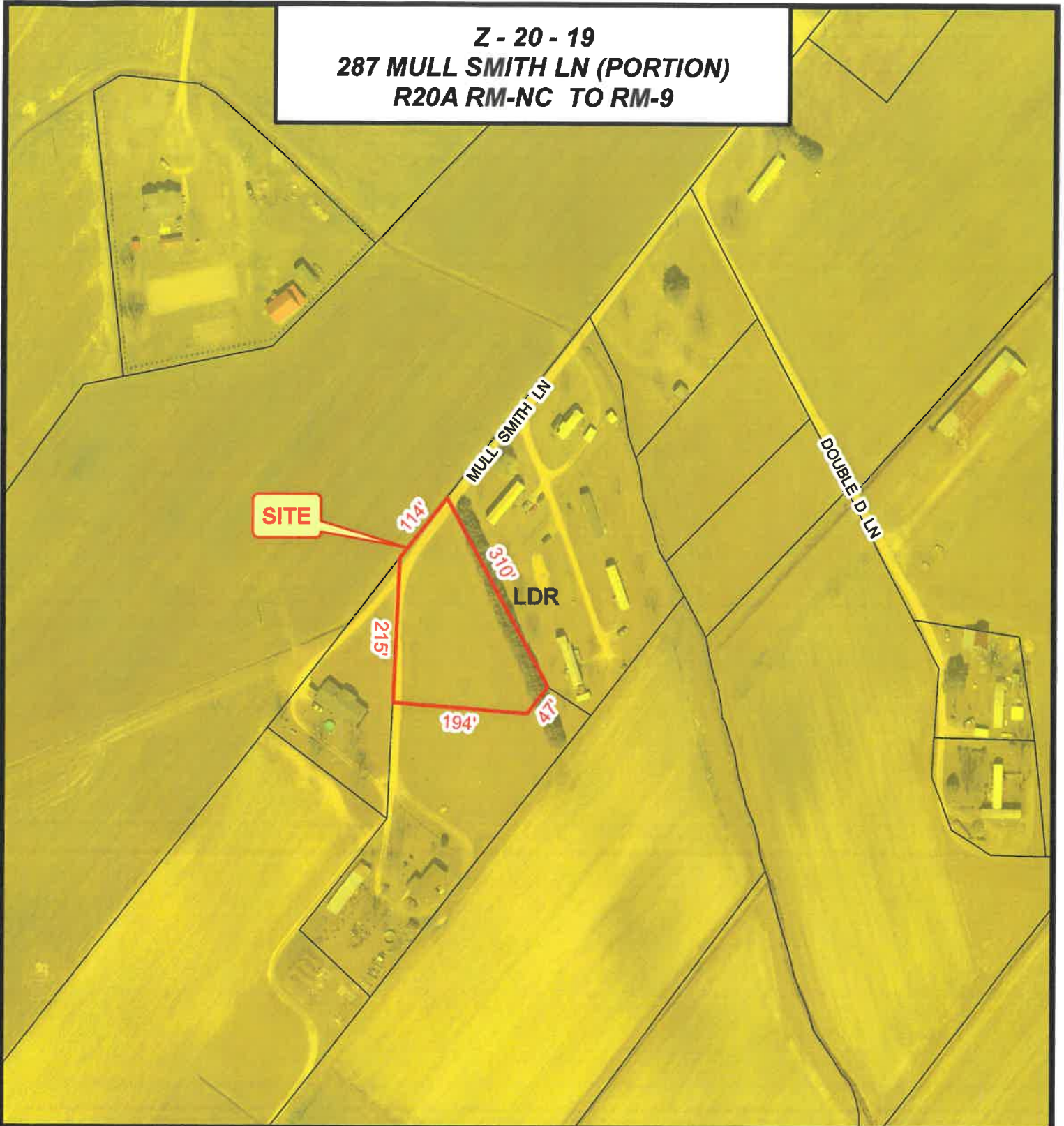
GOLDSBORO
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Z - 20 - 19
287 MULL SMITH LN (PORTION)
R20A RM-NC TO RM-9



REZONING REQUEST- PROPOSED ZONING

OWNER: Shelia Stafford
APPLICANT: David & Ashley Allen
REQUEST: R2-A RM-NC to RM-9
PROJECT: New Mobile Home
PARCEL #: 3630-30-9436 (Portion)
LOCATION: Mull Smith Lane



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200 100 0 200 Feet



PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES OR SALES.

ROGER PARKER SMITH
PROPERTY
DEED BOOK 2315 PAGE 893
DEED BOOK 3420 PAGE 477

PROPERTY OF
SHELIA S. STAFFORD
SAULSTON TOWNSHIP
WAYNE COUNTY, N.C.

REFERENCE:

DEED BOOK 1249 PAGE 879

PIN NUMBER

3630309436

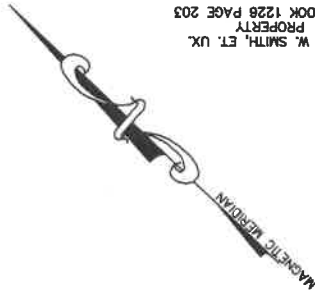
AREA
1.000 ACRES± INCLUDING EASEMENT

CONTACT

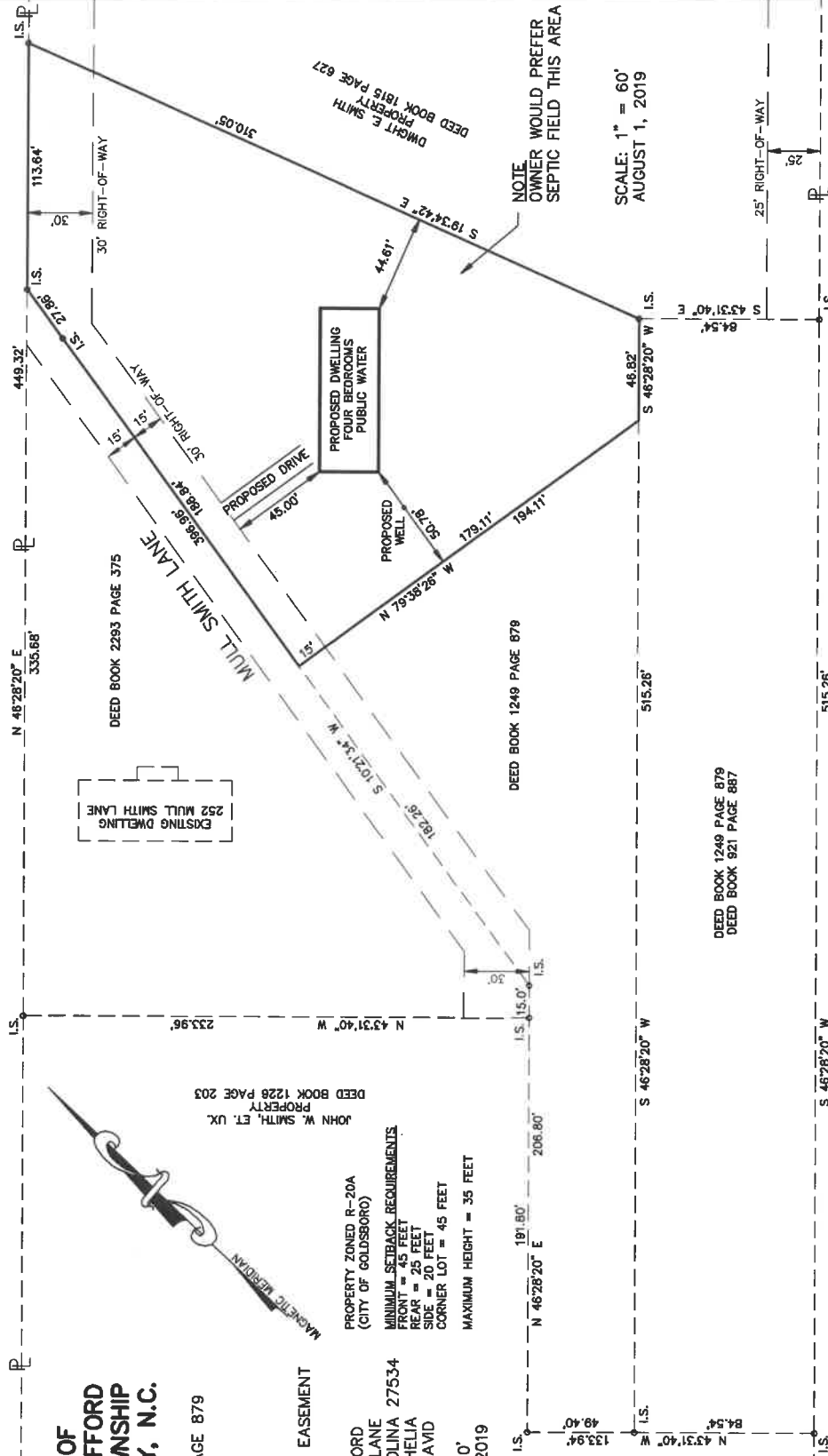
SHELIA S. STAFFORD
252 MULL SMITH LANE
GOLDSBORO, NORTH CAROLINA 27534
919-394-6742 SHELIA
919-222-6087 DAVID

SCALE: 1" = 60'
SEPTEMBER 30, 2019

PROPERTY ZONED R-20A
(CITY OF GOLDSBORO)
MINIMUM SETBACK REQUIREMENTS
FRONT = 45 FEET
REAR = 25 FEET
SIDE = 20 FEET
CORNER LOT = 45 FEET
MAXIMUM HEIGHT = 35 FEET



JOHN W. SMITH, ET. UX.
PROPERTY
DEED BOOK 1228 PAGE 203



JOHN W. SMITH, ET. UX.
PROPERTY
DEED BOOK 1228 PAGE 448

CRUMPLER, RUBY J., LAND DIVISION, STONEY CREEK TOWNSHIP TSB-090383

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
DECEMBER 2, 2019 COUNCIL MEETING**

SUBJECT: Z-21-19 St. James Church of Christ – South side of W. Chestnut, west side of Kennon Avenue and east side of S. Alabama Avenue

BACKGROUND: The applicant requests the rezoning of five (5) individual lots from R-6 (Residential) to O&I-1 (Office and Institutional-1) for the purposes of renovating and expanding an existing church, which is adjacent to the subject properties.

Currently, the applicant owns the five (5) individual lots, which are located in the R-6 Residential zoning district. Churches are not a permitted use in the R-6 Residential zoning district.

Existing Acreage and Use:

Lot #1: 3,393 sq. ft. or .07 acres (Existing single-family dwelling)

Lot #2: 6,484 sq. ft. or .14 acres (Vacant)

Lot #3: 5,935 sq. ft. or .13 acres (Vacant)

Lot #4: 4,355 sq. ft. or .09 acres (Existing single-family dwelling)

Lot #5: 4,135 sq. ft. or .09 acres (Vacant)

<u>Surrounding Zoning:</u>	North:	R-6 Residential
	South:	O&I-1 Office & Institutional
	East:	R-6 Residential
	West:	R-6 Residential

DISCUSSION: As previously stated, if the zoning change is approved to Office & Institutional-1, the applicant intends to combine all lots, renovate and expand the existing church.

Site, landscape, grading and drainage plans will be required in accordance with the City's Unified Development Code and City Council approval will be necessary.

Comprehensive Plan Recommendation: The City's updated Land Use Plan designates the property as High-Density Residential.

Engineering Comments: City water and sanitary sewer are available to serve all subject areas.

The property is located in a Special Flood Hazard Area known as the 100-Year Floodplain. Any commercial development will be subject to meeting compliance with the City's Floodplain regulations.

At the public hearing held on November 18, 2019, no one spoke for or against the request.

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

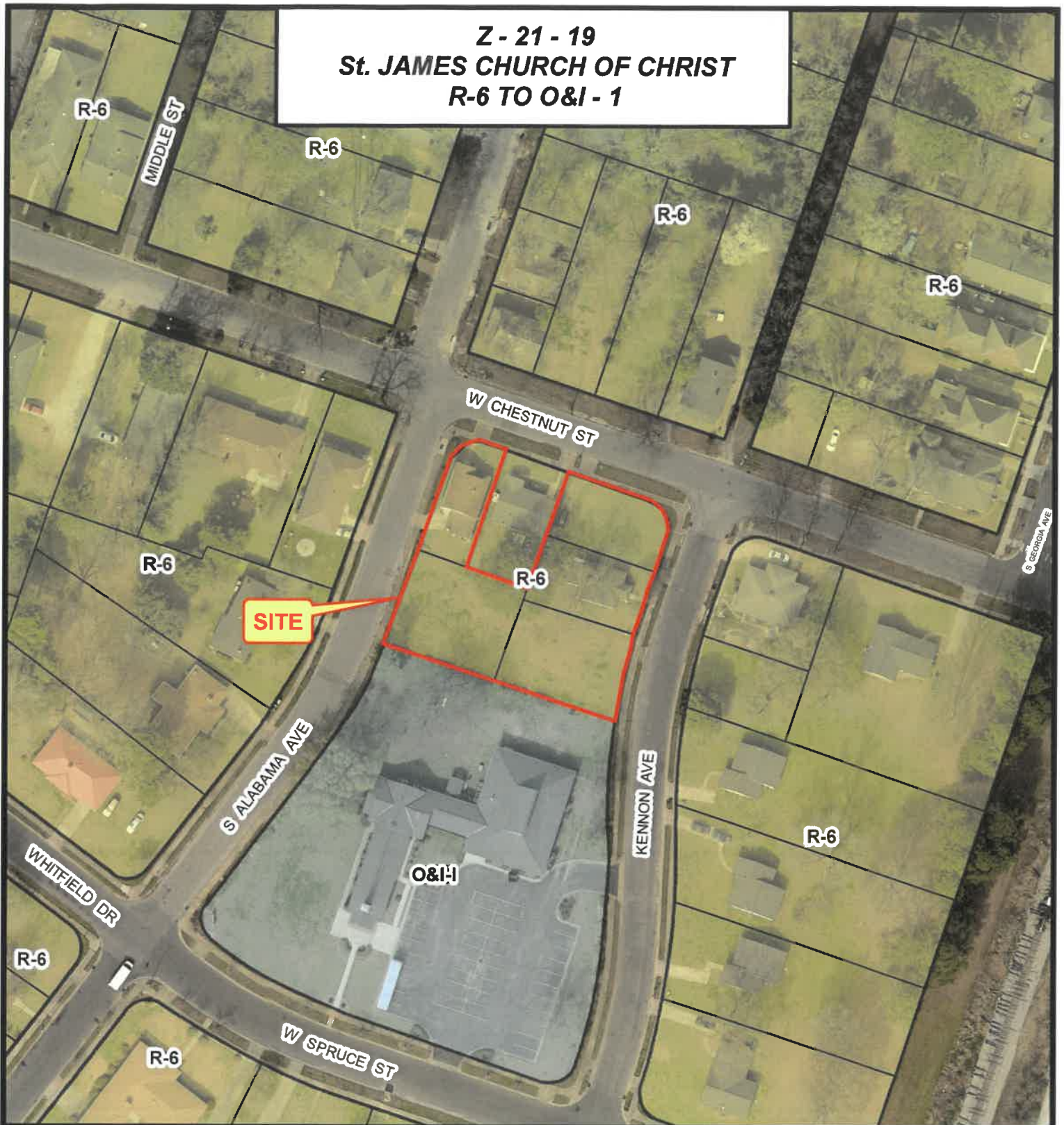
Date: 11/21/19

Planning Director

Date: _____

City Manager

Z - 21 - 19
St. JAMES CHURCH OF CHRIST
R-6 TO O&I - 1



REZONING APPLICATION - EXISTING ZONING

CASE NO: Z-21-19
APPLICANT: Daniels & Daniels Construction
OWNER: St. James Church of Christ
REQUEST: R-6 to O&I - 1
LOCATION: S. Alabama St

100 50 0 100 Feet



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Z - 21 - 19
St. JAMES CHURCH OF CHRIST
R-6 TO O&I - 1



REZONING APPLICATION - PROPOSED ZONING

CASE NO: Z-21-19
APPLICANT: Daniels & Daniels Construction
OWNER: St. James Church of Christ
REQUEST: R-6 to O&I - 1
LOCATION: S. Alabama St

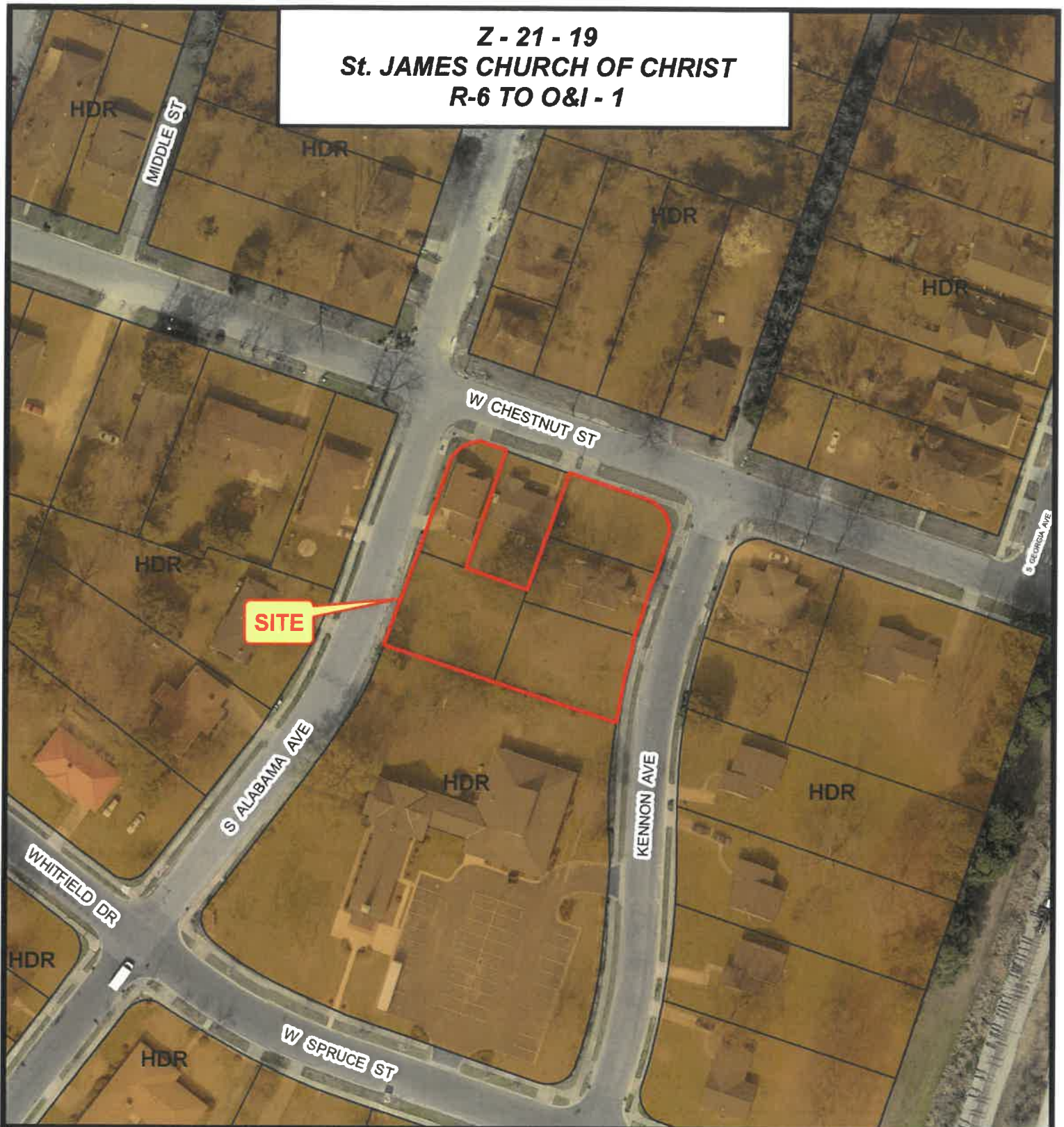


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100 50 0 100 Feet

Z - 21 - 19
St. JAMES CHURCH OF CHRIST
R-6 TO O&I - 1



REZONING APPLICATION - PROPOSED ZONING

CASE NO: Z-21-19
APPLICANT: Daniels & Daniels Construction
OWNER: St. James Church of Christ
REQUEST: R-6 to O&I - 1
LOCATION: S. Alabama St

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100 50 0 100 Feet

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
DECEMBER 2, 2019 COUNCIL MEETING**

SUBJECT: CU-12-19 Henry Battle - East side of S. James Street between Spruce Street and Pine Street

Applicant requests a Conditional Use Permit to allow the operation of a place of entertainment with ABC permits. As part of the request, separate site plan approval is required.

Frontage: 111.94 ft.
Depth: 205.88 ft.
Area: 22,951 sq. ft. or 0.526 acres
Zoning: Central Business District

BACKGROUND: The site is the location of the former Elk's Lodge and the physical address of the property is 312 S. James Street.

In 2007 and 2008, City Council denied Conditional Use Permits to operate a place of entertainment with ABC permits and without ABC permits, respectively, at the subject property.

In 2010, City Council approved site and landscape plans to allow an indoor flea market to operate upon the property. Site plan approval is valid for one year from the date of City Council approval. Since the applicant never commenced development of the property, the site plan expired and since then the property has remained vacant.

On July 15, 2019, Goldsboro City Council amended the City's Unified Development Code as it pertained to bars, nightclubs, pool halls, microbreweries, places of entertainment (both public, private and non-profit) with ABC Permits.

The following regulations were approved as they pertain to places of entertainment:

1. Within that area of the CBD bounded by the south side of Ash Street, the east side of George Street, the north side of Elm Street and the west side of William Street, there shall be no minimum separation distance from residentially zoned or developed property. A 50 ft. minimum separation distance shall be required for stand-alone churches or schools.

2. For the remainder of the CBD, not described by the boundaries above, the minimum separation distance from residentially zoned or developed property, stand-alone churches or schools shall be one hundred feet.
3. In the CBD, there shall be no minimum separation distance between two such establishments.
4. Within that area of the CBD bounded by the south side of Ash Street, the east side of George Street, the north side of Elm Street and the west side of William Street there shall be no minimum off-street parking requirements.

DISCUSSION:

The property is zoned CBD (Central Business District). A place of entertainment with ABC permits is permitted in the CBD only after the issuance of a Conditional Use Permit approved by City Council. In addition, separate site plan approval is required.

As previously stated, the site was the location of the former Elk's Lodge. It contains an existing single-story, brick-veneer and concrete block building of approximately 3,408 sq. ft. on one private lot. The building was built prior to the adoption of the City's Unified Development Codes. As such, building setback modifications will be necessary.

The applicant's floor plan indicates a main ballroom assembly area consisting of approximately 1,236 sq. ft., a seating area consisting of 13 tables and 78 chairs, a kitchen, storage rooms, offices and restrooms.

According to the applicant, the facility would be available to rent for special occasions such as birthday parties, ballroom dancing, wedding receptions, family reunions and live entertainment.

Days/Hours of Operation:	Reservations only (Monday-Sunday) Not activities after 12Midnight
No. of Employees:	2-4
Refuse Collection:	Dumpster

As previously stated, a 50 ft. minimum separation distance shall be required for stand-alone churches or schools. Currently, the existing building is approximately 200 ft. from a stand-alone church.

Since the property is bounded by the south side of Ash Street, the east side of George Street, the north side of Elm Street and the west side of William Street, no off-street parking is required.

Landscaping: The applicant is requesting a modification of the City's street tree requirement due to limited space and overhead utilities at the front of the existing building.

The applicant is asking for a modification of the required Class C (20 ft. wide) landscape buffer for approximately 100 ft. along the northern property line since the subject property is adjacent to residentially developed property. The existing building is located less than 5 ft. from the northern property line.

In addition, the applicant is requesting a modification of the required Type A (5 ft. wide) landscape buffer along the southern property line for approximately 100 ft. since the existing building is located less than 5 ft. from the southern property line.

The subject property is not located in Goldsboro's Historic District.

Engineering: The property is not located in a Special Flood Hazard Area.

Modifications: The applicant is requesting the following modifications.

1. Modification of the building's side yard setbacks from 15 ft. to 0 ft. along the northern and southern property line.
2. Modification of City street tree requirement.
3. Modification of Type C (20 ft. wide) landscape buffer along the northern property line.
4. Modification of the Type A (5 ft. wide) landscape buffer along the southern property line.

At the public hearing held on November 18, 2019, two people spoke in opposition to the request citing prior incidents with noise, trash and parking. Six people spoke in favor of the request citing that the applicant has previously been denied without the opportunity to open his business.

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

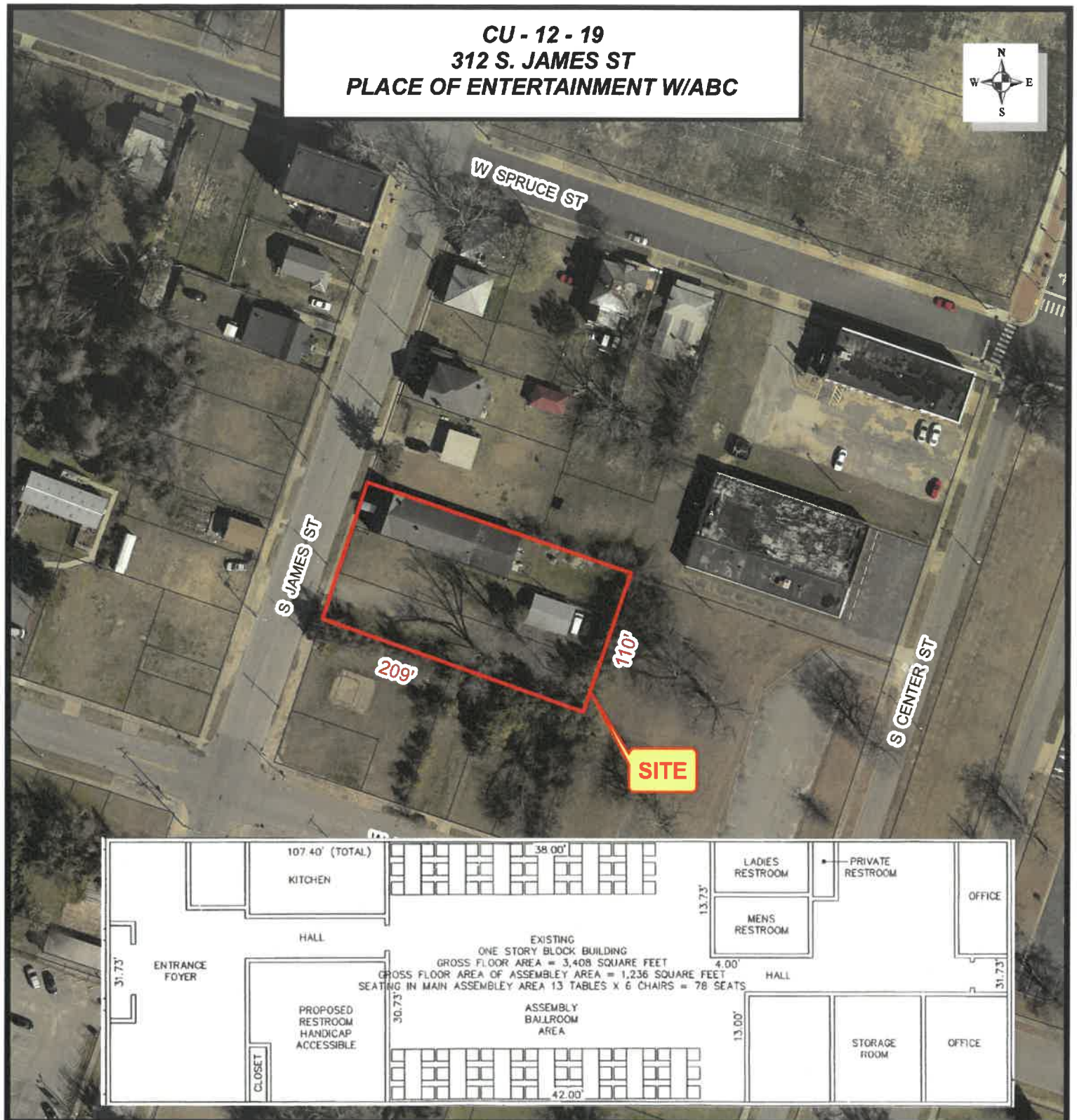
Date: 11/21/19


Planning Director

Date: _____

City Manager

CU - 12 - 19
312 S. JAMES ST
PLACE OF ENTERTAINMENT W/ABC

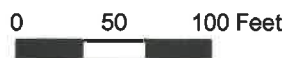


CONDITIONAL USE

MODIFICATIONS:

CASE NO: CU- 2-19
OWNER: Henry Battle
LOCATION: 312 S. James St.
Hours of Operation:

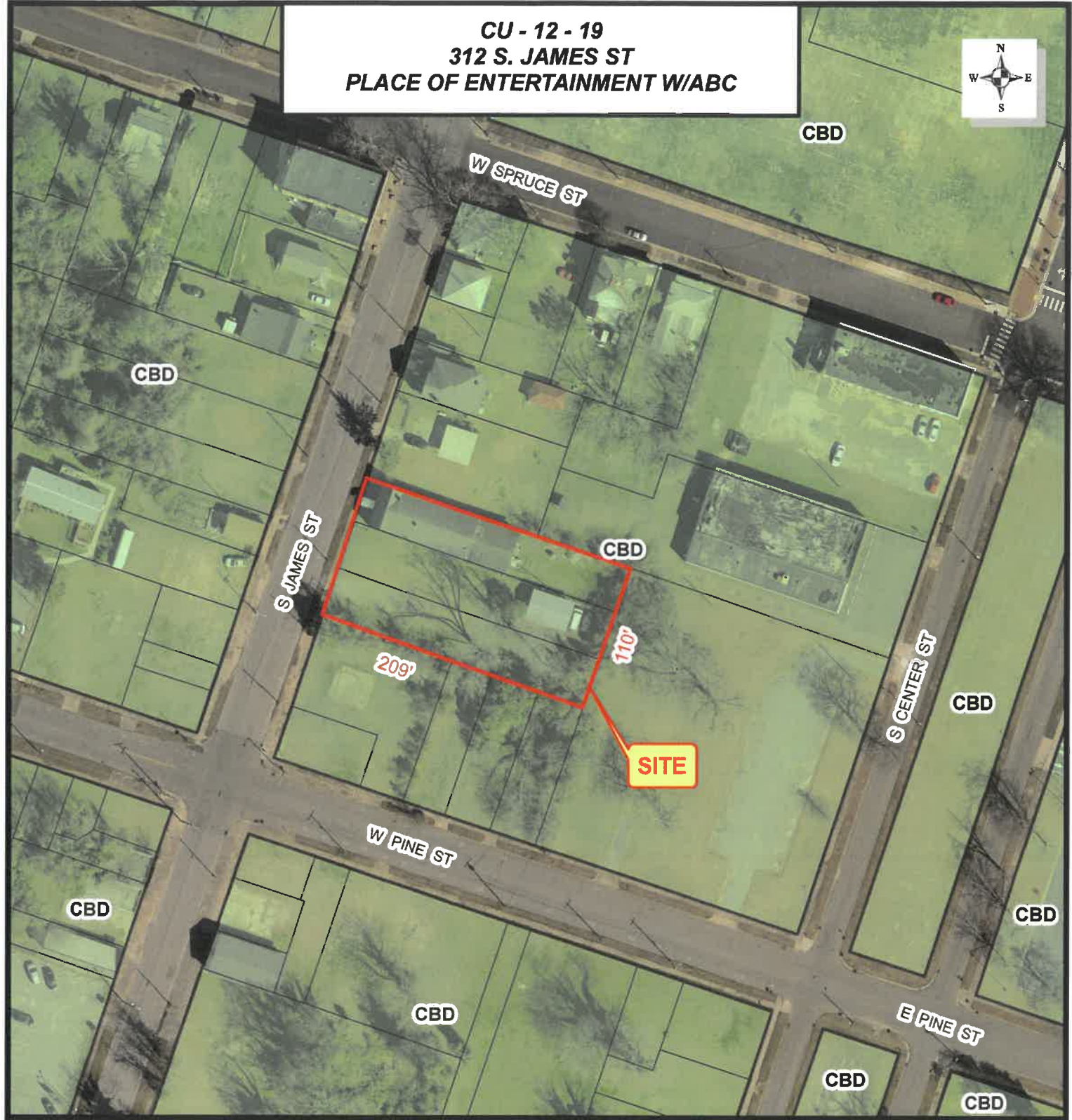
Number of Employees:



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CU - 12 - 19
312 S. JAMES ST
PLACE OF ENTERTAINMENT W/ABC

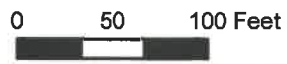


CONDITIONAL USE

MODIFICATIONS:

CASE NO: CU- 2-19
OWNER: Henry Battle
LOCATION: 312 S. James St.
Hours of Operation:

Number of Employees:



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**CITY OF GOLDSBORO
AGENDA MEMORANDUM
DECEMBER 2, 2019 COUNCIL MEETING**

SUBJECT: S-11-19 David and Ashley Stafford Allen (Two-lot Preliminary Subdivision Plat)

BACKGROUND: The property is located south of Corbett Road between Mull Smith Lane and Double D Lane.

Total Area: 2.78 acres

Total Lots: 2

Lot No. 1: 1.00 acres

Lot No. 2: 1.78 acres

Zoning: R-20A/RM-NC Residential-Agricultural;
Residential Manufactured-Non-Conforming

Currently, the applicant is in the process of rezoning Lot No.1 from R-20A/RM-NC to RM-9 for the placement of one manufactured home upon a private lot for residential purposes.

If the rezoning is approved, the property will be required to be subdivided in accordance with the City of Goldsboro's subdivision regulations.

DISCUSSION: According to the submitted preliminary subdivision plat, the subject property has been proposed for division into two lots. The owners intend to sell Lot No. 1 for residential development. Lot No. 2 consists of an existing manufactured home and is used for residential purposes.

The subject property is currently vacant and undeveloped.

Adjacent and surrounding properties primarily consist of single-wide manufactured homes located on private lots and one existing non-conforming manufactured home park consisting of six (6) manufactured homes directly east of the site.

Engineering: The property is not located within a Special Flood Hazard Area.

City water and sewer are not available to serve the property. Water and sewer septic systems are proposed and must be installed and approved in accordance with Wayne County's Environmental Health Department before building permits can be issued.

Modification: Properties in the area are served by undedicated, private dirt paths through easements. As a result, the subject lot does not have frontage on an improved public street. The applicant is requesting a modification of the City requirement that all lots have frontage upon an improved public street.

RECOMMENDATION:

By motion, accept the recommendation of the Planning Commission and

Date: 11/21/19

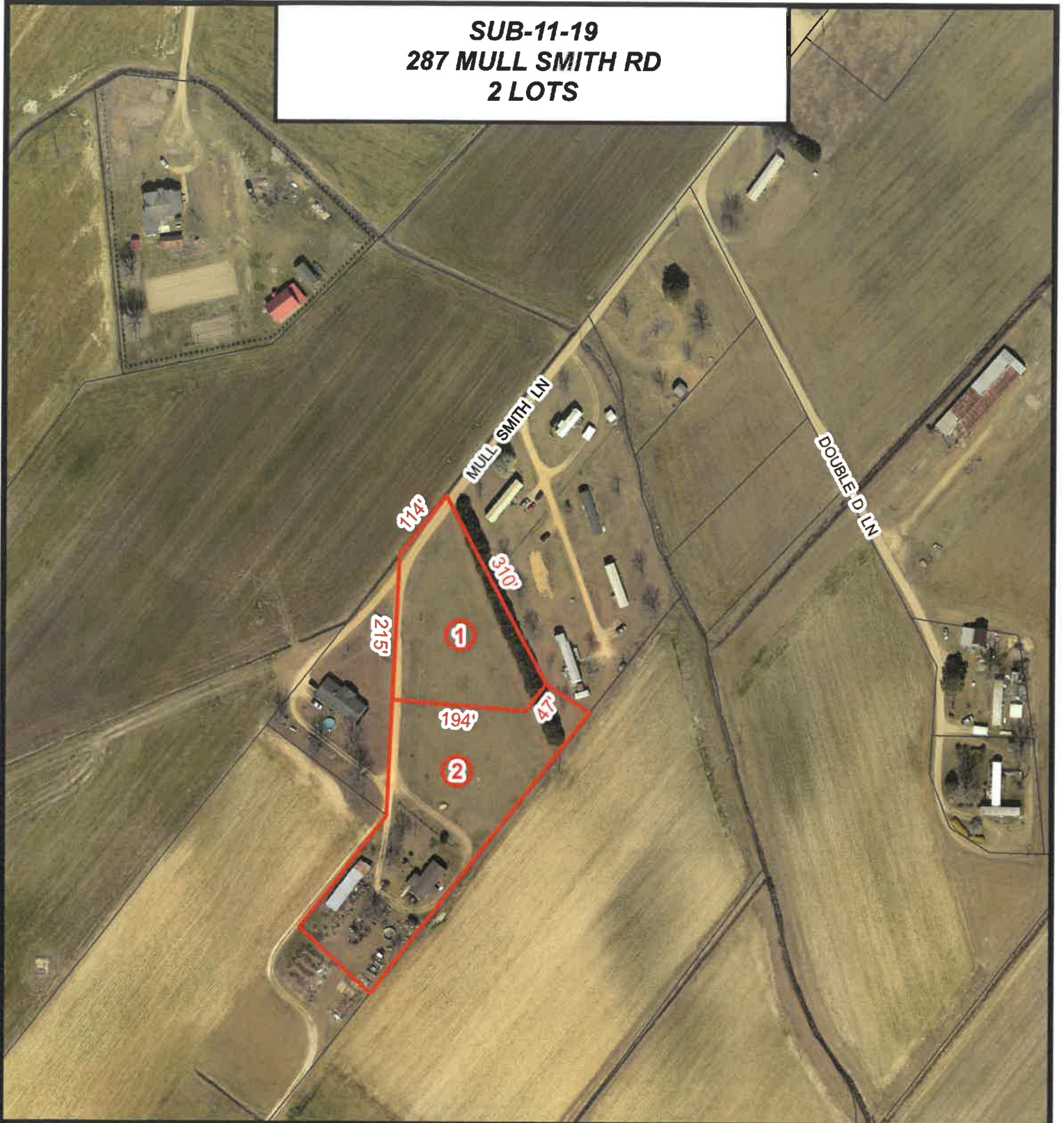


Planning Director

Date: _____

City Manager

SUB-11-19
287 MULL SMITH RD
2 LOTS



SUBDIVISION APPLICATION

CASE NO: S-11-19
APPLICANT: Ashley and David Allen
PROJECT: New Home
LOCATION: Mull Smith Lane

200 100 0 200 Feet



GOLDSBORO
BE MORE DO MORE SEYMOUR

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SURVEYING • ENGINEERING • PLANNING
License Number: F-1054
300 East Walnut Street
Goldboro, N.C. 27533-1435
(919) 735-5888 Fax: (919) 560-9053

PROPERTY OF
SHELIA S. STAFFORD
SAULSTON TOWNSHIP
WAYNE COUNTY, N.C.

REFERENCE:

DEED BOOK 1249 PAGE 879

PIN NUMBER
3630309436

AREA
1.000 ACRE± INCLUDING EASEMENT

CONTACT
SHELIA S. STAFFORD
252 MULL SMITH LANE
GOLDSBORO, NORTH CAROLINA 27534
919-394-6742 SHELIA
919-222-6087 DAVID

SCALE: 1" = 60'
SEPTEMBER 30, 2019

PROPERTY ZONED R-20A
(CITY OF GOLDSBORO)

MINIMUM SETBACK REQUIREMENTS

FRONT = 45 FEET
REAR = 25 FEET
SIDE = 20 FEET
CORNER LOT = 45 FEET

MAXIMUM HEIGHT = 35 FEET

NOTE
OWNER WOULD PREFER
SEPTIC FIELD THIS AREA

SCALE: 1" = 60'
AUGUST 1, 2019

DEED BOOK 1249 PAGE 879

DEED BOOK 921 PAGE 867

25' RIGHT-OF-WAY

194.11'

48.82'

S 46°28'20" W I.S.

84.54'

S 43°31'40" E

515.26'

S 46°28'20" W I.S.

191.80' N 46°28'20" E

115.0' I.S.

208.80'

48.40'

133.94'

84.54' N 43°31'40" W I.S.

515.26' S 46°28'20" W

JOHN W. SMITH, ET. UX.
PROPERTY
DEED BOOK 1288 PAGE 446

CRUMPLER, RUBY J., LAND DIVISION, STONEY CREEK TOWNSHIP TS8--090383

TSB-090383

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
DECEMBER 2, 2019 COUNCIL MEETING**

SUBJECT: S-14-19 Wooten Development (Two-lot Preliminary Subdivision Plat)

BACKGROUND: The property is located on the north side of W. US 70 Highway between Perkins Mill Road and Springwood Drive.

Total Area: 19.12 acres
Total Lots: 2

Lot No. 1: 3.30 acres
Lot No. 2: 15.82 acres

Zoning: General Business

DISCUSSION: According to the submitted preliminary subdivision plat, the subject property has been proposed for division into two lots. The applicant intends to purchase Lot No. 1 for commercial development. Currently, there are no plans to develop Lot No. 2.

The site will be subject to the City's site plan review process and must be developed in accordance with the Unified Development Code.

The subject property is currently vacant and undeveloped. It is located within the City's one-mile extra-territorial jurisdiction.

Engineering: The property is not located within a Special Flood Hazard Area.

City water and sewer are not available to serve the property. Water and sewer septic systems are proposed and must be installed and approved in accordance with Wayne County's Environmental Health Department before building permits can be issued.

Modification: The subject property is served by an existing 50 ft. wide private ingress, egress, regress and utility easement off W. US 70 Highway. An undedicated, private and paved service road provides access to the site. As a result, the subject lot does not have frontage on a public street. The applicant is requesting a modification of the City requirement that all lots have frontage upon a public street.

RECOMMENDATION:

By motion, accept the recommendation of the Planning Commission and

Date: 11/21/19



Planning Director

Date: _____

City Manager

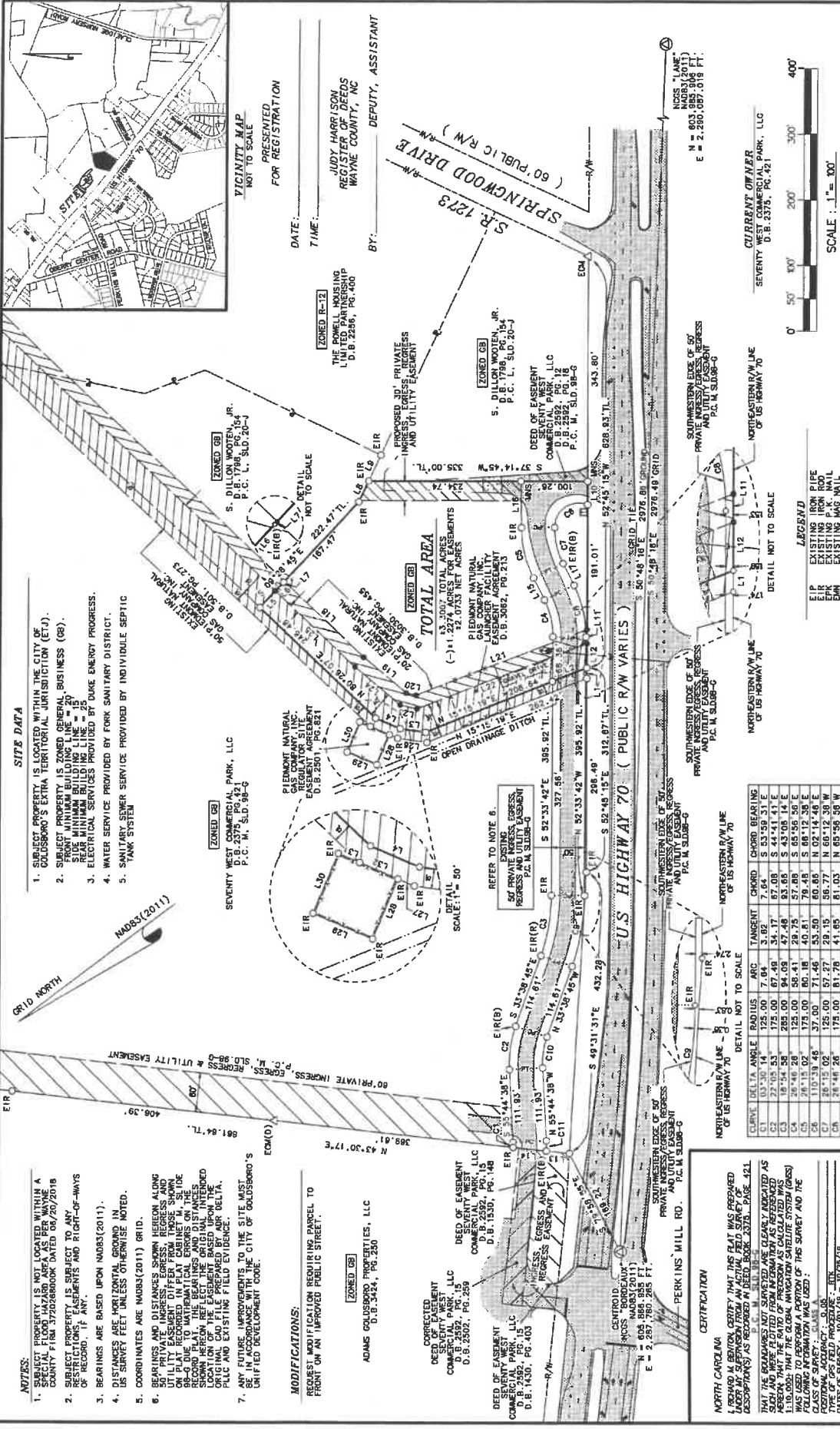
S-14-19 Seventy West Commercial Park US 70 West



SUBDIVISION APPLICATION

CASE NO.: S-14-19
APPLICANT: S. Dillon Wooten, Jr.
PIN #: 2680-85-6881
LOCATION: US 70 West

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NOTES:

- SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS PER WAYNE COUNTY FIRM 372058000K DATED 06/20/2018
- SUBJECT PROPERTY IS ZONED GENERAL BUSINESS (GB). FRONT MINIMUM BUILDING LINE = 25'. REAR MINIMUM BUILDING LINE = 25'. SIDE MINIMUM BUILDING LINE = 25'.
- WATER SERVICE PROVIDED BY DUKE ENERGY PROGRESS.
- SEWAGE SERVICE PROVIDED BY INDIVIDUAL SEPTIC TANK SYSTEM.
- SEWAGE SERVICE PROVIDED BY INDIVIDUAL SEPTIC TANK SYSTEM.

MODIFICATIONS:

REQUEST MODIFICATION REQUIRING PARCEL TO FRONT ON AN IMPROVED PUBLIC STREET.

DEED OF EASEMENT
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D.B. 2592, PG. 98
D.B. 2592, PG. 99
D.B. 2592, PG. 100

PRELIMINARY PLAT FOR

S. DILLON WOOTEN, JR.

P.O. BOX 10907
GOLDSBORO, NC 27532

BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DEED BOOK 3375, PAGE 421

FORK TOWNSHIP WAYNE COUNTY NORTH CAROLINA

LAND SURVEYING AND MAPPING
119 E WALNUT STREET GOLDSBORO, NC
PHONE (919) 735-0440 FAX 735-0440

DATE 11/04/19
APPROVED RMB
SURVEYOR JHL
DRAWN RMB
FILE NUMBER 19-138

LINE	BEARING	DISTANCE
L1	N 78°20'09" W	37.14
L2	N 80°26'07" W	166.15
L3	N 80°26'07" W	166.15
L4	N 80°26'07" W	166.15
L5	N 80°26'07" W	166.15
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L100	N 80°26'07" W	166.15

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
DECEMBER 2, 2019 COUNCIL MEETING**

SUBJECT: SITE-19-19 Site and Landscape Plans- Hutton ST 17, LLC
(Automatic Car Wash)

BACKGROUND: Subject property is located on the north side of West US 70 Highway between Westbrook Avenue and North NC 581 Highway.

The property's physical address is 2928 W. US Hwy 70. It is identified as an outparcel of the Shoppes at Goldsboro Walmart Shopping Center.

Frontage: 292 ft.

Depth: 232 ft.

Area: 72,158 sq. ft. or 1.65 acres

Zoning: Shopping Center

Existing use: The property is currently clear and vacant.

Nonresidential developments on parcels that disturb greater than one acre shall be approved by Goldsboro City Council.

DISCUSSION: The submitted site plan indicates a single-story, 4,600 sq. ft. building of metal-framed construction proposed for use as a drive-through automatic car wash facility.

A floor plan has been provided and consists of an express tunnel car wash, a customer lobby area, an office, a restroom, an equipment room and storage area.

In addition to the automatic car wash, the applicant has proposed 24 exterior vacuum stations to be used by customers of the business and located adjacent to each parking space.

Hours of Operation: Monday-Sunday 8am-8pm

Employees: 2

Access: No direct access will be provided to the site from US 70 West. Access to site will be provided internally through the existing shopping center parking lot and private access drives.

Parking: A total of 22 paved parking spaces have been provided including 2 handicap accessible parking spaces. 12 spaces will be located adjacent to the common access drive. 10 spaces are shown adjacent to the proposed automatic car wash.

A paved drive-through aisle is shown along the southern property fronting W. US 70 Hwy. for the location of two customer pay stations and for the stacking of 10 vehicles upon entry into the car wash bay area.

Sidewalks and Pedestrian Access: The City Council approved a modification of exterior and interior sidewalks at time of initial shopping center site plan approval.

A 7 ft. wide interior sidewalk has been provided for pedestrian access leading from the parking lot to the building entrance using private walkways and a handicap ramp.

Landscaping: A total of 14 street trees are proposed along W. US 70 Hwy. The site plan does not show street trees along the main entrance road leading to the shopping center or alongside the internal access road to the site. Staff will work with the applicant to insure that street trees will be provided in accordance with the City's landscape ordinance.

Interior vehicular surface area buffers for the site will consist of 7 trees and 62 shrubs.

Building Elevations: The proposed automatic car wash building exterior consists of metal awnings and copings, stucco, fiber-cement and brick veneer walls.

Commercial Lighting Plan: Commercial lighting plans have not been submitted, however, staff will work with the applicant to ensure that proposed lighting is compliant with the City's commercial lighting ordinance.

Engineering: The property is not located within a Special Flood Hazard area. County water is available to serve the site. Sewer is provided by Fork Township.

Stormwater calculations have already been approved for the site in conjunction with initial approval of the overall shopping center site plan in 2007.

Refuse collection: A concrete pad is shown adjacent to the entrance of the site along the northern property line for the location of a commercial dumpster. The dumpster enclosure will match the elevations of the car wash facility and will be screened in accordance with City standards.

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

Date: 11/21/19


Planning Director

Date: _____

City Manager

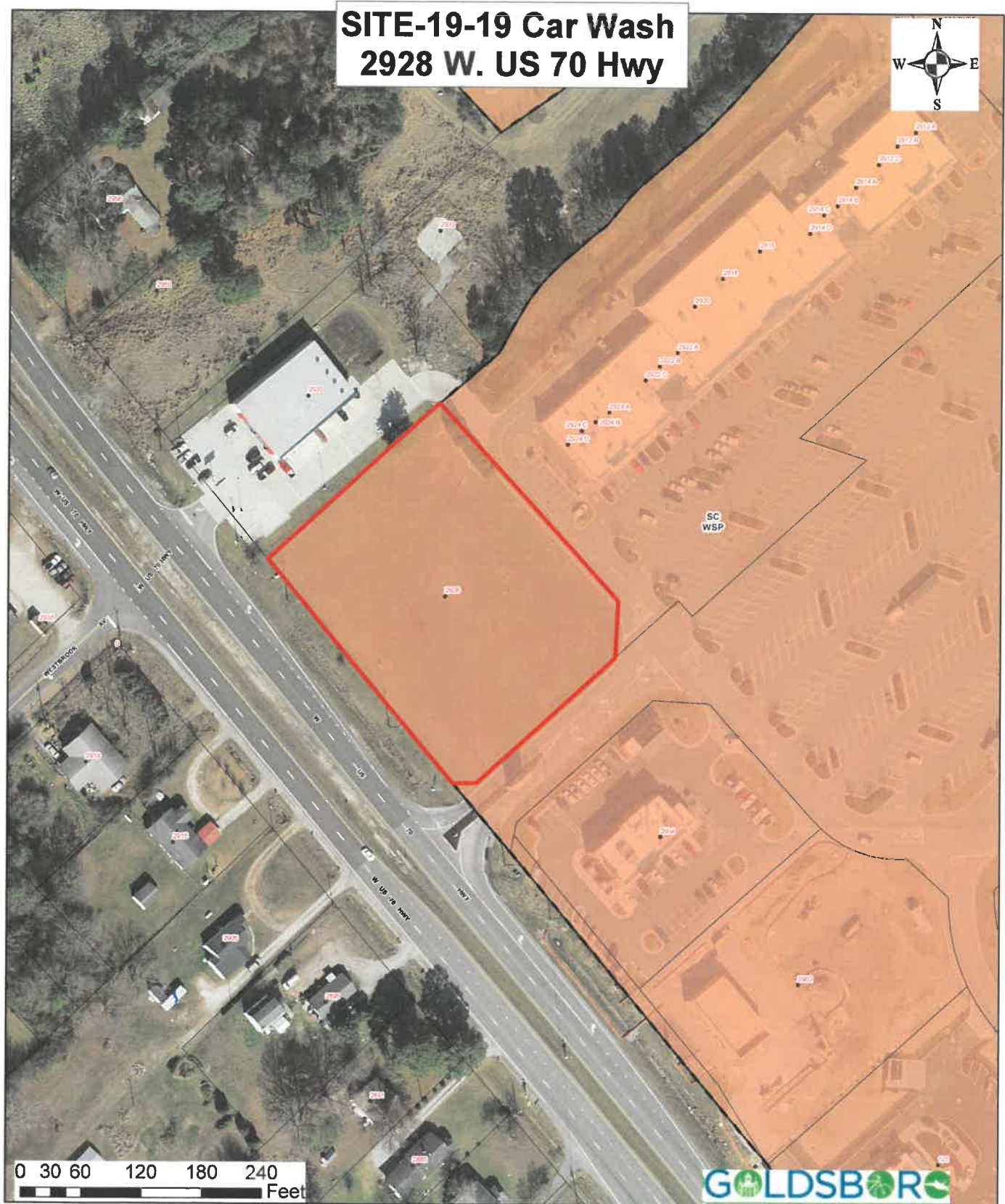
SITE-19-19 Car Wash 2928 W. US 70 Hwy



SITE PLAN APPLICATION

CASE NO.: SITE-19-19
APPLICANT: Hutton ST 17, LLC.
PIN #: 2671-82-4853
LOCATION: 2928 W. US 70 Hwy
PROPOSED USE: Car Wash

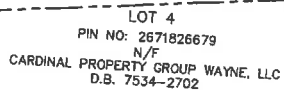
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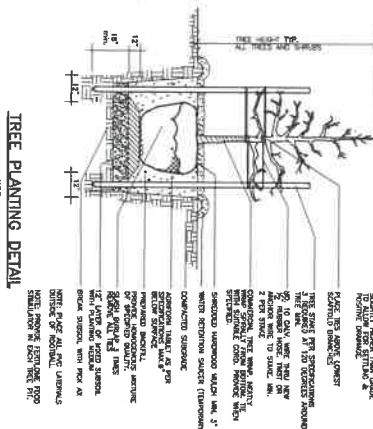
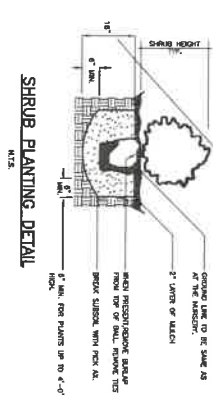
SITE PLAN APPLICATION

CASE NO.: SITE-19-19
APPLICANT: Hutton ST 17, LLC.
PIN #: 2671-82-4853
LOCATION: 2928 W. US 70 Hwy
PROPOSED USE: Car Wash

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LANDSCAPING LEGEND				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	UNITS INSTALLED SIZE
	WALTON OAK	QUERCUS PHellos	3	10' Ht. 2' Cal.
	American Holly	Ilex Opaca	3	8' Ht. 2' Cal.
	MAJOR WAXLE	Acacia Ginnala	14	8' Ht. 2' Cal.
	DRAPER WALTON HOLLY	Ilex WASHINGTON	42	10' Ht. 1 Cal. 12' Sp
	500 (PISCUS)			

[illegible]

LANDSCAPING & IRRIGATION NOTES

- [illegible]

1 inch = 80 fl

L-01

CAR WASH

U.S. HWY 70
GOLDSBORO, NC

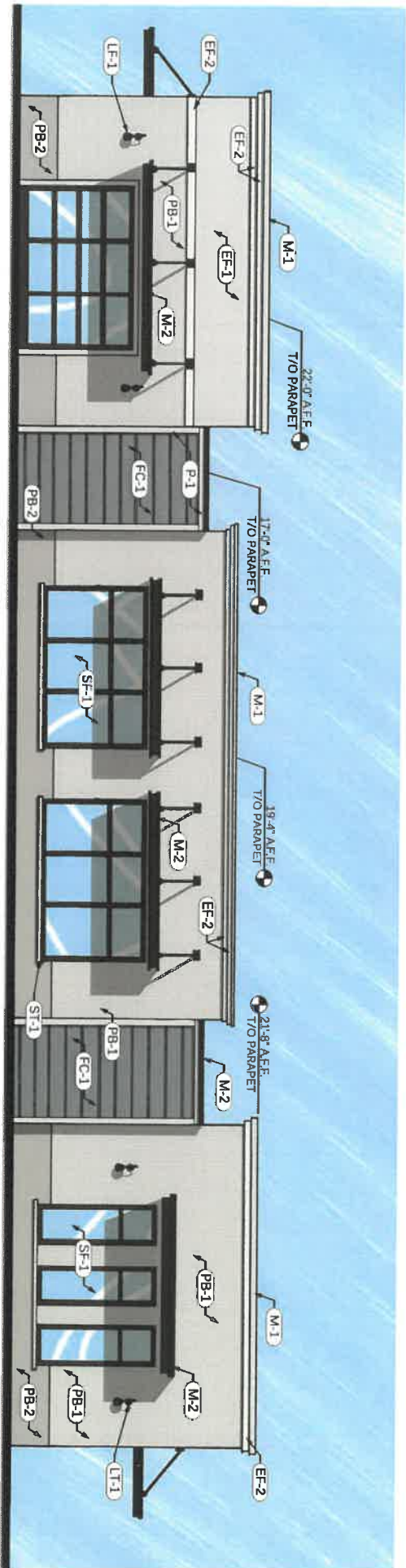
DEVELOPMENT

HUTTON
736 CHERRY STREET
CHATTANOOGA, TN 37402

CIVIL ENGINEER

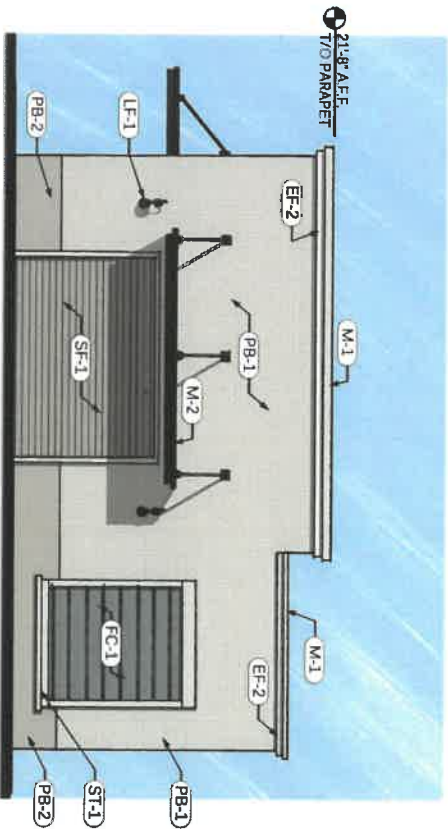
BERRY

3555 KETH ST NW, SUITE 109 TEL: (423) 790-5190
CLIVELAND, TN 37312
JOA BERRY ENGINEERS, PLLC; FIRM ENCL: ENR-P-1188



FRONT ELEVATION

EXTERIOR FINISH SCHEDULE		
MARK	CATEGORY	MANUFACTURER / FINISH
EF-1	EPS	FINISH SANDBLAST, COLOR TO MATCH: SHERWIN-WILLIAMS - SW 6000 SNOWFALL
EF-2	EPS	FINISH SANDBLAST, COLOR TO MATCH: SHERWIN-WILLIAMS - SW 7008 PURE WHITE
FC-1	FIBER CEMENT	JAMES HARDIE
LT-1	LIGHTING	T.B.D.
M-1	METAL	BERTRIDGE
M-2	METAL	PAC-CLAD
M-3	METAL	BERTRIDGE
PB-1	HALF HEIGHT CAU	T.B.D.
PB-2	HALF HEIGHT CAU	T.B.D.
P-1	PAINT	SHERWIN-WILLIAMS
P-2	PAINT	SHERWIN-WILLIAMS
SF-1	STOREFRONT	YKK
ST-1	ENGINEERED STONE	T.B.D.



EXIT SIDE ELEVATION

DEVELOPED BY:



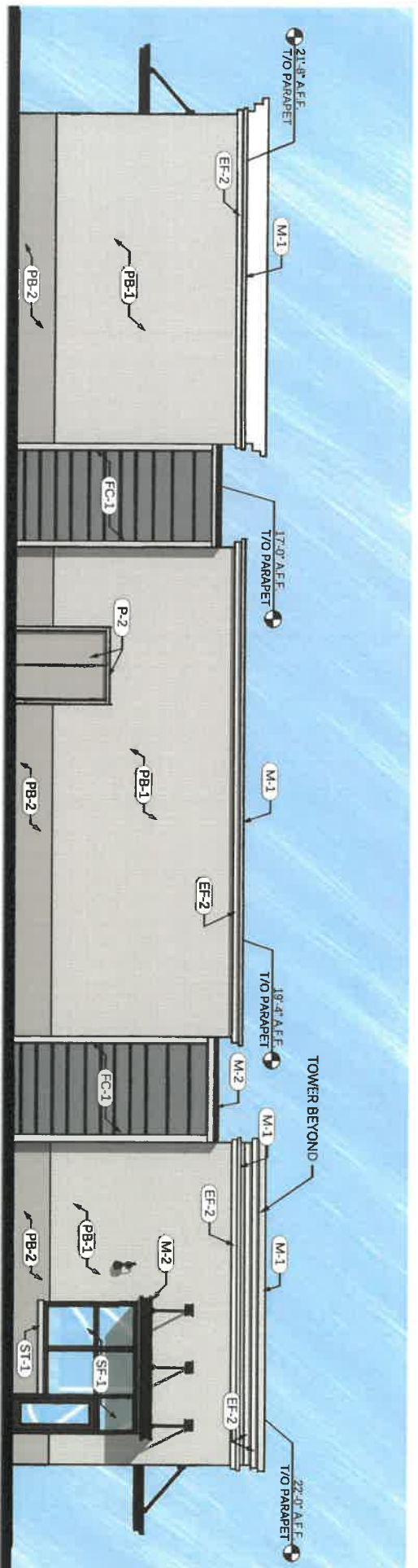
CAR WASH ELEVATIONS

GOLDSBORO NORTH CAROLINA

MaxDesign Group Project
D19-133

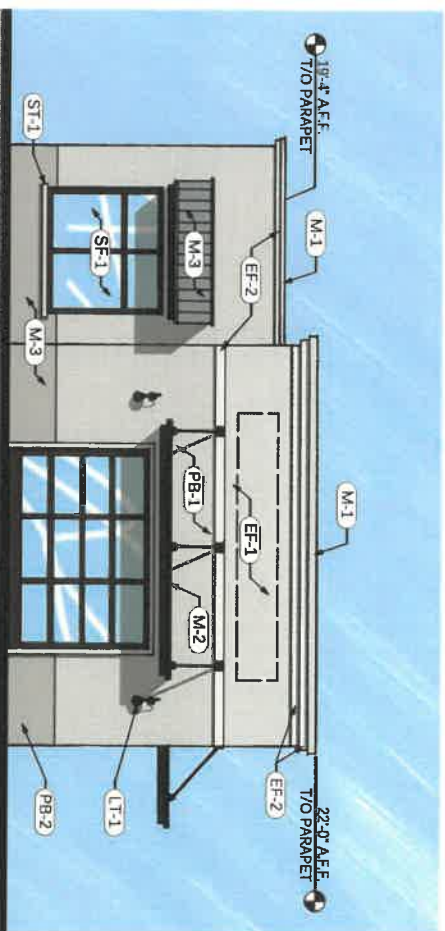
18 NOVEMBER 2019





REAR ELEVATION

EXTERIOR FINISH SCHEDULE		
MARK	CATEGORY	MANUFACTURER DESCRIPTION / FINISH
EF-1	EPS	FRESH SANDBLAST, COLOR TO MATCH SHERWIN-WILLIAMS - SW 8000 "SNOWFALL"
EF-2	EPS	FRESH SANDBLAST, COLOR TO MATCH SHERWIN-WILLIAMS - SW 7005 "PLATE WHITE"
FC-1	FIBER CEMENT	COLOR TO MATCH SHERWIN-WILLIAMS - SW 828 "TERRAZO GRAY"
LT-1	LIGHTING	ARCHITECTURAL LIGHT FIXTURE
M-1	METAL	BERBRIDGE METAL COPING, COLOR: "MASTIA WHITE"
M-2	METAL	METAL COPING AND METAL CANOPY, COLOR: "MIDNIGHT BRONZE"
M-3	METAL	METAL AWNING, COLOR: "PREWEATHERED GALVALUME"
PB-1	HALF HEIGHT CMU	HALF HEIGHT CMU WITH ARGOS GRAY MORTAR, TOOLED JOINTS AND PAINTED TO MATCH SHERWIN-WILLIAMS - SW 8000 "SNOWFALL"
PB-2	HALF HEIGHT CMU	HALF HEIGHT CMU WITH ARGOS GRAY MORTAR, TOOLED JOINTS AND PAINTED TO MATCH SHERWIN-WILLIAMS - SW 8002 "ESSENTIAL GRAY"
P-1	PAINT	SHERWIN-WILLIAMS COLOR: SW 8000 "SNOWFALL"
P-2	PAINT	SHERWIN-WILLIAMS COLOR: SW 8002 "ESSENTIAL GRAY"
SE-1	STONEFRONT	STONEFRONT SYSTEM, COLOR: "DARK BRONZE"
ST-1	ENGINEERED STONE	ENGINEERED STONE, COLOR TO MATCH: COUNTRY MATERIALS CORP. - "WHITE CLOUD"



ENTRY SIDE ELEVATION

DEVELOPED BY:



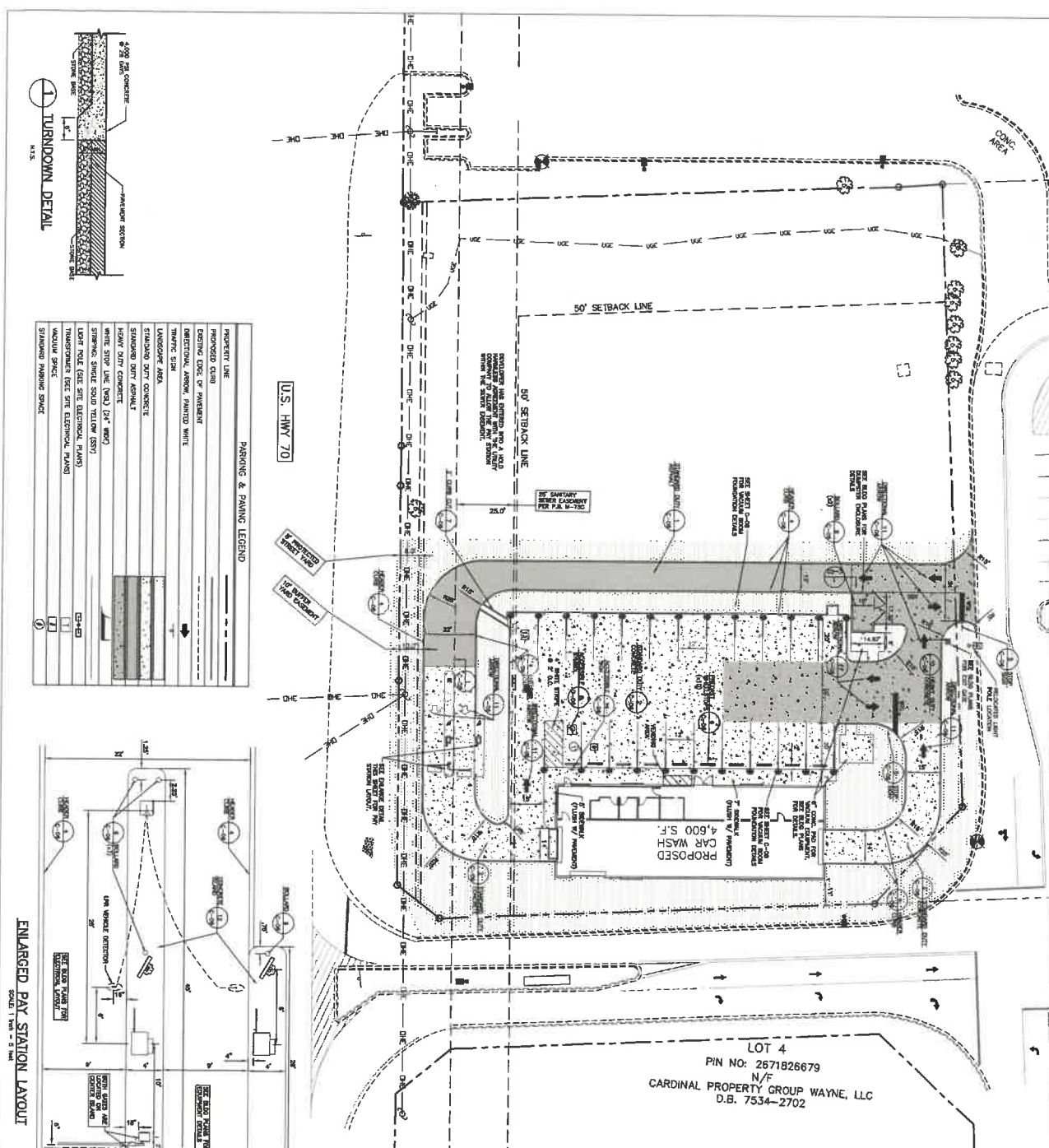
CAR WASH ELEVATIONS

GOLDSBORO, NORTH CAROLINA

MaxDesign Group Project
D19-113

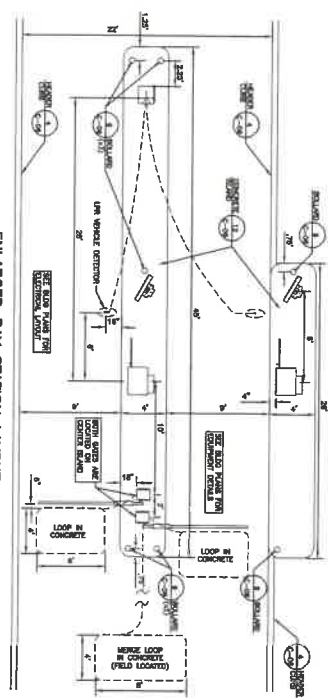
18 NOVEMBER 2019





PARKING & PAVING LEGEND

PROPERTY LINE	---
PROPOSED CURB	---
EXISTING CURB, OR PAVEMENT	---
DIRECTIONAL ARROW, PAINTED WHITE	→
TRAFFIC SIGN	---
LANDSCAPE AREA	---
STANDARD CITY CONCRETE	---
STANDARD CITY ASPHALT	---
WHITE STOP LINE (PAV) (4" WIDE)	---
STREETING, SINGLE SOLID YELLOW (4" WIDE)	---
TRANSPIRENT (SEE SITE ELECTRICAL PLANS)	---
WALKWAY SPACE	---
STANDARD PARKING SPACE	---



- PARKING AND PAVING NOTES**
1. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, ORDINANCES, AND LOCAL, STATE, AND FEDERAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC UTILITIES AT ALL TIMES. ANY OBSTRUCTIONS SHALL BE REMOVED PRIOR TO THE START OF WORK.
 3. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT. SLOPES SHALL BE MAINTAINED AT OR BETTER THAN THE EXISTING CONDITIONS.
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REVISIONS

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3		
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8		
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10		

PROJECT:

CAR WASH

U.S. HWY 70
GOLDSBORO, NC

DEVELOPER:

HUTTON
736 CHERRY STREET
CHATTANOOGA, TN 37402

CIVIL ENGINEER:

BERRY ENGINEERS LLC
1555 RECTOR HWY, SUITE 101
CHATTANOOGA, TN 37412
TEL: (423) 790-8000
FAX: (423) 790-8118

DATE: 10/20/2019

DESIGNED BY: JMS

CHECKED BY: BMB

PROJECT NO.: 19064

SHEET NUMBER: C-02

SHRINKAGE:

1 inch = 20 ft

SCALE: 1 inch = 20 ft

ENLARGED PAV. STATION LAYOUT

SCALE: 1 inch = 20 ft

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
DECEMBER 2, 2019 COUNCIL MEETING**

SUBJECT: SITE-20-19 RENU-LIFE Extended, Inc. (Traumatic Brain Injury Facility)

BACKGROUND: The property is located on the northeast side of Windsor Creek Parkway between Wilshire Way and Wayne Memorial Drive.

Frontage: 427.79 ft.

Depth: Approximately 526.64 ft.

Area: 195,948 sq. ft. or 4.49 acres

Zoning: Office & Institutional-1CD

On June 5, 2006 Goldsboro City Council approved a request to change the zoning for the subject property from R-16 Residential to O&I-1 Conditional District for office related uses only. The following conditions were also established by City Council as part of the zoning approval:

1. The O&I-1CD area is to be used for office-related uses only and no institutional uses are to be allowed.
2. Multi-lane entrances into the subdivision will be required and in accordance with NCDOT.
3. The R-9 Residential CD portion of the property will have a maximum density of 200 duplex-type dwelling units. The 200 units will be constructed as one-ownership units.
4. Interconnectivity will be provided to the property to the south. The actual location will be determined at the time of site/subdivision plat approval.
5. Office development will be limited to 60,000 sq. ft.
6. Deceleration lanes will be provided for southbound traffic and left turn lanes will be provided for turns into the development in accordance with NCDOT.

7. If traffic volumes require a traffic signal as recommended by NCDOT, the developer will install the signal at his expense.
8. No connection to Shadywood Drive is to be made and any future interconnectivity to the existing subdivision is prohibited.
9. City Council waiver of site plan submittal requirement at the time of rezoning.

On June 2, 2008, Goldsboro City Council approved a request to amend the conditions previously established for the subject property. The following conditions were approved for the O&I-1 Conditional District:

1. O&I-1 CD area is to be used for any uses permitted within the O&I-1 zoning district (Previously, it was for office-related uses only and no institutional uses were permitted);
2. No change; (Multi-lane entrance into the subdivision;)
3. Entrance will have ingress and egress lanes as required by NCDOT;
4. No change; (Maximum 200 duplex-type units;)
5. No change; (Interconnectivity to the south;)
6. Office development will be in accordance with City of Goldsboro O&I-1 requirements (no limit on area);
7. Deceleration lanes will be provided for southbound traffic and left turn lanes will be provided for turns into the development. All improvements will meet NCDOT standards.
8. Once traffic reaches volumes at which NCDOT will allow a traffic signal, developer will install the signal at his expense and at the recommendation of NCDOT.

9. No connection to Shadywood Drive is to be made and future interconnectivity is prohibited.

10. No change; (Waive site plan submittal at time of rezoning;)

Existing use: The property is currently undeveloped woodland. Nonresidential developments on parcels that disturb greater than one acre shall be approved by Goldsboro City Council.

DISCUSSION:

The submitted site plan indicates a single-story, 19,660 sq. ft. building proposed for use as a medical facility for traumatic brain injuries.

Hours of Operation: 24 hours/7 days

Number of Employees: 33 (maximum shift)

Patient Beds: 24

Access: The site will be served by a 29 ft. wide curb cut proposed off Windsor Creek Parkway. Windsor Creek Parkway is a City-maintained street. As such, a driveway permit will be required and subject to City Engineering approval.

A 25 ft. wide paved access drive with curb and gutter will extend eastward and westward around the medical facility leading to designated parking areas for patients, visitors and employees.

Parking: Parking for the site requires 1 space per 4 beds and 1 per employee on the maximum shift. A total of 52 parking spaces have been provided including 3 handicap accessible parking spaces. A loading and drop-off zone has been provided and located on the east side of the facility. It will accommodate stacking for up to 6 automobiles.

Sidewalks and Pedestrian Access: Existing exterior sidewalks are present alongside Windsor Creek Parkway.

5 ft. and 6 ft. wide interior sidewalks have been provided 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 O&I-1 (Office and Institutional), a Type A, 10 ft. wide landscape buffer is required along the western and eastern property lines. The applicant intends to retain existing trees and incorporate into the required Type A landscape buffer as needed.

The northern property line is adjacent to an existing residential subdivision. A Type C, 20 ft. wide landscape buffer is required. The submitted site plan shows that existing vegetation will be incorporated and serve as the required Type C landscape buffer that will provide complete visual separation within three years of planting.

A total of eleven Red Maples are proposed as street trees along Windsor Creek Parkway. Interior landscaping for the required vehicular surface area will consist of Pin Oaks, Eastern Redbuds, Inkberry Hollies, Burford Hollies and Nellie Stevens Hollies.

Building Elevations: The applicant is in the process of determining final exterior building elevations. Materials under consideration consist of architectural shingles or standing seam metal roofing, masonry, fiber-cement, stucco or textured wall surfaces and wood or metal column supports.

Commercial Lighting Plan: Commercial lighting plans have not been submitted. The applicant will be required to submit lighting plans in accordance with the City's commercial lighting ordinance.

Engineering: The site is not located within a Special Flood Hazard area.

A dry detention pond is shown along the western property line. Applicant will be required to construct pond in accordance with City Engineering standards. In addition, the pond will be required to be screened with evergreen shrubs.

Stormwater calculations, grading and drainage plans have not been submitted and are subject to approval by City Engineering before construction permits are released.

Over half of the property is not located within the City limits of Goldsboro. As such, the applicant will be required to petition for annexation in order to receive City services.

Interconnectivity: Interconnectivity has not been shown on the submitted site plan. Applicant will be required to show interconnectivity to properties located east and west of the proposed site.

Refuse collection: As previously stated, a 20ft. x 40 ft. concrete pad is shown along the western property line and adjacent to the dry pond for the location of a commercial garbage dumpster. The dumpster shall be screened according to City standards.

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

Date: 11/21/19



Planning Director

Date: _____

City Manager

SITE-20-19 Renu Life Treatment Center 201 Windsor Creek Parkway

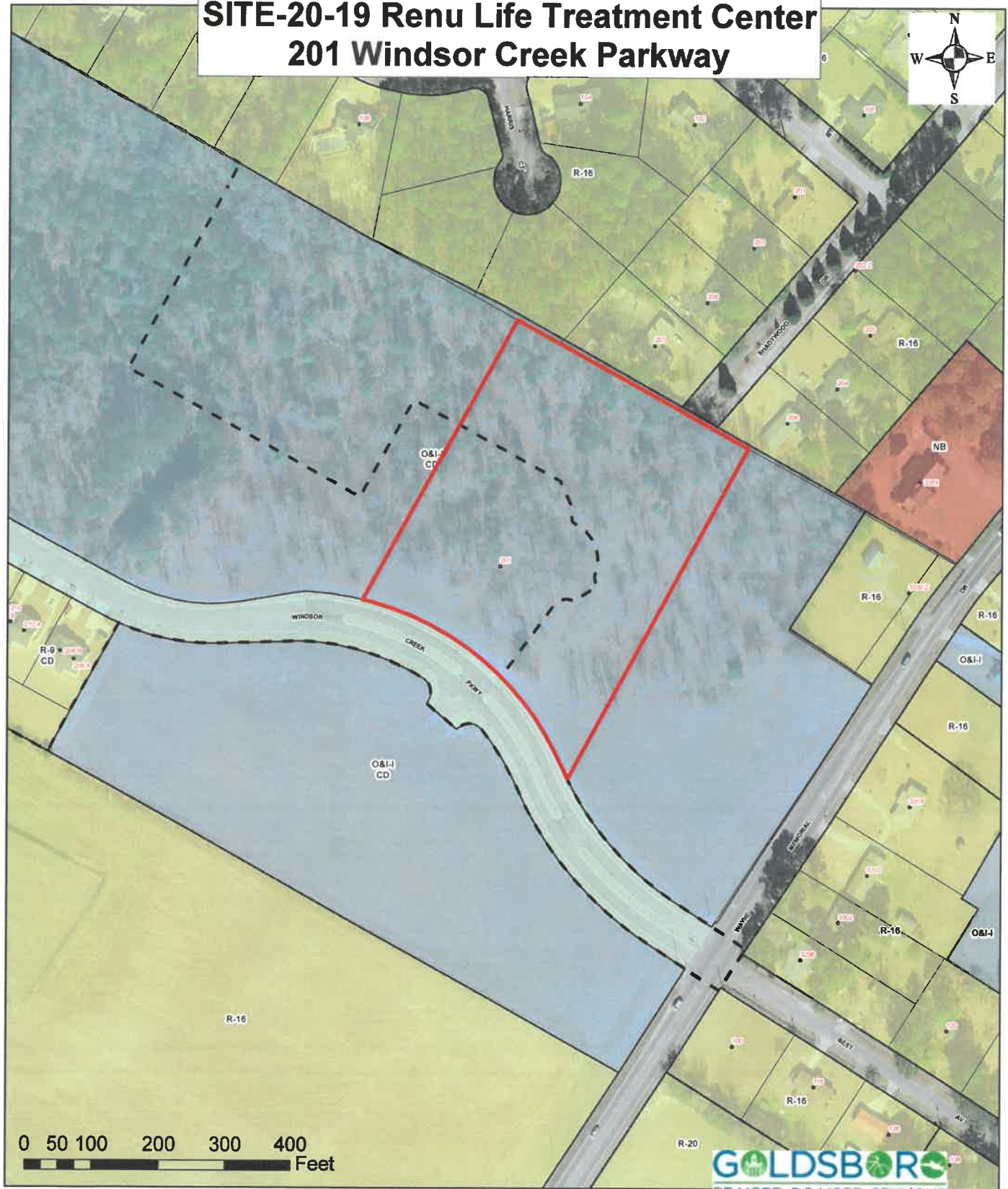


SITE PLAN APPLICATION

CASE NO.: SITE-20-19
APPLICANT: Renu Life, Extended, Inc.
PIN #: 3610-47-7349
LOCATION: 201 Windsor Creek Parkway
PROPOSED USE: Treatment Center

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.

SITE-20-19 Renu Life Treatment Center 201 Windsor Creek Parkway

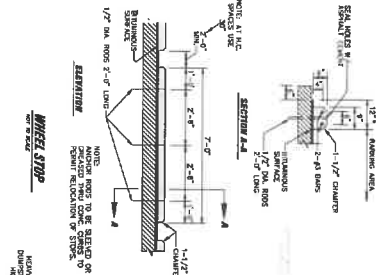
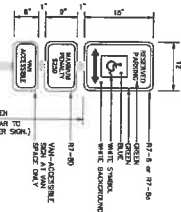


SITE PLAN APPLICATION

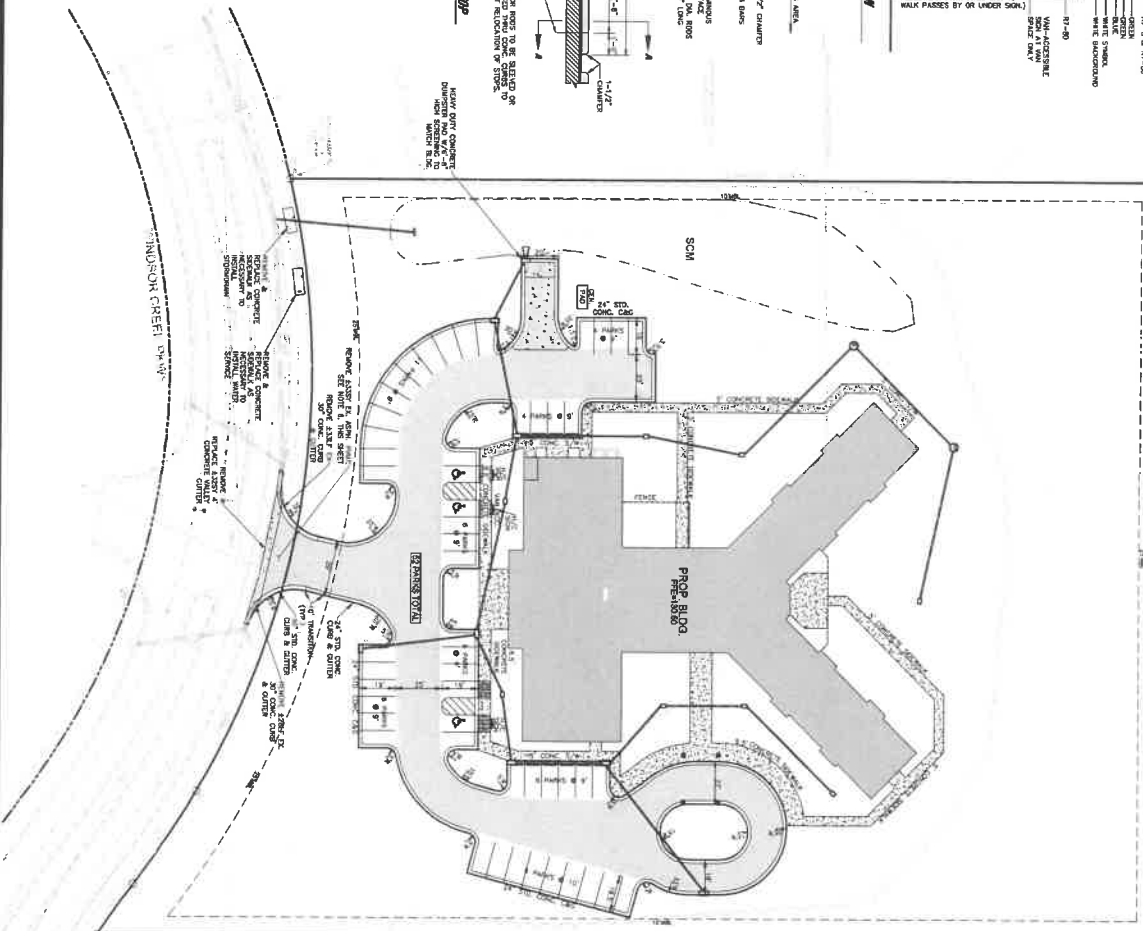
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RT-8 HANDICAP SIGN
NOT TO SCALE



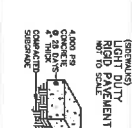
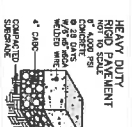
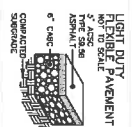
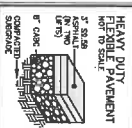
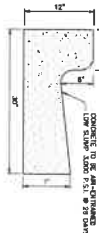
WHEEL STOP
NOT TO SCALE



24- CONCRETE CURB & BUTTER
(SPILL UP)

24" CONCRETE CURB & GUTTER
NOT TO SCALE

STANDARD 30" CONCRETE CURB & GUTTER
NOT TO SCALE

[illegible]

STOCKS

ENGINEERING

801 EAST WASHINGTON STREET
RICHMOND, N.C. 27838

WWW.STOCKS-ENGINEERING.COM

P.O. BOX 1108
PHONE: (252) 459-8798
FAX: (252) 459-8797

6E-JOB #2019-063

GENERAL NOTE: Prior to construction start, Contractor shall verify & be responsible for all dimensions.	
As noted	
Date Oct 4, 2018	Project No. 190224
Drawn by J/V	Sheet No.
Checked by J/V	CE-02
Total Size SITE PLAN	

NEW FACILITY
RENU LIFE
TRAUMATIC BRAIN INJURY SERVICES
 WINDSOR CREEK PARKWAY
 GOLDSBORO, NORTH CAROLINA

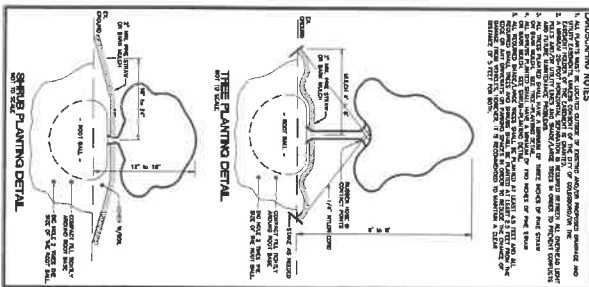
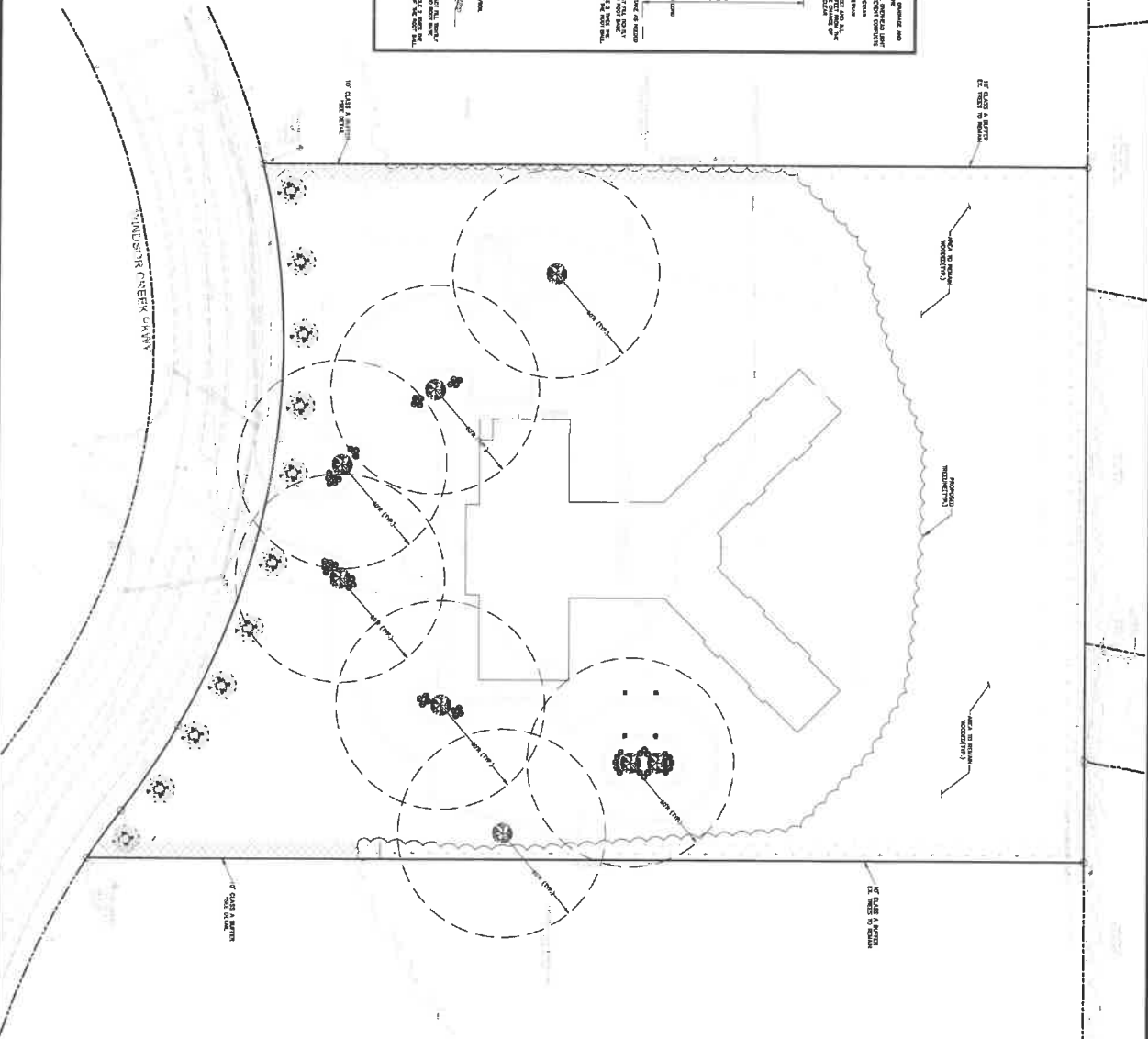
OCA OAKLEY COLLIER ARCHITECTS
109 Candlewood Road, Rocky Mount, NC 27804 (P) 252.932.2500
1111 Haynes Street, Suite 109, Raleigh, NC 27604 (P) 919.985.2700



STOCKS
ENGINEERING
 801 EAST WASHINGTON STREET
 WAKEFORD, NC 27884
 WWW.STOCKSENGINEERING.COM
 PHONE: (919) 828-8900
 FAX: (919) 828-8901
 DE: J08-00124-03

LANDSCAPE PLAN
 19024
 CE:08
 J08

GENERAL NOTE:
 SEE CONSTRUCTION SPECIFICATIONS FOR ALL DETAILS.
 SEE CONSTRUCTION SPECIFICATIONS FOR ALL DETAILS.

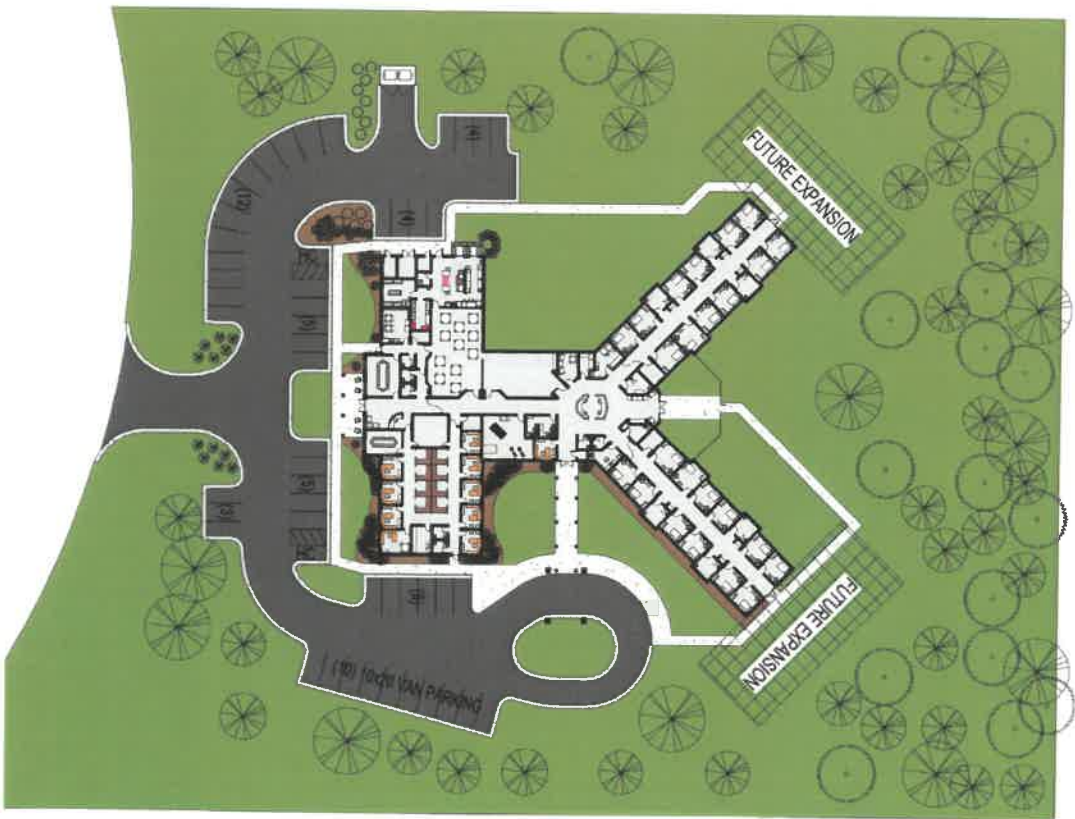


PLANTING SCHEDULE

QUANTITY	SYMBOL	PLANT NAME	SIZE	NOTES
1	(Symbol)	10' CLASS A BUFFER	10'	10' CLASS A BUFFER
1	(Symbol)	10' CLASS B BUFFER	10'	10' CLASS B BUFFER
1	(Symbol)	10' CLASS C BUFFER	10'	10' CLASS C BUFFER

PLANTING LEGEND

SYMBOL	PLANT NAME	SIZE	NOTES
(Symbol)	10' CLASS A BUFFER	10'	10' CLASS A BUFFER
(Symbol)	10' CLASS B BUFFER	10'	10' CLASS B BUFFER
(Symbol)	10' CLASS C BUFFER	10'	10' CLASS C BUFFER



PRELIMINARY SITE PLAN

1" = 60'-0"

NEW FACILITY

RENU LIFE TRAUMATIC BRAIN INJURY SERVICES

GOLDSBORO, NORTH CAROLINA

OAKLEY COLLIER ARCHITECTS
OCA

109 Candlewood Road, Rocky Mount, NC 27804 (P) 252.937.2500
1111 Hayes Street, Suite 109, Raleigh, NC 27604 (P) 919.985.7700

Date	JULY 3 2019	Project No.	190224
Drawn By	JH	Sheet No.	C1
Checked By	AWC	Sheet Title	PRELIMINARY SITE PLAN
AWC		or	



RENU Life

OAKLEY
COLLIER
ARCHITECTS
OCA



RENU Life

OAKLEY
COLLIER
ARCHITECTS
OCA