

**AGENDA  
PLANNING COMMISSION  
Monday, November 30, 2020**

**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 – October 26, 2020**

**II. BOARD OF ADJUSTMENT PUBLIC HEARING**

**No items for Board of Adjustment Review**

**III. PLANNING COMMISSION ITEMS**

**A. Rezoning Requests: Requires 2 votes – Rezoning and Site Plan**

(1) **Z-9-20 Chestley Taylor** – Located on E. Ash St. between n. Durant St. and Ridgewood Dr. \_\_\_\_\_

(2) **Z-10-20 Wayne Oil Company, Inc.** – Located on the northwest corner of Wayne Memorial Dr. and Fourth St. \_\_\_\_\_

**Associated Site Plan: Site-29-20 - Automatic Car Wash** \_\_\_\_\_

**B. Subdivision Plans**

(1) **S-8-20 Wayne Oil** - Located on the northwest corner of Wayne Memorial Dr. and Fourth St. \_\_\_\_\_

(2) **S-11-20 Magnolia Grove** – Located north of Eleventh St. near Norwood Ave. \_\_\_\_\_

**C. Site Plans**

(1) **Site-26-20 Magnolia Grove – Phase 1** – Located north of Eleventh St. near Norwood Ave. \_\_\_\_\_

(2) **Site-23-20 N.C.D.A Research Facility** – Located southwest of Old Smithfield Rd. between O'Berry Center Rd. and Mill Wash Rd. \_\_\_\_\_

**IV. Planning Commission Appointment Recommendations – 2 vacancies**

**V. UPCOMING PUBLIC HEARING AND PLANNING COMMISSION DECEMBER 21 2020**

**A. Planning Commission will only meet once in December following the Public Hearing at 7 p.m. on December 21, 2020 in Council Chambers in Historic City Hall.**

**B. Board of Adjustment**

(1) **Variance A-2-20 922, 926 & 928 Seaboard Street**

**C. Conditional Use Permit**

(1) **CU-7-20 Public Storage & Used Car Sales**

(2) **CU-8-20 Salem Leasing**

**D. Rezoning Requests**

(1) **Three J's from HB to GB CD**

**Planning Commission Minutes  
October 26, 2020**

The Goldsboro Planning Commission met in regular session on Monday, October 26, 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:  Ms. Jennifer Collins, Planning Director  
                      Mr. Kenneth Talton, Assistant Planning Director  
                      Ms. Debra Creighton, Secretary

**Minutes – September 28, 2020**

Mr. Waters moved that the Commission's minutes of September 28, 2020 be approved with as submitted. Mr. Slater seconded the motion and the motion carried.

**Planning Commission Items:**

**A. Rezoning Request:**

**(1) Z-6-20 Capps Enterprises of Greenville** – The property is located on E. Ash Street between N. Durant Street and Ridgewood 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 Neighborhood Business (NB) to General Business (GB) zoning district.

Mr. Talton said the applicant proposes to rezone subject property from Neighborhood Business (NB) to General Business (GB) zoning district for marketability purposes.

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 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.

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 stated that it would open the location to many uses not suitable to the adjacent residential zoned properties. Ms. Collins said that any uses requiring Conditional Use approval would still have to meet the guidelines to operate within the General Business zoning district.

Mr. Bauer moved that the Commission recommended approval from Neighborhood Business (NB) to General Business (GB) zoning district finding it consistent with the City's adopted Comprehensive Land Use Plan. Mr. Slater seconded the motion seconded the motion and the motion carried.

**(2) Z-7-20 Wayne Oil Company, Inc. –** The property is located on the northwest corner of Wayne Memorial Drive and Fourth Street

Mr. Talton indicated the location of the request and displayed a zoning map showing the subject property. Photographs of the site were displayed. Mr. Talton said the applicant is requesting a change in zoning from Neighborhood Business (NB) to General Business (GB) zoning district.

Mr. Talton said the applicant proposes to rezone subject property from Neighborhood Business (NB) to General Business (GB) zoning district. Mr. Talton said that a separate site plan approval will be required for development in accordance with the City's Unified Development Ordinance.

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

Mr. Talton said 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. Mr. Talton said after the public hearing, the applicant indicated to staff their desire to request rezoning the property to General Business Conditional District for the operation of an automatic car wash.

Mr. Talton said that Staff's recommendation would be to deny the conventional General Business rezoning request without prejudice and allow the applicant to reapply for Conditional District rezoning without a six-month delay.

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 denial without prejudice for the change of zone request from Neighborhood Business (NB) to General Business (GB) zoning district. Mr. Walston seconded the motion seconded the motion and the motion carried.

**(3) Z-8-20 Jones Sawmill** – The property is located on the northwest corner of Belfast Road & I-795

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 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.

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 that the City's updated Comprehensive Land Use Plan recommends a portion of the property for industrial development and the remaining acreage for medium density residential development.

Mr. Talton said 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.

Mr. Talton said that Wayne County Planning and Airport Authority communicated that they did not have an issue with the rezoning, as approximately 5.76 acres is located within Wayne Count's Airport Overlay District.

Mr. Talton said that all property owners residing with 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. Slater moved that the Commission recommended approval for the change of zone request from Residential (R-20A) to General Industry Conditional District (I-2CD) in order to limit the use of the property to a commercial sawmill. Mr. Bauer seconded the motion seconded the motion and the motion carried.

### **Z-8-20 Associated Site Plan:**

- (1) CU-6-20 Jones Sawmill** - The 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.

Mr. Talton said the site and landscape plans are associated with rezoning request Z-8-20 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 a commercial sawmill requires a Conditional Use Permit when located in the General Industry (I-2) zoning district.

Mr. Talton said 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.

Mr. Talton said the submitted site plan indicates four (4) commercial buildings to be utilized in the operation of the business. Mr. Talton said a 15ft. x 25ft. (375 sq. ft.) metal office building will serve as the principle structure in the operation of the business. Mr. Talton said a 50ft. x 50ft. (2,500 sq. ft.) enclosed metal storage shelter will serve as an add-on to the principle building. Mr. Talton said 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.

Mr. Talton said a 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 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.

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

Mr. Talton said the applicant is requesting two modifications at this time. Mr. Talton said the applicant is requesting a modification regarding distance separation from residentially zoned and developed property is located within 1,000 ft. of the subject property. Mr. Talton said the second modification request is regarding the

installation of the fencing and landscaping requirements for a period not to exceed 1 year from site plan approval.

Mr. Talton said 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.

Mr. Slater moved that the Commission recommend approval of the Conditional Use Site Plan with the requested modifications regarding distance separation and installation of the fence and required landscaping for 1 year. Mr. Bauer seconded the motion and the motion carried.

**B. Upcoming Meeting Items – November 30, 2020**

**A. Rezoning Requests:**

**(1) Z-9-20 110 Carriage Road**

**Associated Site Plan: Chestley Taylor**

**(2) Z-10-20 1301 Wayne Memorial Drive**

**Associated Site Plan: Automatic Car Wash**

**Adjournment:**

There being no further business, the meeting was adjourned at 6:43 p.m.

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Debra Creighton, Secretary  
Goldsboro Planning Commission

Approved: \_\_\_\_\_

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
DECEMBER 7, 2020 COUNCIL MEETING**

**SUBJECT:** Z-9-20 Chestley Taylor - Southwest corner of E. US 70 Hwy. and Carriage Road R-20 (Residential)/Residential-Manufactured Non-Conforming (RM-NC) to R-12 (Residential)

**BACKGROUND:** The applicant requests to rezone subject property from R-20 (Residential)/Residential-Manufactured Non-Conforming (RM-NC) to R-12 (Residential) in order to develop property for residential use.

The subject property was previously occupied by a non-conforming manufactured home park that existed prior to the adoption of the City's Unified Development Code. All manufactured homes have been removed and the lot is currently unoccupied.

Frontage: 109.45 ft. (E. US 70 Hwy.)  
290.33 ft. (Carriage Rd.)

Area: 32,100 sq. ft., or 0.74 acres

**Surrounding Zoning:**

North: Residential (R-20);  
South: General Business (GB);  
East: General Business (GB), and  
West: General Business (GB), Residential (R-20)

Existing Use: The subject property is unoccupied and vegetated with pine trees and large shrubs.

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

Comprehensive Plan Recommendation: The City's updated Land Use Plan designates the property for low-density residential use. However, the plan recommends that areas accessible to water and sewer services and proposed for "infill" development, higher residential densities should be encouraged and allowed.

SJAFB: The subject property is located within the 65-69 DNL zone of Seymour Johnson Air Force Base's Noise Overlay Contour. Base officials have indicated that measures to achieve an outdoor to indoor noise level reduction of at least 25 decibels should be required for any residential structure proposed for the site.

At the public hearing held on November 16, 2020, no one appeared to speak for or against the request.

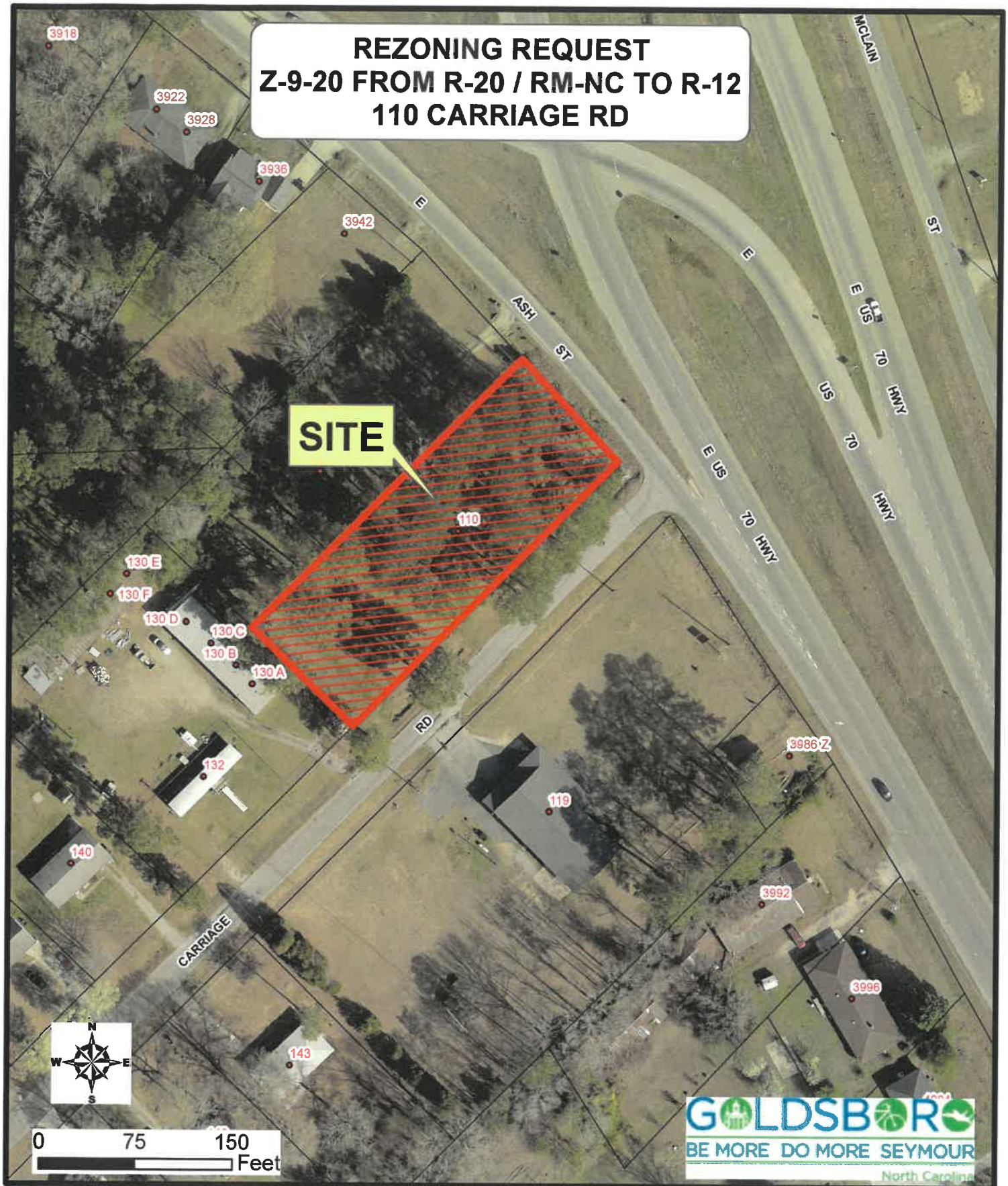
RECOMMENDATION: By motion, accept the recommendation of the Planning Commission and...

Date: \_\_\_\_\_  
\_\_\_\_\_  
Planning Director

Date: \_\_\_\_\_  
\_\_\_\_\_  
City Manager



**REZONING REQUEST  
Z-9-20 FROM R-20 / RM-NC TO R-12  
110 CARRIAGE RD**



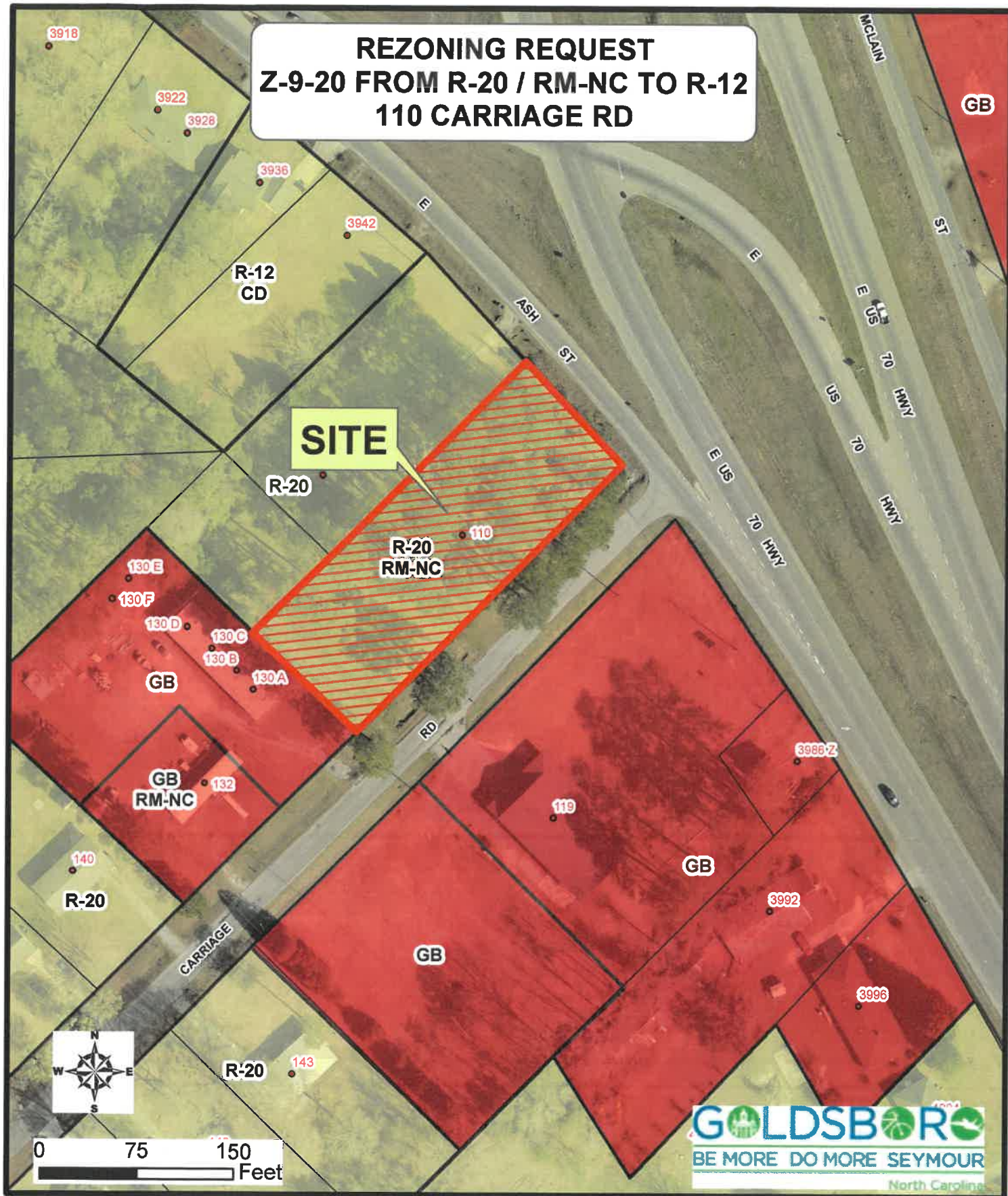
**REZONING REQUEST**

**OWNER:** CHESTLEY TAYLOR  
**APPLICANT:** CHESTLEY TAYLOR  
**REQUEST:** FROM R-20 / RM-NC TO R-12  
**PIN #:** 3518968518  
**LOCATION:** 110 CARRIAGE RD

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  
Z-9-20 FROM R-20 / RM-NC TO R-12  
110 CARRIAGE RD**



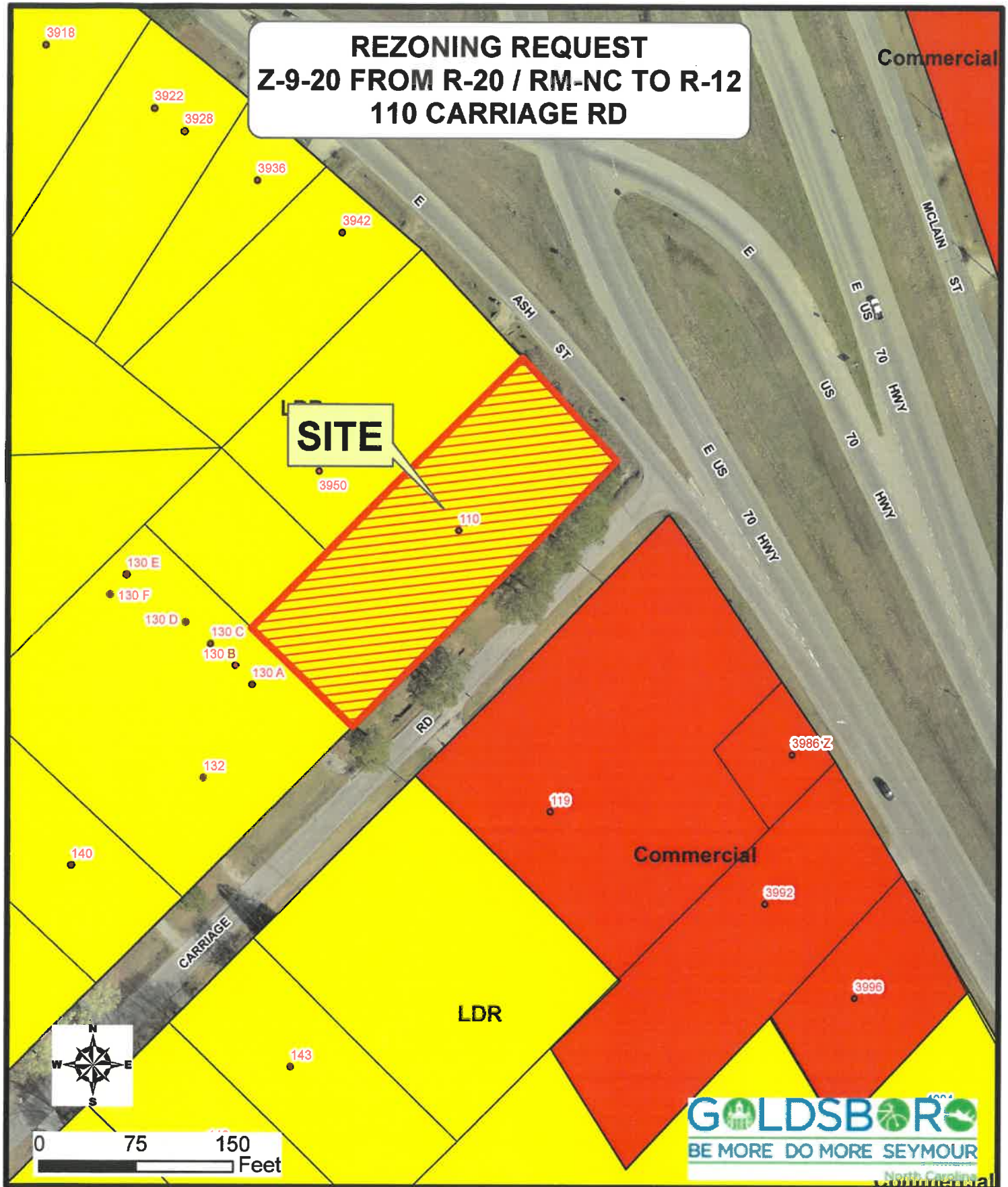
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**REZONING REQUEST  
Z-9-20 FROM R-20 / RM-NC TO R-12  
110 CARRIAGE RD**



**REZONING REQUEST**

**OWNER:** CHESTLEY TAYLOR  
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**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
DECEMBER 7, 2020 COUNCIL MEETING**

**SUBJECT:** Z-10-20 – Wayne Oil Company, Inc. - Northwest corner of Wayne Memorial Drive and Fourth Street (Neighborhood Business to General Business Conditional District)

**BACKGROUND:** The applicant requests to rezone a portion of the subject property from Neighborhood Business (NB) to General Business Conditional District (GBCD) for the operation of an automatic car wash.

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: 164.05 ft. (Wayne Memorial Drive)  
Area: 40,355 sq. ft., or 0.926 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.

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.

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.

**DISCUSSION:**

The submitted site plan indicates a single-story, 3,604 sq. ft. building of masonry and brick 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 lobby area, an office, restrooms and an equipment room.

In addition to the car wash, two automatic pay stations are proposed for the site, 28 parking spaces and 31 vacuum stations to be used by customers of the business.

Hours of Operation: Monday-Saturday 8am-8pm  
Sunday 9am-8pm

Employees: 4 Employees (Shifts)

Access: The site will be served by two new driveways off Fourth Street. Driveways are being limited to Entrance and Exit only with the Entrance Driveway being the most northern driveway. NCDOT has reviewed the proposed car wash and supports no driveway access from Wayne Memorial Drive, if the proposed site can have potential safer access elsewhere. If the City is concerned about proposed access off of Fourth Street and absolutely requires access from Wayne Memorial Drive, NCDOT would require a turn lane along Wayne Memorial Drive with right-in only access.

Parking: A total of 28 parking spaces have been provided including 2 handicap accessible parking spaces. A drive-through

aisle is shown beginning at the rear of the site for stacking of an estimated 14 vehicles upon entry into the car wash bay area.

Sidewalks: Exterior sidewalks are not shown on the submitted site plan. The applicant will be required to install sidewalks along Wayne Memorial Drive for approximately 143 linear feet and along Fourth Street approximately 228 linear feet or a modification will be necessary. If the modification is approved, the applicant will be required to pay a fee in lieu of in the amount of \$6,678 to the City of Goldsboro for sidewalk construction.

Landscaping: The landscape plan indicates a required Type A, 5 ft. wide landscape buffer along the northern and eastern property lines. A total of 10 street trees are proposed along Wayne Memorial Drive and Fourth Street accompanied by evergreen shrubs to serve as the required vehicular surface buffer. Vehicular surface area plantings are also represented on the landscape plan and in accordance with the landscape requirements of the Unified Development Ordinance.

Building Elevations: The proposed automatic car wash building exterior consists of a metal standing seam roof, EIFS Wall System, split-face masonry block and brick veneer columns, stacked stone veneer bases and architectural wood brackets.

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

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

Storm water calculations, grading and drainage plans have not been submitted. The site plan does indicate a proposed stormwater pond to serve both the car wash and future development of adjacent property to the east. The applicant will be required to submit plans in accordance with City Engineering standards before construction permits are released.

Refuse collection: A concrete pad is shown as the end of the parking lot to the north for the location of a commercial dumpster. The dumpster enclosure will match the elevations of

the car wash facility and be screened in accordance with City standards.

At the public hearing held on November 16, 2020, the applicant came forward and spoke in favor of the request. One person came forward to speak in opposition citing noise and lighting concerns, no others appeared to speak for or against the request.

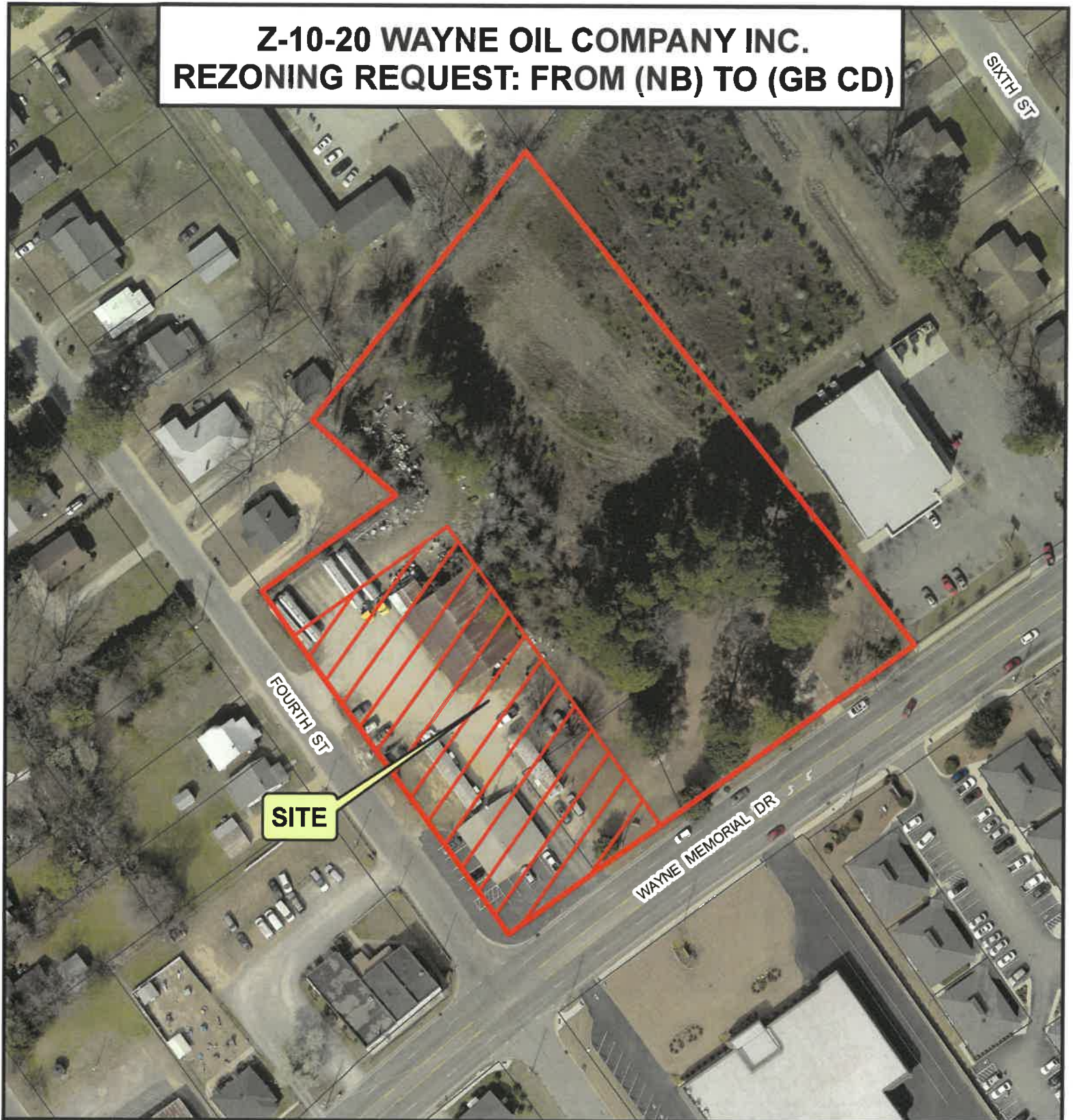
**RECOMMENDATION:** By motion, accept the recommendation of the Planning Commission and...

Date: \_\_\_\_\_  
\_\_\_\_\_  
Planning Director

Date: \_\_\_\_\_  
\_\_\_\_\_  
City Manager



**Z-10-20 WAYNE OIL COMPANY INC.  
REZONING REQUEST: FROM (NB) TO (GB CD)**



**REZONING REQUEST**

**OWNER:** WAYNE OIL COMPANY, INC.  
**APPLICANT:** BALDWIN DESIGN CONSULTANTS  
**REQUEST:** FROM NEIGHBORHOOD BUSINESS (NB) TO  
GENERAL BUSINESS CONDITIONAL DISTRICT (GB CD)  
**PIN #:** 3509-49-9397  
**LOCATION:** 1301 WAYNE MEMORIAL DRIVE

100 50 0 100 Feet

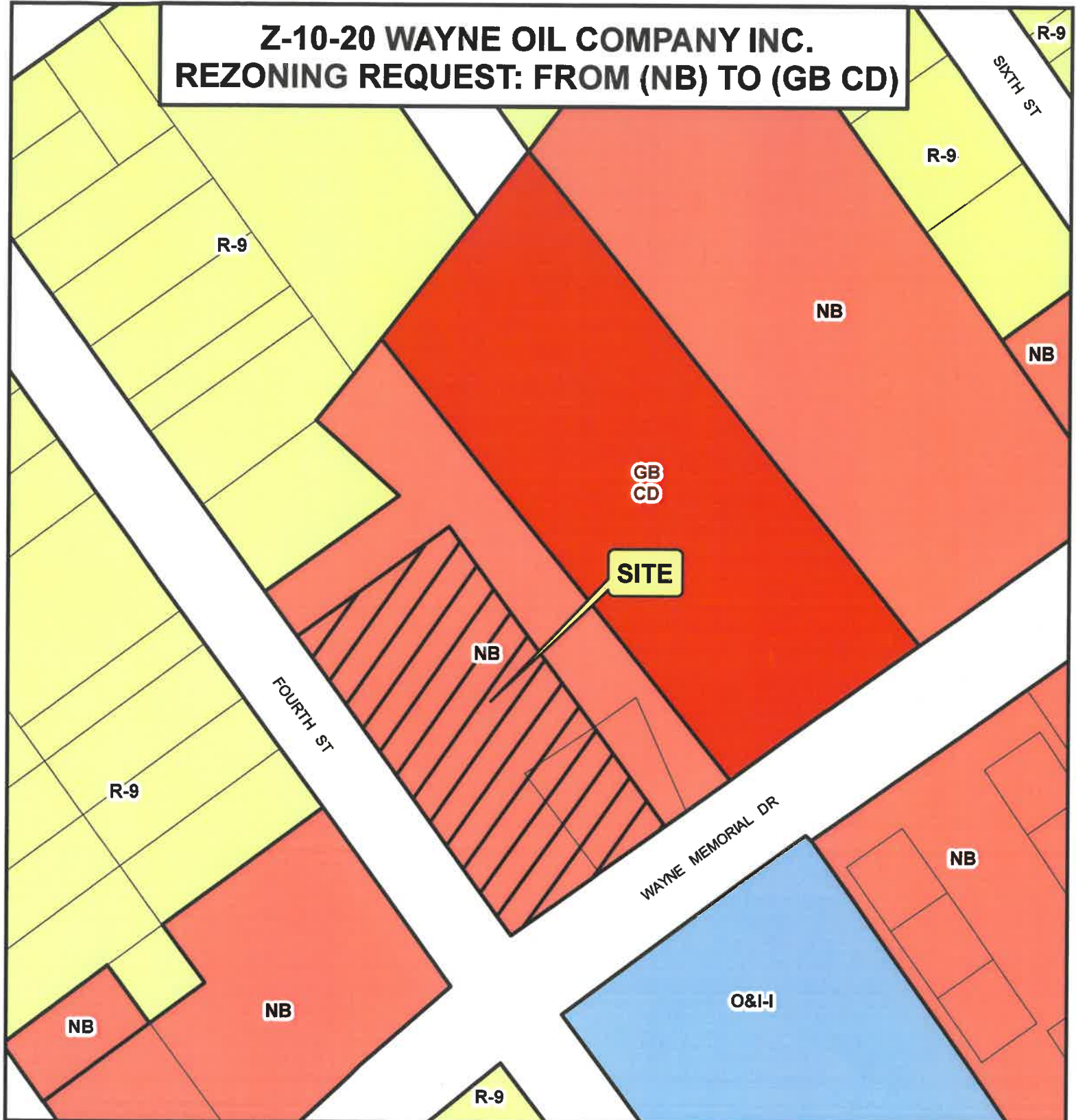


**GOLDSBORO**  
BE MORE DO MORE SEYMOUR

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**Z-10-20 WAYNE OIL COMPANY INC.  
REZONING REQUEST: FROM (NB) TO (GB CD)**



**REZONING REQUEST**

**OWNER:** WAYNE OIL COMPANY, INC.  
**APPLICANT:** BALDWIN DESIGN CONSULTANTS  
**REQUEST:** FROM NEIGHBORHOOD BUSINESS (NB) TO  
GENERAL BUSINESS CONDITIONAL DISTRICT (GB CD)  
**PIN #:** 3509-49-9397  
**LOCATION:** 1301 WAYNE MEMORIAL DRIVE

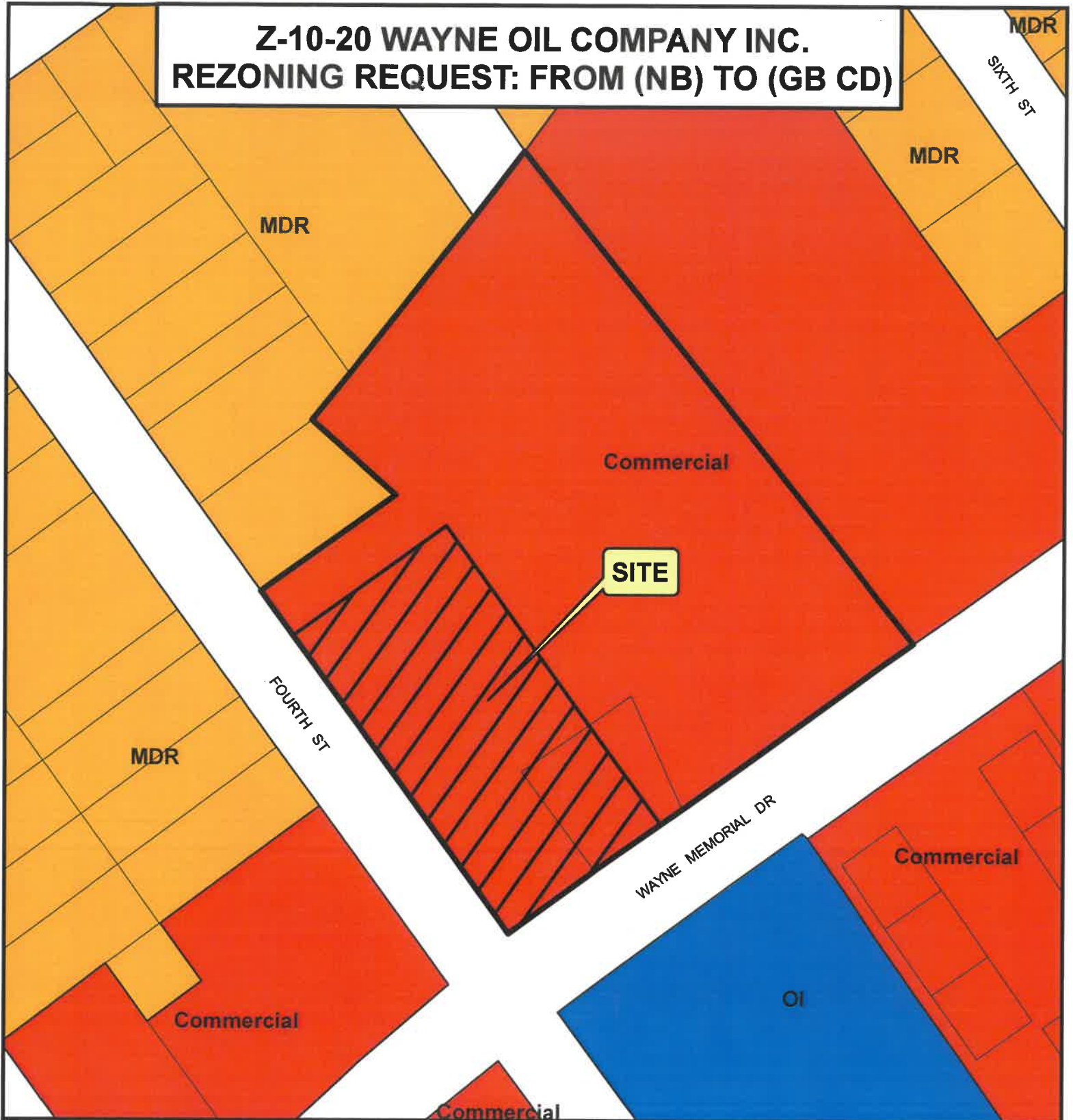
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**GOLDSBORO**  
BE MORE DO MORE SEYMOUR

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**Z-10-20 WAYNE OIL COMPANY INC.  
REZONING REQUEST: FROM (NB) TO (GB CD)**



**REZONING REQUEST**

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**APPLICANT:** BALDWIN DESIGN CONSULTANTS  
**REQUEST:** FROM NEIGHBORHOOD BUSINESS (NB) TO  
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**PIN #:** 3509-49-9397  
**LOCATION:** 1301 WAYNE MEMORIAL DRIVE

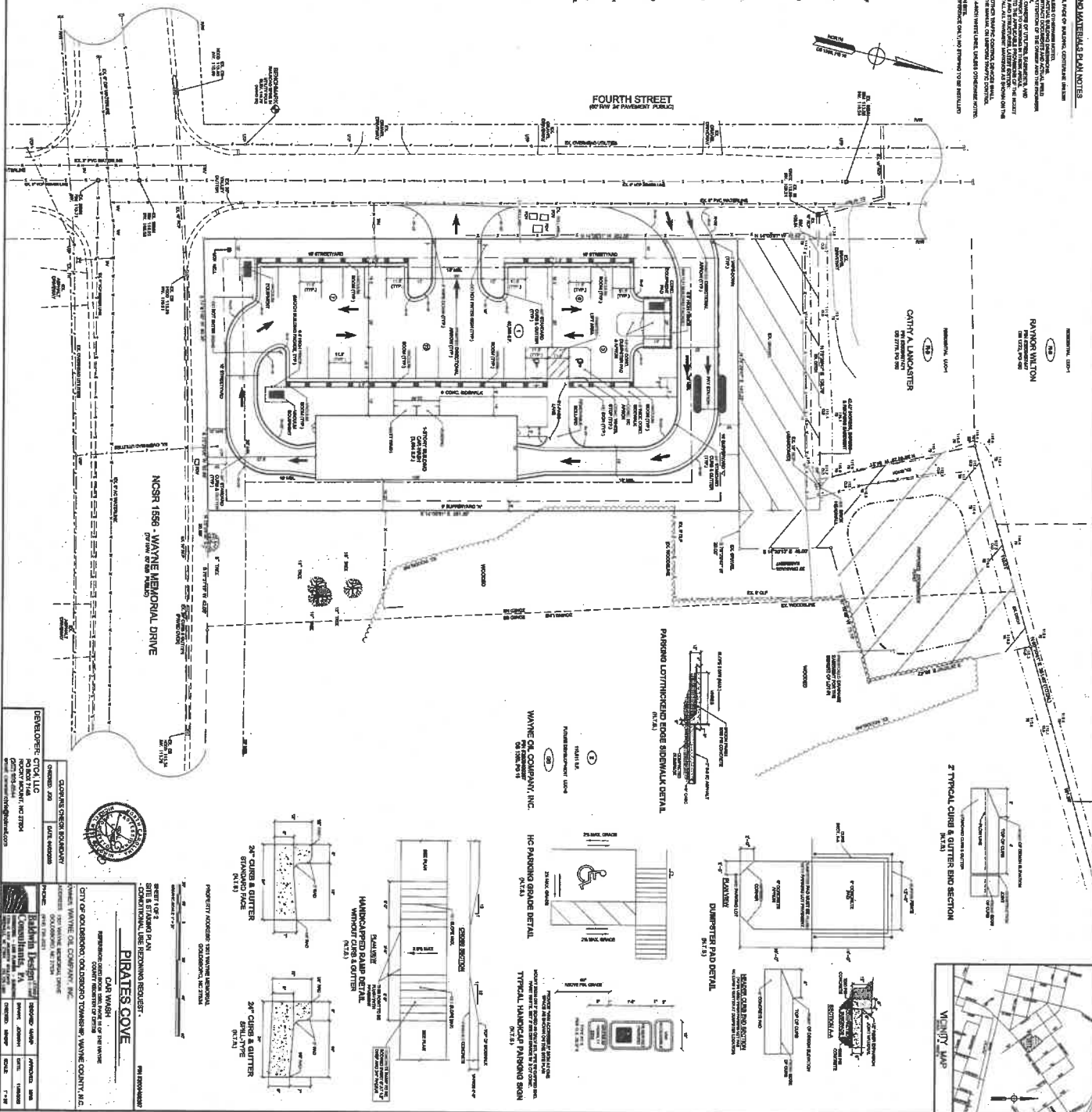
**GOLDSBORO**  
BE MORE DO MORE SEYMOUR

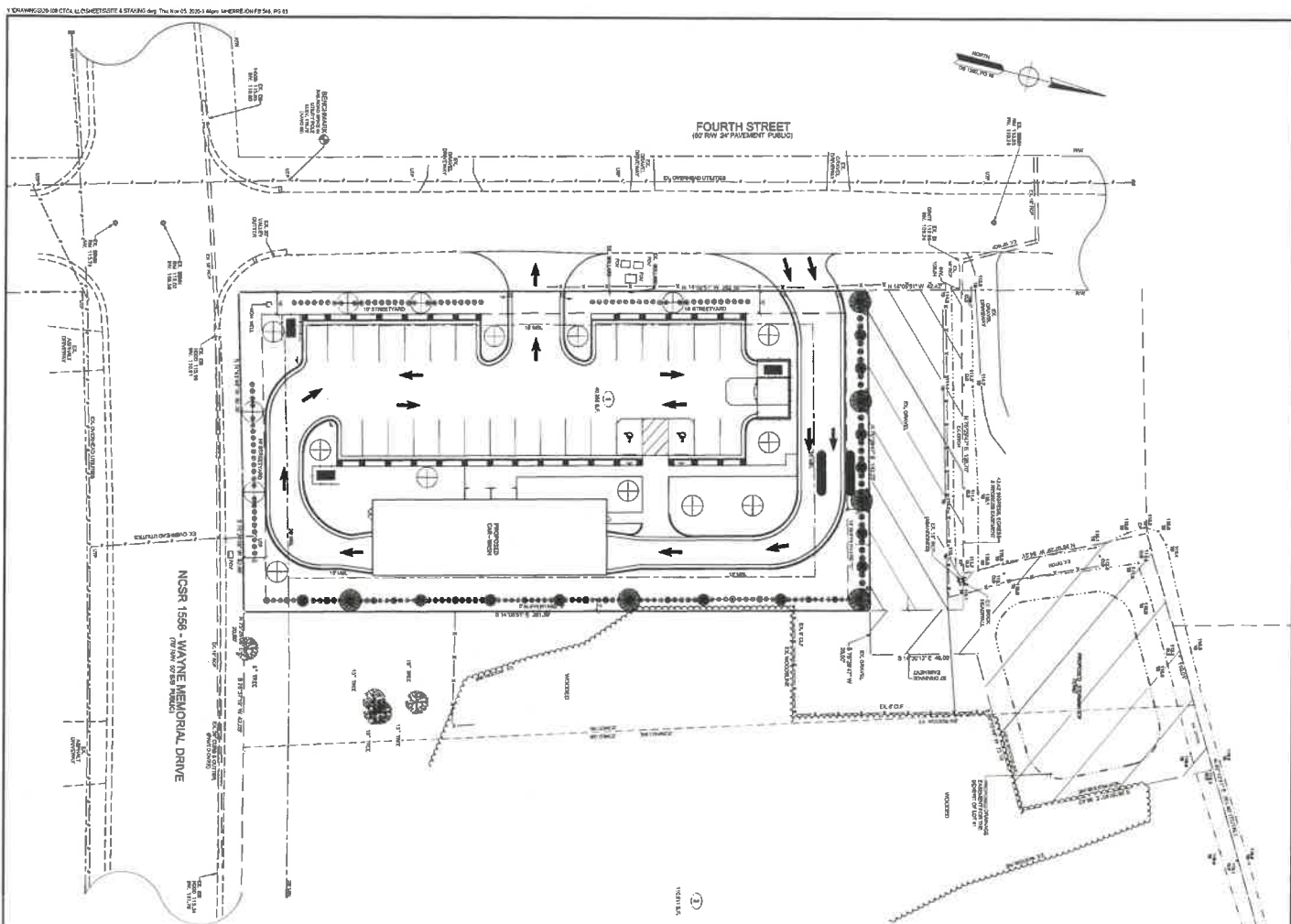
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1. **ATTORNEYS AND SPOUSAL SUPPORT.** If you are a married couple, you should consult with an attorney to determine if you are eligible for a spousal support award. If you are eligible, you may want to address this issue in your prenuptial agreement. If you are not eligible, you may want to consider a postnuptial agreement.
2. **THE COMMUNITY PROPERTY FUND.** The community property fund is the pool of assets that is subject to division in a divorce. It includes all assets acquired during the marriage, regardless of whether they are titled in one or both spouses' names.
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Type of study		Study of interest	Other studies
1. Cohort	2. Case-control	3. Cross-sectional	4. Case-series
5. Randomized controlled trial	6. Systematic review	7. Meta-analysis	8. Other
9. Other	10. Other	11. Other	12. Other
13. Other	14. Other	15. Other	16. Other
17. Other	18. Other	19. Other	20. Other
21. Other	22. Other	23. Other	24. Other
25. Other	26. Other	27. Other	28. Other
29. Other	30. Other	31. Other	32. Other
33. Other	34. Other	35. Other	36. Other
37. Other	38. Other	39. Other	40. Other
41. Other	42. Other	43. Other	44. Other
45. Other	46. Other	47. Other	48. Other
49. Other	50. Other	51. Other	52. Other
53. Other	54. Other	55. Other	56. Other
57. Other	58. Other	59. Other	60. Other
61. Other	62. Other	63. Other	64. Other
65. Other	66. Other	67. Other	68. Other
69. Other	70. Other	71. Other	72. Other
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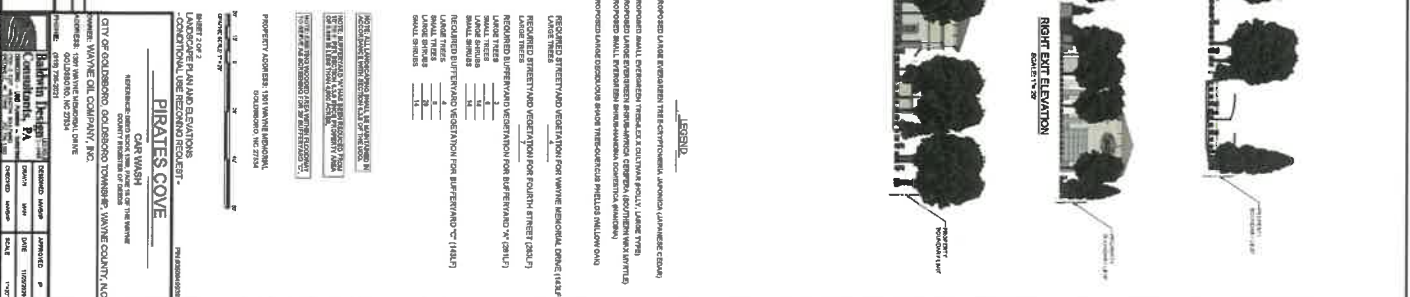
**North Carolina 811**  
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1-800-437-4640



CLOSURE CHECK BOUNDARY	
Character: 00	Date: 4/15/2014

DEVELOPER: C10X LLC  
 PO BOX 7148  
 ROCKY MOUNT, NC 27804  
 (252) 961-6644  
 email: [www.c10xllc.com](mailto:www.c10xllc.com)





**JOHNSTON, MARY ALA**  
**QUALITY CONTROL**  
 PHONE: 703-741-4964

**MEDICAL, ENGINEER**  
**ALCANTARA, JOSEPH**  
 PHONE: 360-253-5641

**PLASTIC, ENGINEERING, CHEMIST, NC**  
**MCNEIL, JAMES**  
 PHONE: 703-504-5837

**STRUCTURAL, ENGINEER**  
**WILSON, JAMES**  
 PHONE: 703-504-5837


**ELECTRICAL, ENGINEER**  
**WILSON, JAMES**  
 PHONE: 703-504-5837

**QUALITY CONTROL, NC**  
**WILSON, JAMES**  
 PHONE: 703-504-5837

**LABORATORY, ENGINEER**  
**OWEN, CATHY**  
 PHONE: (404) 422-3147

**ARBOR**  
COMMERCIAL & INDUSTRIAL  
CONSTRUCTION  
4857 N. Main Street, Suite 220  
Acworth, GA 30101  
Phone: 678.574.4994  
Fax: 678.574.4997  
email: arborco@earthlink.net



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**ARBOR**  
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Fax: 678.574.4997

email: [info@arborconstruct.com](mailto:info@arborconstruct.com)

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
DECEMBER 7, 2020 COUNCIL MEETING**

**SUBJECT:** S-8-20 – Wayne Oil Company, Inc. (Preliminary Subdivision Plat- 2 Lot Final) Northwest corner of Wayne Memorial Drive and Fourth Street

**BACKGROUND:** The applicant intends to recombine and divide portions of previously subdivided and recorded lots for the purpose of sale and commercial development.

According to the City's Unified Development Code, the applicant is required to follow the City's major subdivision approval process since the property is greater than 3 acres. City Council approval is required.

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

Total Area: 3.46 acres or 150,717 sq. ft.

Total Lots: 2

Lot #1: 0.926 acres or 43,336 sq. ft.

Lot #2: 2.537 acres or 110,511 sq. ft.

Zoning: Neighborhood Business/General Business  
Conditional District

The proposed preliminary subdivision plat is associated with a rezoning request (Z-10-20) and site plan approval (SITE-29-20). If the rezoning and site plan are approved by City Council, the use of Lot #1 would be limited to an automatic car wash.

**DISCUSSION:** The applicant proposes to subdivide property into two new lots for sale and commercial development.

Engineering Comments: The property is not located in a Special Flood Hazard Area. City water and sewer are available to serve the new lots. No new streets are proposed.

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

**Date:** \_\_\_\_\_

\_\_\_\_\_  
**Planning Director**

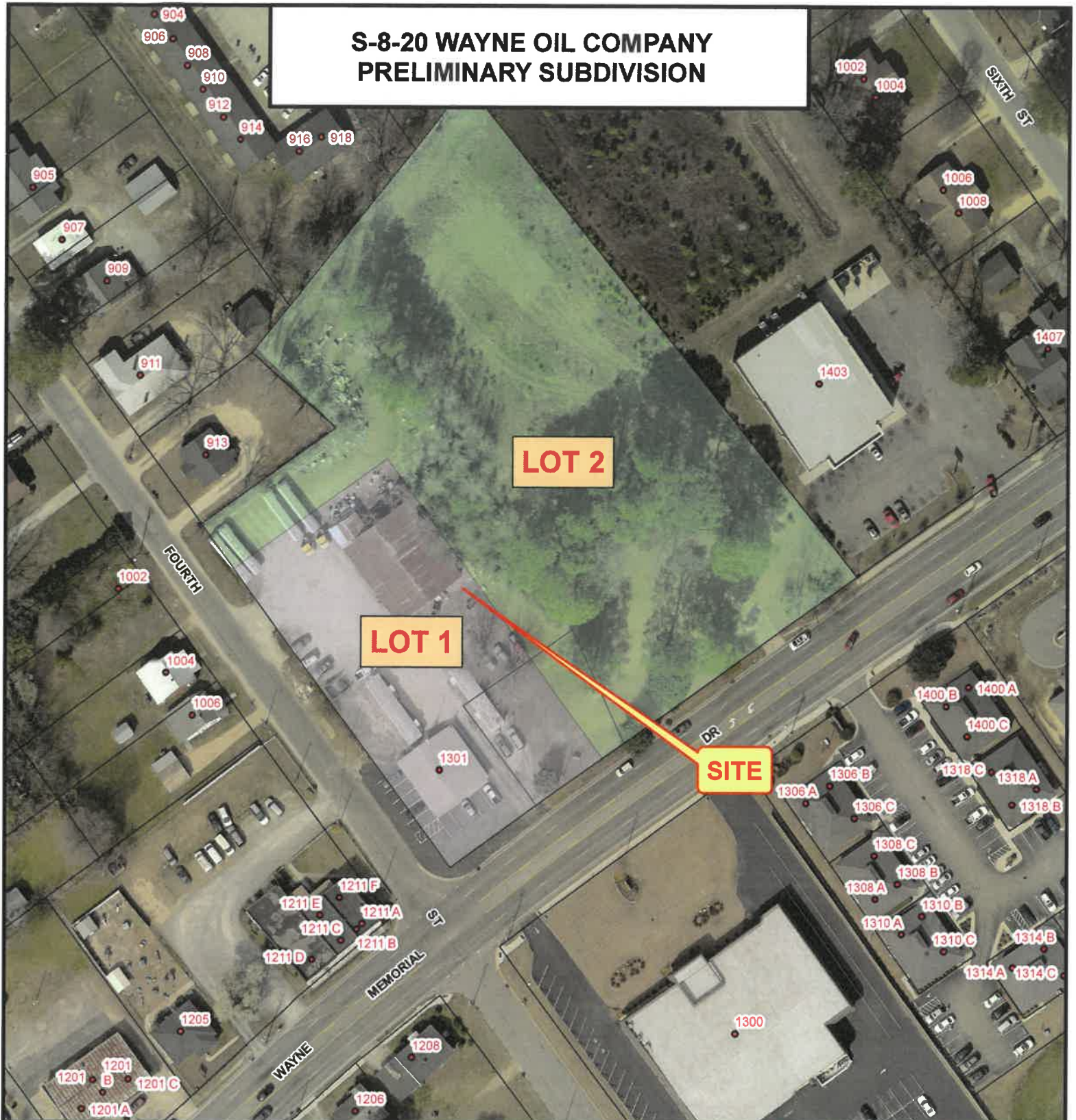
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\_\_\_\_\_  
**City Manager**





# S-8-20 WAYNE OIL COMPANY PRELIMINARY SUBDIVISION



## SUBDIVISION PLAN:

**CASE NO:** S-8-20  
**APPLICANT:** WAYNE OIL COMPANY, INC.  
**PIN #:** 3509-49-9397 (portion of)  
**LOCATION:** 1301 WAYNE MEMORIAL DR.  
**NUMBER OF LOTS:** 2-LOT SUBDIVISION

0 25 50 100 150 200  
Feet



**GOLDSBORO**  
BE MORE DO MORE SEYMOUR  
North Carolina

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**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
DECEMBER 7, 2020 COUNCIL MEETING**

**SUBJECT:** S-11-20 KG Plaza, LLC; (Preliminary Subdivision Plat-80 lots of Magnolia Grove-Phase I Development)

**BACKGROUND:** The property is located on the east side of Eleventh Street between Norwood Avenue and Englewood Drive.

On October 7, 2019, Goldsboro City Council approved a zoning change for the subject property from Residential (R-16) and Residential (R-9) to Residential Conditional District (R-6CD) for the construction of a 303-lot cluster subdivision.

**(PHASE I DEVELOPMENT)**

Totals Lots:	80
Total Area:	20.2 acres
Average Lot Size:	6,000 sq. ft.
Zoning:	R-6CD (Residential-6 Conditional District)

**DISCUSSION:** The submitted preliminary plat contains a total of 80 residential lots within the proposed subdivision.

Building setbacks for single-family dwellings within the R-6 zoning district are as follows:

Front:	25 ft.
Rear:	25 ft.
Side:	8 ft.
Side (Corner Lot):	32 ft.

**Lots:** According to the City's Unified Development Code, the developer may reduce the minimum lot size, width and setbacks up to 40% from the specifications of the prevailing zoning district. The Council may require larger lot sizes, if in the opinion of the City Council, smaller lot sizes would be incompatible with adjoining development.

**Streets:** Three new streets are proposed with curb and gutter within the first phase of development and identified as Grove Lane, Ivory Lane and Pioneer Drive.

Grove Lane will serve as one of two main entrances to the subdivision off of 11<sup>th</sup> Street for approximately 800 ft. and terminate to a cul-de-sac in accordance with City street standards. Ivory Lane will serve as a main intersecting street within the subdivision for approximately 800 ft. Pioneer Street will originate off Ivory Lane for approximately 600 ft. and terminate to a City-approved cul-de-sac. Proposed streets will be designed and constructed in accordance with City Engineering standards.

Open Space: At least 20% of the total project area shall be reserved as commonly held open space and be preserved in a natural or vegetative state. The applicant is reserving approximately 24.7 acres of the entire site as open space with perpetual maintenance by a homeowner’s association.

Engineering: City water and sewer are available to serve the subdivision. As such, the applicant will be required to annex into Goldsboro City limits. The property proposed for phase I construction of the subdivision is not located within a Special Flood Hazard Area. Storm water calculations and drainage plans have been submitted for review and approval by City Engineering.

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

Date: \_\_\_\_\_  
Planning Director

Date: \_\_\_\_\_  
City Manager



**S-11-20 MAGNOLIA GROVE - PHASE 1  
80-LOT PRELIMINARY SUBDIVISION**



**SUBDIVISION PLAN:**

**CASE NO:** S-11-20  
**APPLICANT:** K.G. PLAZA LLC.  
**PIN #:** 3600-69-2842 (portion of), 3600-73-1567  
**LOCATION:** 11th STREET NEAR NORWOOD AVE  
**NUMBER OF LOTS:** 80-LOT SUBDIVISION  
SINGLE FAMILY RESIDENTIAL

0 155 310 620  
Feet



**GOLDSBORO**  
BE MORE DO MORE SEYMOUR  
North Carolina

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**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
DECEMBER 7, 2020 COUNCIL MEETING**

**SUBJECT:** SITE-26-20 KG Plaza, LLC (Site Plan-Magnolia Grove-Phase I Development)

**BACKGROUND:** The property is located on the east side of Eleventh Street between Norwood Avenue and Englewood Drive.

On October 7, 2019, Goldsboro City Council approved a zoning change for the subject property from Residential (R-16) and Residential (R-9) to Residential Conditional District (R-6CD) for the construction of a 303-lot cluster subdivision. Separate site plan review and approval by Goldsboro City Council is required for the cluster subdivision.

**(PHASE I DEVELOPMENT)**

Totals Lots: 80

Total Area: 20.2 acres

Zoning: R-6CD Residential Conditional District

Existing: The property is currently clear and vacant and has previously been used for agricultural purposes.

**DISCUSSION:** The submitted site plan indicates a total of 80 lots within the proposed phase-1 development project for single-family residential construction.

Access: The property will be served by one of two primary access drives off of 11<sup>th</sup> Street. Grove Lane will serve as the main entrance for phase 1 development. Since 11<sup>th</sup> Street is a state-maintained road, NCDOT driveway permits will be required.

The applicant has been informed that future road improvements along 11<sup>th</sup> Street will be required before the 303-lot cluster subdivision is complete and in accordance with NCDOT specifications. NCDOT has informed applicant that no road improvements will be required for the phase 1 portion of the project.

As previously stated, 80 new lots are proposed for single-family construction. Included as part of the development is a 1.58 acre storm water retention pond and a 2.4 acres are reserved for a future club house.

Landscaping: At the completion of Phase I road improvements, street trees will be provided for each residential lot in accordance with the City's landscape ordinance.

Engineering: City water and sewer are available to serve the subdivision. The property proposed for phase I construction is not located within a Special Flood Hazard Area. Storm water calculations and drainage plans have been submitted for review and approval by City Engineering.

Sidewalks: According to the City's UDO, sidewalks are required along one side of all minor streets, including cul-de-sacs within the proposed subdivision. The submitted site plan shows sidewalks as required by the City's Subdivision Design Standards within the proposed subdivision.

In addition to the internal sidewalks within the proposed phase I development, external sidewalks along 11<sup>th</sup> Street are required. Since the City's Recommended Facilities and Pedestrian Plan does not identify sidewalks for this area, the applicant is requesting a modification of the City's sidewalk installation. A fee in lieu of sidewalk construction in the amount of \$9,360 will be required to be paid to the City of Goldsboro.

Interconnectivity: Interconnectivity has been provided east of the proposed phase I development and adjacent to existing residential development.

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

Date: \_\_\_\_\_

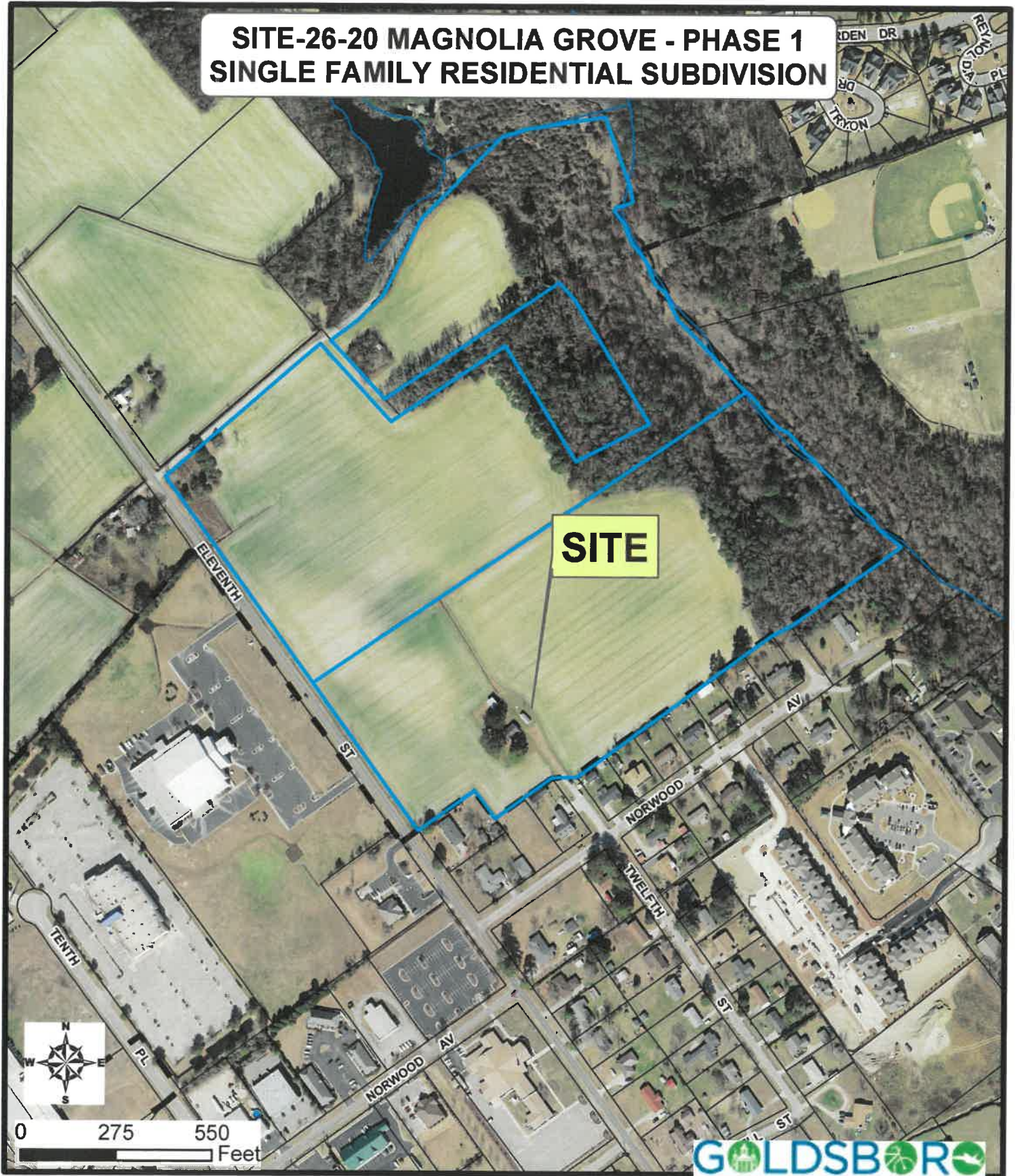
\_\_\_\_\_  
Planning Director

Date: \_\_\_\_\_

\_\_\_\_\_  
City Manager



# SITE-26-20 MAGNOLIA GROVE - PHASE 1 SINGLE FAMILY RESIDENTIAL SUBDIVISION



## SITE PLAN

**CASE #:** SITE-26-20  
**APPLICANT:** KG PLAZA LLC  
**PIN #:** 3600692842(portion of), 3600731567  
**LOCATION:** 11th STREET NEAR NORWOOD AVE  
**PROPOSED USE:** SINGLE FAMILY RESIDENTIAL  
PROPOSED 80 LOTS

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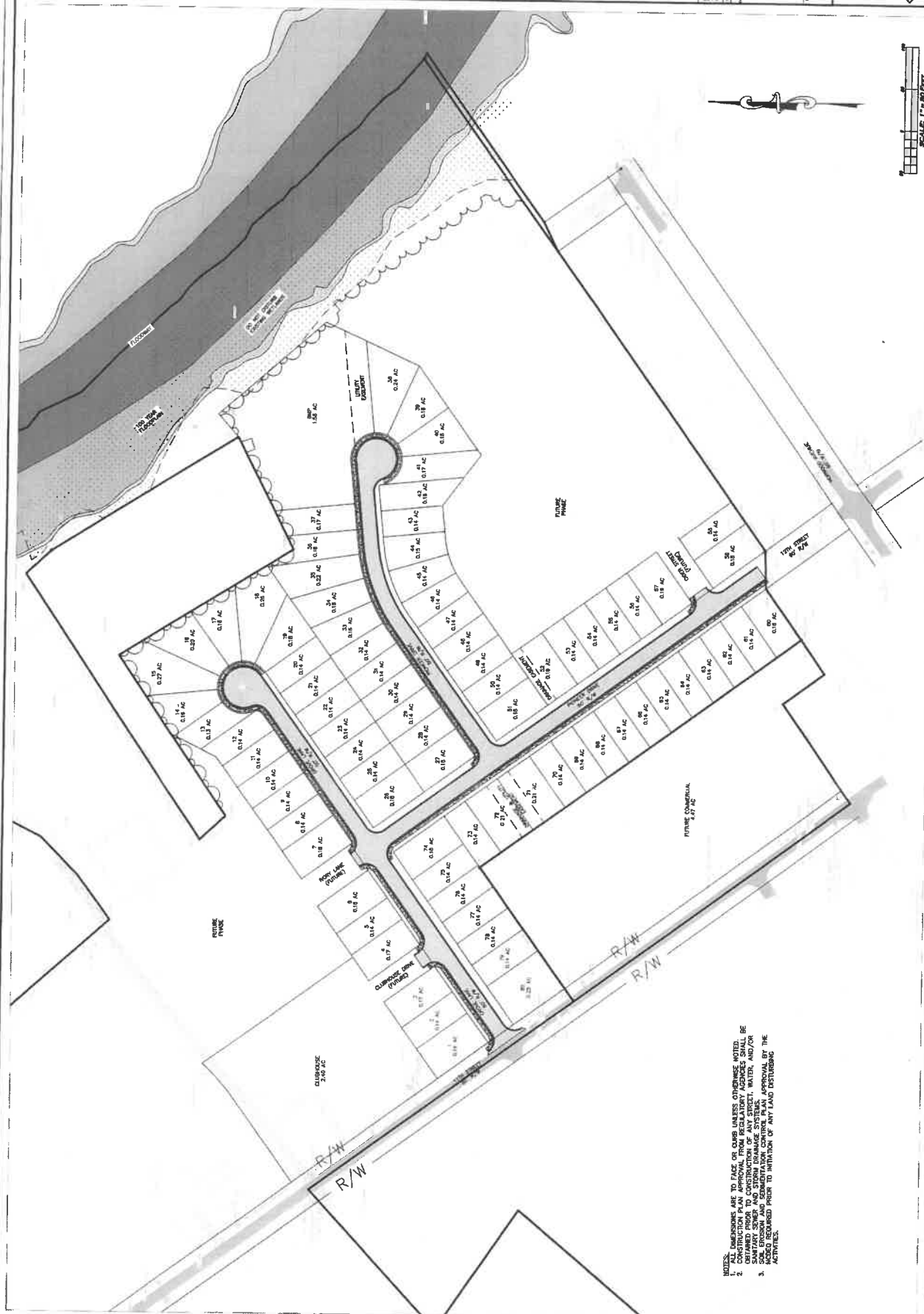
MAGNOLIA GROVE - PHASE 1  
RESIDENTIAL SUBDIVISION[illegible]

JK JoynerKeenly

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Rocky Mount, North Carolina 27854  
North Carolina Film Int. #20071

PRELIMINARY  
FOR CONSTRUCTION

C-04



NOTES:

1. ALL DIMENSIONS ARE TO FACE OR QUAB UNLESS OTHERWISE NOTED.
2. CONSTRUCTION PLAN APPROVAL FROM REGULATORY AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY STREET, WATER, AND/OR SANITARY SEWER AND STORM DRAINAGE SYSTEMS.
3. SOILS, GEOTECHNICAL AND SEDIMENTATION CONTROL PLAN APPROVAL BY THE SDC IS REQUIRED PRIOR TO INITIATION OF ANY LAND DISTURBING ACTIVITIES.

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
NOVEMBER 30, 2020 PLANNING COMMISSION MEETING**

**SUBJECT:** SITE-23-20 North Carolina Department of Agriculture and Consumer Service (NCDA&CS) – Site and Landscape Plans for Cherry Research Farm Office

**BACKGROUND:** The property is located on the south side of Old Smithfield Road between Stevens Mill Road and O'Berry Center Road.

It is formally known as the Cherry Research Farm specializing in agricultural research and sustainability. The facility provides a diverse mix of livestock operations, as well as, field and horticultural crops.

Frontage: Approx. 4,070 ft.  
Depth: Approx. 1,335 ft.  
Area: 3,095,394 sq. ft. or 71 acres  
Zoning: Office & Institutional-2

Existing use: The proposed site is clear and vacant.

**DISCUSSION:** The submitted site plan indicates a single-story, 2071 sq. ft. building proposed for use as a research farm office facility. The commercial building will consist of two offices, a conference room, a breakroom, a reception area, a mechanical/storage area and a restroom for employees.

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

Number of Employees: 3-4

Access: The site will be served by an approximate 60 ft. wide gravel curb cut proposed off Old Smithfield Road and subject to NCDOT for approval.

The applicant has proposed a 31 ft. wide compacted gravel access drive that will provide parking for 13 gravel parking spaces located at the front of the facility. According to the City's Unified Development Code, access drives, parking lots and parking lot spaces shall be paved with asphalt or concrete. The applicant is requesting that the proposed access drive and parking lot be gravel in lieu of asphalt or concrete based on the agricultural context of the site and the fact that other farm roads upon

the property are of compacted gravel. A modification of the paving requirement will be necessary.

Parking: Parking for the site requires 1 space per 350 sq. ft. of gross floor area. A total of 13 parking spaces have been provided including 1 handicap accessible parking space.

Sidewalks and Pedestrian Access: Exterior sidewalks are required for new commercial development. However, according to the City's Updated Pedestrian and Facilities Plan, sidewalks are not recommended for the area. The applicant will be required to install exterior sidewalks or pay a fee in lieu of for sidewalk construction in the amount of \$3,420. Interior concrete sidewalks are shown on the submitted site plan leading from the parking lot into the principle building by means of handicap ramps and sloped walkways.

Landscaping: A total of four street trees are proposed along Old Smithfield Road. The development is exempt from vehicular surface area planting requirements. The applicant is proposing additional trees and shrubs to serve as foundation plantings, as well as, supplemental landscaping that would enhance other areas of the site.

Building Elevations: Exterior building components consist of asphalt shingles, fiber-cement vertical siding, wood trim and fascial boards with glazed windows.

Engineering: The site is not located within a Special Flood Hazard area. City water and sewer are available to serve the property. Storm water calculations are exempt from the site, however, grading and drainage plans have been submitted and are subject to approval by City Engineering before construction permits are released.

Modification: The applicant is requesting a modification of the City's paving requirement based on the agricultural context of the site and the existing conditions of nearby roads upon the property.

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

Date: \_\_\_\_\_

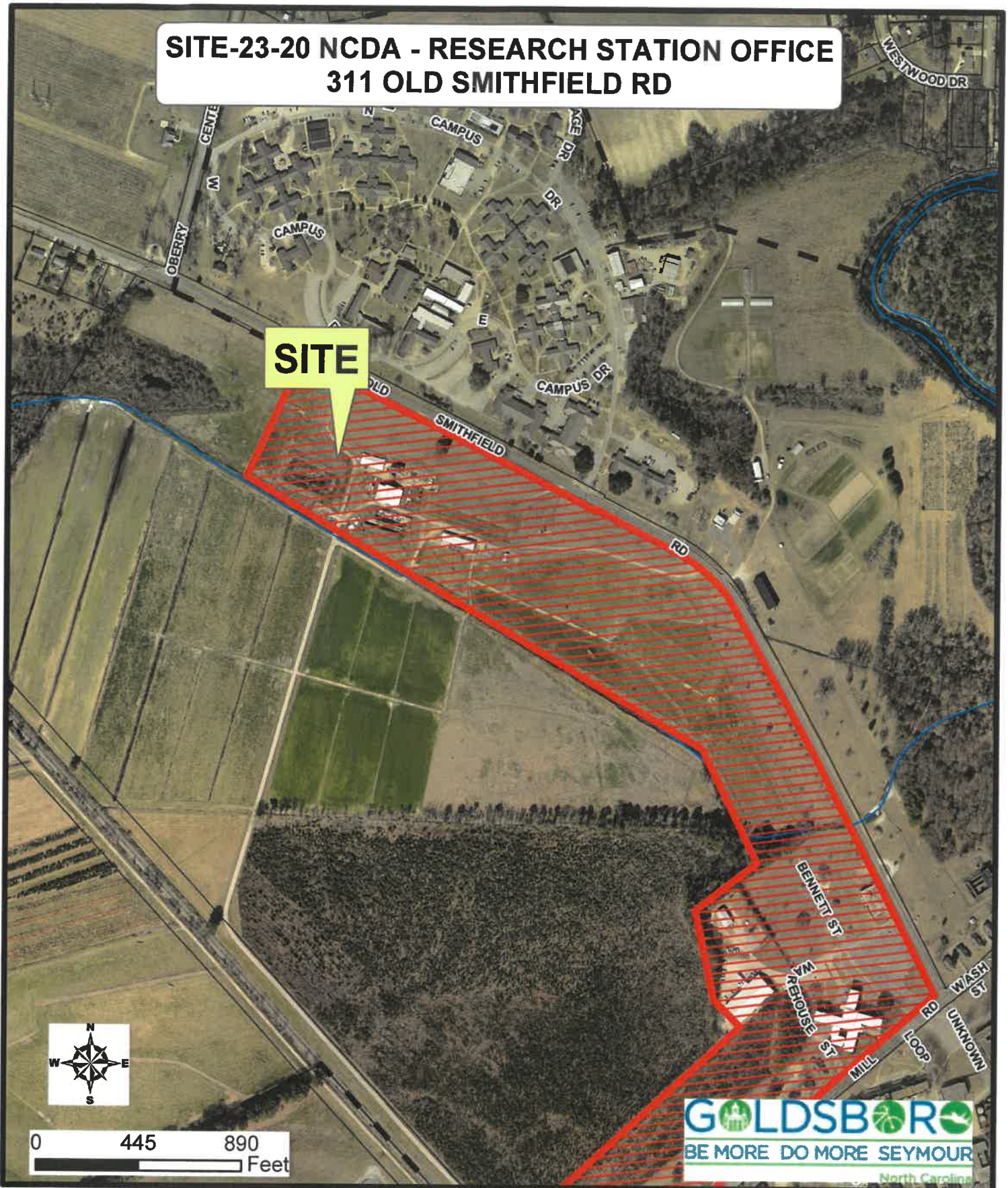
\_\_\_\_\_  
Planning Director

Date: \_\_\_\_\_

\_\_\_\_\_  
City Manager



**SITE-23-20 NCDA - RESEARCH STATION OFFICE  
311 OLD SMITHFIELD RD**



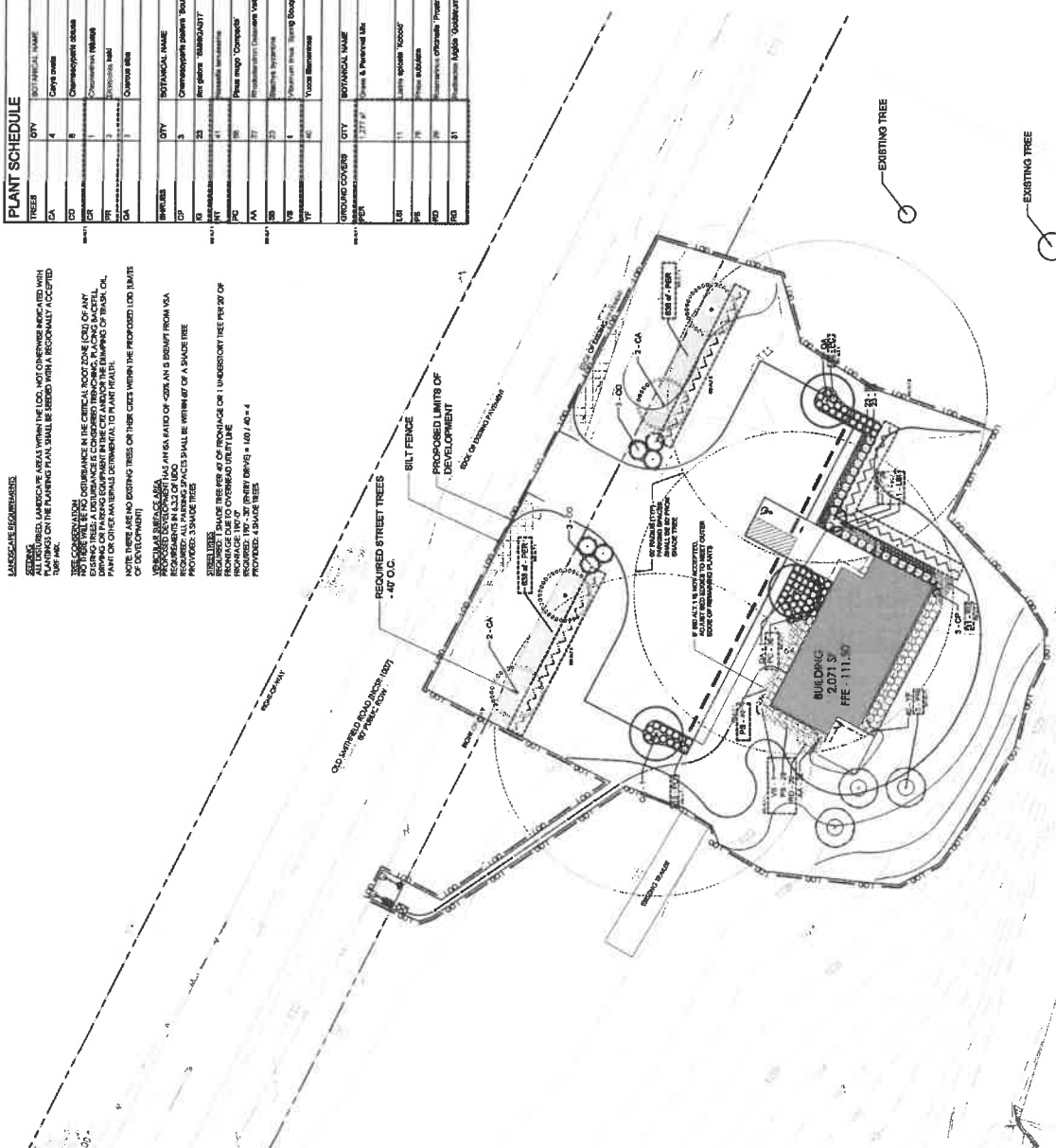
**SITE PLAN**

<b>CASE #:</b>	<b>SITE-23-20</b>
<b>APPLICANT:</b>	<b>NC DEPT. OF AGRICULTURE RESEARCH STATION</b>
<b>PIN #:</b>	<b>2680708881</b>
<b>LOCATION:</b>	<b>311 OLD SMITHFIELD RD</b>
<b>PROPOSED USE:</b>	<b>OFFICE</b>

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## PLANT SCHEDULE

PLANT SCHEDULE									
PLANT	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	BUD OR CONT.	REMARKS		
1	4	Carya ovata	Brightleaf Hickory	Contender	2' GAL MINI	1" FIC.	Approved AS Carya species native to the area		
2	8	Chamaecyparis obtusa	Model Pine Cypress	Contender	54" H x 3" W	54" H x 3" W			
3	1	Quercus rubra	Pringle Tree	16 gal	54" H x 3" W	54" H x 3" W			
4	2	Quercus rubra	White Oak	Contender	—	54" H x 3" W			
5	1	Quercus rubra	White Oak	8' x 8' x 8'	2' Gal	1" FIC.			
6	25	Chamaecyparis obtusa	Contender	50" H	54" H x 3" W	54" H x 3" W			
7	25	Acacia saligna	Acacia Saligna	Contender	50" H	54" H x 3" W			
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79	25	Acacia saligna	Acacia Saligna	Contender	50" H	54" H x 3" W			
80	25	Acacia saligna	Acacia Saligna	Contender	50" H	54" H x 3" W			
81	25	Acacia saligna	Acacia Saligna	Contender	50" H	54" H x 3" W			
82	25	Acacia saligna	Acacia Saligna	Contender	50" H	54" H x 3" W			
83	25	Acacia saligna	Acacia Saligna	Contender	50" H	54" H x 3" W			
84	25	Acacia saligna	Acacia Saligna	Contender	50" H	54" H x 3" W			
85	25	Acacia saligna	Acacia Saligna	Contender	50" H	54" H x 3" W			
86	25	Acacia saligna	Acacia Saligna	Contender	50" H	54" H x 3" W			
87	25	Acacia saligna	Acacia Saligna	Contender	50" H	54" H x 3" W			
88	25	Acacia saligna	Acacia Saligna	Contender	50" H	54" H x 3" W			
89	25	Acacia saligna	Acacia Saligna	Contender	50" H	54" H x 3" W			
90	25	Acacia saligna	Acacia Saligna	Contender	50" H	54" H x 3" W			
91	25	Acacia saligna	Acacia Saligna	Contender	50" H	54" H x 3" W			
92	25	Acacia saligna	Acacia Saligna	Contender	50" H	54" H x 3" W			
93	25	Acacia saligna	Acacia Saligna	Contender	50" H	54" H x 3" W			
94	25	Acacia saligna	Acacia Saligna	Contender	50" H	54" H x 3" W			
95	25	Acacia saligna	Acacia Saligna	Contender	50" H	54" H x 3" W			
96	25	Acacia saligna	Acacia Saligna	Contender	50" H	54" H x 3" W			
97	25	Acacia saligna	Acacia Saligna	Contender	50" H	54" H x 3" W			
98	25	Acacia saligna	Acacia Saligna	Contender	50" H	54" H x 3" W			
99	25	Acacia saligna	Acacia Saligna	Contender	50" H	54" H x 3" W			
100	25	Acacia saligna	Acacia Saligna	Contender	50" H	54" H x 3" W			



SCALE: 1" = 20'



0 10 20 40



GENERAL NOTES  
1. DIMENSIONS ARE TO FACE OF NEW  
CONSTRUCTION UNLESS NOTED OTHERWISE.  
2. EXISTING CONDITIONS ARE SHOWN FOR  
REFERENCE ONLY.  
3. SEE MECHANICAL  
DRAWINGS FOR  
MECHANICAL  
EQUIPMENT  
SCHEDULES  
AND  
SPECIFICATIONS  
FOR  
EQUIPMENT  
AND  
INSTALLATION  
DETAILS.  
4. SEE MECHANICAL  
DRAWINGS FOR  
MECHANICAL  
EQUIPMENT  
SCHEDULES  
AND  
SPECIFICATIONS  
FOR  
EQUIPMENT  
AND  
INSTALLATION  
DETAILS.

ESTIMATED NUMBER OF  
SQUARE FEET OF  
FLOOR AREA  
BASED ON  
BUILDING - 3 FLOOR - 14  
INTERMITTENT

