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 NCDA 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 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.

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 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. 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.

__________________________________________________________________________

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

SITE

GOLDSBORO
BE MORE DO MORE SEYMOUR
North Carolina

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

SITE

R-12
CD

R-20

GB

RM-NC

R-20

GB

RM-NC

GB

CARRIAGE

R-20

110

110

3990

3990

3990

110

110

110

110

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

SITE

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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)
- Area: 325 ft. (Fourth Street)
- Area: 141,700 sq. ft., or 3.25 acres
- Zone: Neighborhood Business (NB) / General Business Conditional District (GBCD)

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 seem 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
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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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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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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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

Date: ________________________

____________________________
City Manager
CITY OF GOULDSBORO
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 11th 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

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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 11th Street. Grove Lane will serve as the main entrance for phase 1 development. Since 11th Street is a state-maintained road, NCDOT driveway permits will be required.

The applicant has been informed that future road improvements along 11th 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 11th 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 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

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