

**AGENDA  
PLANNING COMMISSION**

**Monday, December 21, 2020 at 7 P.M.**

**The Planning Commission will hold their meeting in Monday, December 21, 2020 at 7 P.M. in the City Council Chambers, 214 N. Center Street in the historic City Hall building.**

*NC Gov. Cooper's Executive Order 176 restricts mass gatherings due to COVID-19; therefore, public attendance of the Planning Commission is restricted to those who are on the agenda. The meeting will be streamed live on the City's Facebook and YouTube pages.*

**I. Minutes – November 30, 2020**

**II. BOARD OF ADJUSTMENT PUBLIC HEARING**

**A. Variance Request:**

**A-2-20 922, 926 and 928 Seaboard Street** \_\_\_\_\_

**III. CITY COUNCIL PUBLIC HEARING ITEMS / PLANNING COMMISSION RECOMMENDATIONS**

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

**(1) Z-11-20 The Three J's** - The property is located on the south side of Eleventh Street between Wendell Street and Norwood Avenue \_\_\_\_\_

- Associated Site Plan \_\_\_\_\_

**B. Conditional Use Requests:**

**(1) CU-7-20 Public Storage & Used Car Sales** – The property is located on the northwest side of N. US 117 Bypass along Grantham Street \_\_\_\_\_

**(2) CU-8-20 Salem Leasing** – The property is located on the northwest side of S. US 117 Bypass near Vann Street \_\_\_\_\_

**IV. UPCOMING PUBLIC HEARING AND PLANNING COMMISSION JANUARY 25, 2021**

**A. Conditional Use Requests:**

**(1) CU-10-20 Jayme Dearing – 305 N. Center St**

**Planning Commission Minutes  
November 30, 2020**

The Goldsboro Planning Commission met in regular session on Monday, November 30, 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: Ms. Barnett  
Mr. Boyette  
Mr. Reid  
Mr. Slater  
Mr. Walston  
Absent: Mr. Bauer  
Mr. Waters

Also Attending: Ms. Melissa Capps, City Clerk  
Mr. Timothy Salmon, City Manager  
Ms. Jennifer Collins, Planning Director  
Mr. Kenneth Talton, Assistant Planning Director  
Ms. Debra Creighton, Secretary

**Swearing in of New Commission Member**

Ms. Capps sworn in Mr. Demarcus Reid as the Wayne County appointed member to the Planning Commission.

**Minutes – October 26, 2020**

Mr. Walston moved that the Commission's minutes of October 26, 2020 be approved with as submitted. Ms. Barnett seconded the motion and the motion carried.

**Planning Commission Items:**

**A. Rezoning Request:**

**(1) Z-9-20 Chestley Taylor** – The property is located on the southwest corner of E. US 70 Hwy and Carriage Road

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 Residential and Residential Manufactured Nonconforming (R-20 / RM NC) to Residential (R-12) zoning district.

Mr. Talton said the applicant proposes to rezone subject property from Residential and Residential Manufactured Nonconforming (R-20 / RM NC) to Residential (R-12) zoning district to develop for residential use.

Mr. Talton said that the City's updated Comprehensive Land Use Plan designates the property for low-density residential use.

Mr. Talton said at the public hearing held on November 16, 2020, no one appeared to speak for or against the request.

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

Mr. Walston moved that the Commission recommended approval from Residential and Residential Manufactured Nonconforming (R-20 / RM NC) to Residential (R-12) zoning district finding it consistent with the City's adopted Comprehensive Land Use Plan. Ms. Barnett 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. Walston indicated that he would need to be recused from this item as he represents the property owner. Mr. Slater made a motion to recuse Mr. Walston from this item. Mr. Reid seconded the motion and the motion carried.

Ms. Collins indicated the location of the request and displayed a zoning map showing the subject property. Photographs of the site were displayed. Ms. Collins said the applicant is requesting a change in zoning from Neighborhood Business (NB) to General Business Conditional (GB CD) zoning district for the operation of an automatic car wash facility.

Ms. Collins said the applicant proposes to rezone subject property from Neighborhood Business (NB) to General Business Conditional (GB CD) zoning district. Ms. Collins said that a separate site plan approval would be required for development in accordance with the City's Unified Development Ordinance. Ms. Collins indicated that the site plan would also need a vote.

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

Ms. Collins said 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.

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

**Z-10-20 Associated Site Plan:**

Ms. Collins said the site and landscape plans are associated with rezoning request Z-10-20 as previously presented.

Ms. Collins said the property is currently clear and vacant. Ms. Collins said 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. Ms. Collins said a floor plan has been provided and consists of an express tunnel car wash, a lobby area, an office, restrooms and an equipment room. Ms. Collins said 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.

Ms. Collins said the applicant is requesting modification to install City sidewalks along Fourth Street and pay a fee in lieu of sidewalk construction in the amount of \$6,678.

Ms. Collins said 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.

Ms. Barnett moved that the Commission recommend approval of the Conditional Use Site Plan with the requested modification regarding sidewalk installation along Fourth Street and pay a fee in lieu of sidewalk construction in the amount of \$6,678. Mr. Slater seconded the motion and the motion carried.

**B. Subdivision Plan Request:**

**(1) S-8-20 Wayne Oil** – The property is located on the northwest corner of Wayne Memorial Drive and Fourth Street

Ms. Collins said 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 plans were approved by City Council, the use of Lot #1 would be limited to an automatic car wash.

Ms. Collins said City water is available to serve the property and no new streets are proposed.

Ms. Slater moved that the Commission recommend approval of the Preliminary 2 Lot Subdivision. Mr. Reid seconded the motion and the motion carried.

**(2) S-11-20 Magnolia Grove** – The property is located on the east side of Eleventh Street between Norwood Avenue and Englewood 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 submitted preliminary subdivision plat Goldsboro City Council approved the original overall subdivision plat 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.

Mr. Talton said the applicant proposes to submit Phase I development for 80 lots total with the proposed subdivision. Mr. Talton said 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.

Mr. Talton said three new streets with curb and gutter are proposed with Phase 1 preliminary plat. Mr. Talton said 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.

Mr. Talton said City water is available to serve the property, as such, the applicant will be required to annex into Goldsboro City limits.

Ms. Barnett moved that the Commission recommend approval of the Preliminary 3 Lot Subdivision. Mr. Walston seconded the motion and the motion carried.

**C. Site Plans**

**(1) Site-26-20 Magnolia Grove – Phase 1** – The property is located north of Eleventh St. near Norwood Ave

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

Mr. Talton said the property would 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.

Mr. Talton said 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.

Mr. Talton said in addition to the 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.

Mr. Talton said 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.

Mr. Talton said 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. Mr. Talton said in addition to the internal sidewalks within the proposed phase I development; external sidewalks along 11<sup>th</sup> Street are required. Mr. Talton said that 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.

Mr. Slater moved that the Commission recommend approval of the Site and Landscape Plan. Mr. Reid seconded the motion and the motion carried.

**(2) Site-23-20 NCDA Research Facility** – The property is located on the south side of Old Smithfield Road between Stevens Mill Road and O'Berry Center Road

Mr. Talton said the site 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.

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 submitted site plan indicates a single-story, 2071 sq. ft. building proposed for use as a research farm office facility. Mr. Talton said 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.

Mr. Talton said the property would be served by an approximate 60 ft. wide gravel curb cut proposed off Old Smithfield Road and subject to NCDOT for approval.

Mr. Talton said 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.

Mr. Talton said 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.

Ms. Barnett moved that the Commission recommend approval of the Site and Landscape Plan. Mr. Reid seconded the motion and the motion carried.

#### **D. Planning Commission Appointments**

Ms. Collins said Mr. Walston has acknowledged that he does not want another term on the Planning Commission therefore; his position will be selected by the City Council through applications that have been received.

Ms. Collins said that Mr. Boyette's term will also expire on December 31, 2020, but during a previous City Manager's term, the Manager and City Council made the Commissions terms be staggered. At the time, there was a random choosing of which members terms would become modified with the new term limits. Mr. Boyette's term was shortened due to this change.

Ms. Collins said she would like a recommendation to continue Mr. Boyette's term as the majority of the Commission members are new and so that the new members can

gain experience from Mr. Boyette. Mr. Slater made a motion to extend Mr. Boyette's term to allow the Commission to learn and benefit from his experience. Ms. Barnett seconded the motion and the motion carried.

**E. Upcoming Meeting Items – 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**

**Adjournment:**

There being no further business, the meeting was adjourned at 6:56 p.m.

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Debra Creighton, Secretary  
Goldsboro Planning Commission

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



**CITY OF GOLDSBORO PLANNING DEPARTMENT**

**MEMORANDUM**

**TO: BOARD OF ADJUSTMENT MEMBERS**  
**FROM: KENNETH K. TALTON, ASSISTANT PLANNING DIRECTOR**  
**DATE: DECEMBER 21, 2020**  
**RE: A-2-20 ALICE E. DAWKINS-922, 926 & 928 SEABOARD STREET**  
**(VARIANCE FOR GENERAL USE DISTRICT DIMENSIONAL**  
**TABLES/STANDARDS TO INCLUDE SETBACKS, LOT WIDTH AND AREA)**

The property is located on the southeast corner of Swan and Seaboard Street. The Wayne County Tax Identification No. is 3600-00-3735. The property is located in the R-6 (Residential) zoning district and has a total frontage of 142.46 ft. along Seaboard Street and 90.75 ft. along Swan Street. The property contains approximately 13,258 sq. ft. or 0.30 acres. Currently, three (3) single-family dwellings occupy the property.

The applicant is requesting a variance of the City's General Use District Dimensional Tables/Standards to include setbacks, lot width and area. If approved, the applicant proposes to subdivide the property into three (3) private lots for sale and single-family use. (See proposed preliminary plat). The proposed preliminary plat cannot be approved without variances approved by the Goldsboro Board of Adjustment.

In accordance with Section 3.1.3 of the City Unified Development Code, variances are authorized only for height, area and size of a structure or size of setbacks and open spaces.

The following variances are requested by the applicant:

**Lot 1: 928 Seaboard Street (Dwelling approx. 866 sq. ft.)**

Front setback: 25 ft. to 0 ft.  
Corner setback: 16 ft. to 1.42 ft.  
Minimum lot width: 60 ft. to 36.19 ft.  
Required lot area: 6,000 sq. ft. to 3,127 sq. ft.

**Lot 2: 926 Seaboard Street (Dwelling approx. 1158 sq. ft.)**

Front setback: 25 ft. to 0 ft.  
Side setback: 8 ft. to 5 ft.  
Minimum lot width: 60 ft. to 48.53 ft.  
Required lot area: 6,000 sq. ft. to 4,366 sq. ft.

**Lot 3: 922 Seaboard Street (Dwelling approx. 1141 sq. ft.)**

Front setback: 25 ft. to 0 ft.

Side setback: 8 ft. to 7.23 ft.

The subject property is located within the City limits of Goldsboro. The subject property existed prior to the adoption of the City's Unified Development Code. City water and sewer are available to serve the property. The property is not located within a Special Flood Hazard Area. As previously stated, the homes and lot are within the Residential-6 zoning district. Setbacks for the Residential-6 zoning district are as follows:

Front: 25 ft.

Rear: 25 ft.

Side: 8 ft.

Corner: 16 ft.

Minimum lot width: 60 ft.

Minimum lot area: 6,000 sq. ft.

There are three existing homes upon the property and addressed as 922, 926 and 928 Seaboard Street.

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

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

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

## **FINDINGS OF FACT**

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

### **Lot 1: 928 Seaboard Street (Dwelling approx. 866 sq. ft.)**

Front setback:	25 ft. to 0 ft.
Corner setback:	16 ft. to 1.42 ft.
Minimum lot width:	60 ft. to 36.19 ft.
Required lot area:	6,000 sq. ft. to 3,127 sq. ft.

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

**Finding:** The single-family dwelling was built prior to the adoption of the City's Unified Development Code.

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

**Finding:** The hardship results from conditions that are peculiar to the property.

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

**Finding:** The hardship does not result from actions taken by the property owner.

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

**Finding:** The requested variances are consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

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**Lot 2: 926 Seaboard Street (Dwelling approx. 1158 sq. ft.)**

Front setback:	25 ft. to 0 ft.
Side setback:	8 ft. to 5 ft.
Minimum lot width:	60 ft. to 48.53 ft.
Required lot area:	6,000 sq. ft. to 4,366 sq. ft.

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

**Finding:** The single-family dwelling was built prior to the adoption of the City's Unified Development Code.

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

**Finding:** The hardship results from conditions that are peculiar to the property.

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

**Finding:** The hardship does not result from actions taken by the property owner.

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

**Finding:** The requested variances are consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

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**Lot 3: 922 Seaboard Street (Dwelling approx. 1141 sq. ft.)**

Front setback:	25 ft. to 0 ft.
Side setback:	8 ft. to 7.23 ft.

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

**Finding:** The single-family dwelling was built prior to the adoption of the City's Unified Development Code.

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

**Finding:** The hardship results from conditions that are peculiar to the property.

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

**Finding:** The hardship does not result from actions taken by the property owner.

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

**Finding:** The requested variances are consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

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### **CONCLUSIONS:**

Based on the above findings, the City of Goldsboro’s Board of Adjustment concludes the following:

**Lot 1: 928 Seaboard Street (Dwelling approx. 866 sq. ft.)**

Front setback:	25 ft. to 0 ft.
Corner setback:	16 ft. to 1.42 ft.
Minimum lot width:	60 ft. to 36.19 ft.
Required lot area:	6,000 sq. ft. to 3,127 sq. ft.

- (1) Unnecessary hardship would result from the strict application of the ordinance due to the fact that the existing single-family dwelling was built prior to the adoption of the City’s Unified Development Code.

Approve\_\_\_\_ Deny\_\_\_\_

- (2) The hardship results from conditions that are peculiar to the property, such as location of the single-family dwelling to property lines and the existing lot size.

Approve\_\_\_\_ Deny\_\_\_\_

- (3) The hardship did not result from actions taken by the applicant or the property owner.

Approve\_\_\_\_ Deny\_\_\_\_

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

Approve\_\_\_\_ Deny\_\_\_\_

**Lot 2: 926 Seaboard Street (Dwelling approx. 1158 sq. ft.)**

Front setback: 25 ft. to 0 ft.

Side setback: 8 ft. to 5 ft.

Minimum lot width: 60 ft. to 48.53 ft.

Required lot area: 6,000 sq. ft. to 4,366 sq. ft.

- (1) Unnecessary hardship would result from the strict application of the ordinance due to the fact that the existing single-family dwelling was built prior to the adoption of the City's Unified Development Code.

Approve\_\_\_\_ Deny\_\_\_\_

- (2) The hardship results from conditions that are peculiar to the property, such as the location of the single-family dwelling to property lines and the existing lot size.

Approve\_\_\_\_ Deny\_\_\_\_

- (3) The hardship did not result from actions taken by the applicant or the property owner.

Approve\_\_\_\_ Deny\_\_\_\_

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

Approve\_\_\_\_ Deny\_\_\_\_

**Lot 3: 922 Seaboard Street (Dwelling approx. 1141 sq. ft.)**

Front setback: 25 ft. to 0 ft.

Side setback: 8 ft. to 7.23 ft.

- (1) Unnecessary hardship would result from the strict application of the ordinance due to the fact that the existing single-family dwelling was built prior to the adoption of the City's Unified Development Code.

Approve\_\_\_\_ Deny\_\_\_\_

- (2) The hardship results from conditions that are peculiar to the property, such as the location of the single-family dwelling to property lines and the existing lot size.

Approve\_\_\_\_ Deny\_\_\_\_

- (3) The hardship did not result from actions taken by the applicant or the property owner.

Approve\_\_\_\_ Deny\_\_\_\_

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

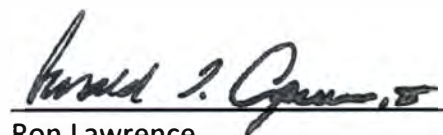
Approve\_\_\_\_ Deny\_\_\_\_

**\*NOTE: BEFORE GRANTING A VARIANCE, THE BOARD MUST TAKE A SEPARATE VOTE TO AFFIRM BY A (4/5) FOUR-FIFTHS MAJORITY ON EACH OF THE FOUR REQUIRED FINDINGS STATED ABOVE.**

**A MOTION TO DENY A VARIANCE MAY BE MADE ON THE BASIS THAT ANY ONE OR MORE OF THE FOUR CRITERIA STATED ABOVE ARE NOT SATISFIED. SUCH A MOTION SHALL INCLUDE A STATEMENT OF THE SPECIFIC REASONS OR FINDINGS OF FACT THAT SUPPORT IT. THIS MOTION IS ADOPTED AS THE BOARD'S DECISION IF SUPPORTED BY A SIMPLE MAJORITY OF THE BOARD'S MEMBERSHIP.**

  
Jennifer Collins  
Planning Director

  
Kenneth K. Talton  
Assistant Planning Director

  
Ron Lawrence  
City Attorney



**A-2-20 VARIANCE**  
**Relief from UDO 5.5.3 General District Dimensional Tables/Standards**  
**Front, Side, Corner Setbacks and Lot Width/Area Dimensions**



**VARIANCE REQUEST:**

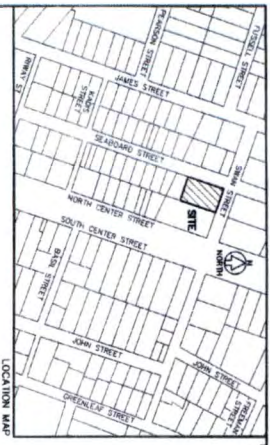
**CASE NO:** A-2-20  
**OWNER:** ALICE DAWKINS/MABLE HOBBS TRUST  
**APPLICANT:** ALICE DAWKINS/MABLE HOBBS TRUST  
**REQUEST:** Relief from UDO 5.5.3 General District Dimensional Tables/Standards  
Front, Side, Corner Setbacks and Lot Width/Area Dimensions  
**PIN #:** 3600-00-3735  
**LOCATION:** 922, 926 & 928 SEABOARD ST

0 15 30 60  
Feet



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





PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES OR SALES.

PROPERTY ZONED R-6 (CITY OF GOLDSBORO)

MINIMUM LOT AREA = 6,000 SQUARE FEET

MINIMUM LOT WIDTH = 60 FEET

MINIMUM SETBACK REQUIREMENTS

FRONT = 25 FEET

REAR = 25 FEET

SIDE = 8 FEET

CORNER = 16 FEET

MAXIMUM HEIGHT = 35 FEET

AREA LOT NO. 1 = 3,127 SQUARE FEET OR 0.072 ACRE±

AREA LOT NO. 2 = 4,366 SQUARE FEET OR 0.100 ACRE±

AREA LOT NO. 3 = 6,000 SQUARE FEET OR 0.138 ACRE±

PIN NUMBER: 3600003735

REFERENCE: DEED BOOK 3082 PAGE 825 TRACT TWO

ACREAGE IN TOTAL TRACT = 13,493 SQUARE FEET OR 0.310 ACRE±

ACREAGE IN PARK OR OTHER LAND USE = NONE

AVERAGE LOT SIZE = 4,498 SQUARE FEET OR 0.103 ACRE±

MINIMUM LOT SIZE = 3,127 SQUARE FEET OR 0.072 ACRE±

LINEAL FEET IN STREETS = NONE

NOTE FLOOD HAZARD: THE PROPERTY IS LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA AND FLOODWAY REFERENCE FLOOD HAZARD DATA AND FLOODWAY DATA REFER TO FIRM FLOOD INSURANCE RATE MAP NORTH CAROLINA MAP NUMBER 3720360000K EFFECTIVE DATE JUNE 20, 2018

MODIFICATIONS FOR LOT NO. 1

MODIFICATION OF THE FRONT SETBACK FROM 25.00 FEET TO 0.00 FEET.

MODIFICATION OF THE CORNER SETBACK FROM 16.00 FEET TO 1.42 FEET.

MODIFICATION OF THE MINIMUM LOT WIDTH FROM 60.00 FEET TO 36.19 FEET.

MODIFICATION OF REQUIRED LOT AREA FROM 6,000 SQUARE FEET TO 3,127 SQUARE FEET.

MODIFICATIONS FOR LOT NO. 2

MODIFICATION OF THE FRONT SETBACK FROM 25.00 FEET TO 0.00 FEET.

MODIFICATION OF THE SIDE SETBACK FROM 8.00 FEET TO 5.00 FEET.

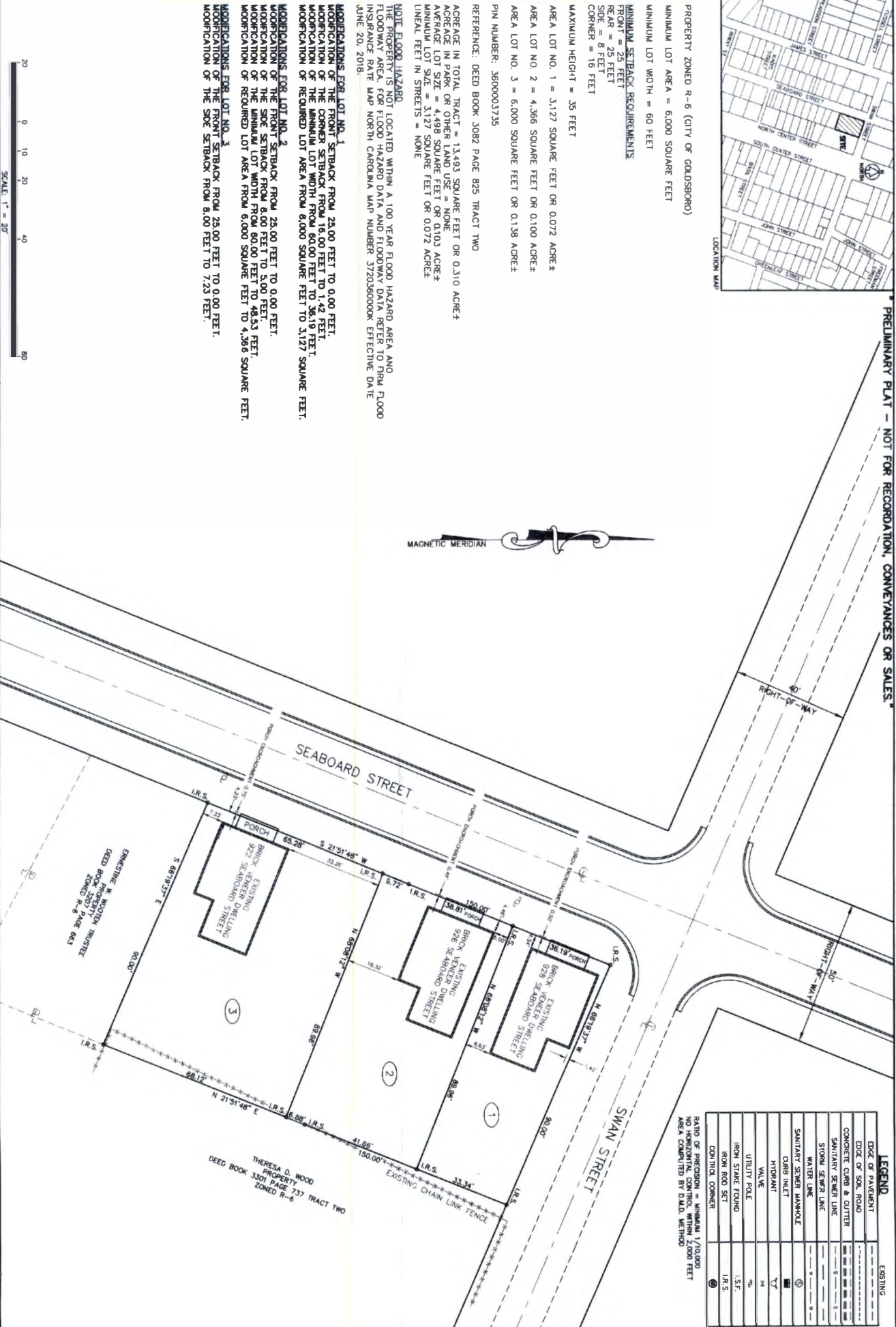
MODIFICATION OF THE MINIMUM LOT WIDTH FROM 60.00 FEET TO 48.53 FEET.

MODIFICATION OF REQUIRED LOT AREA FROM 6,000 SQUARE FEET TO 4,366 SQUARE FEET.

MODIFICATIONS FOR LOT NO. 3

MODIFICATION OF THE FRONT SETBACK FROM 25.00 FEET TO 0.00 FEET.

MODIFICATION OF THE SIDE SETBACK FROM 8.00 FEET TO 7.23 FEET.



LEGEND	
EXISTING	
EDGE OF PARAPENT	---
EDGE OF SIDE ROAD	---
CONCRETE CURB & GUTTER	---
SANITARY SEWER LINE	---
STORM SEWER LINE	---
WATER LINE	---
SANITARY SEWER MANHOLE	⊙
CURB INLET	⊙
HYDRANT	⊙
VALVE	⊙
UTILITY POLE	⊙
IRON STATE FOUND	⊙
IRON ROD SET	⊙
CONTROL CORNER	⊙

RATIO OF PRECISION = MINIMUM 1/10,000  
NO HORIZONTAL CONTROL WITHIN 2,000 FEET  
AREA COMPUTED BY D.M.D. METHOD

**B. R. KORNEGAY, INC.**  
LAND SURVEYING - ENGINEERING - PLANNING  
300 Franklin Street  
Goldsboro, N.C. 27530  
(919) 735-5066 Fax (919) 560-9053



922, 926 & 928 SEABOARD STREET  
**PRELIMINARY PLAN**  
CITY OF GOLDSBORO  
GOLDSBORO TOWNSHIP  
WAYNE COUNTY, N.C.

DRAWN BY: TSB  
DESIGNED BY: BRK  
DATE: 11-11-2020  
SCALE: 1" = 20'

PROPERTY OF  
**MABLE E. HOBBS TRUST**  
1309 HAMILTON DRIVE, GOLDSBORO, NORTH CAROLINA 27530-6905  
CONTACT: ALICE E. DAWKINS 484-678-0024 oedawkins@gmail.com

SHEET: 1  
OF: 1  
WORK ORDER: 200409  
CADD DATE: 200409  
XXXX

EDWARDS DEVELOPMENT MAP BOOK # PAGE 3 GOLDSBORO, N.C. 0193707

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
DECEMBER 21, 2020 COUNCIL MEETING**

**SUBJECT: PUBLIC HEARING**

Z-11-20 – Three J’s Inc. - South side of Eleventh Street between Wendell Street and Norwood Avenue.

**BACKGROUND:**

The applicant requests to rezone subject property from Highway Business (HB) to General Business Conditional District (GBCD) in order to limit the use of the property to a commercial multi-tenant facility to include used automobile sales, a body and paint shop, automobile rentals and one additional flex space for future lease.

Used automobile sales and a body and paint shop require a Conditional Use Permit in the General Business (GB) zoning district. As such, the applicant is requesting conditional use permits for each proposed use should conditional zoning be approved for the site. Separate site plan approval is required in accordance with the City’s Unified Development Ordinance.

Frontage: 849.34 ft. Lincoln Mercury Dr. (Private Road)  
Area: 320,923 sq. ft., or 7.36 acres  
Zone: Highway Business (HB)

**Surrounding Zoning:**

North: Office and Institutional (O&I-1);  
East: Highway Business (HB), Residential (R-16); and  
West: Highway Business (HB)

Existing Use: The subject property formerly operated as the Deacon Jones Ford Lincoln-Mercury Dealership until the car dealership was relocated to the new auto mall on Hwy. 70 East. and N. Oak Forest Road.

Comprehensive Plan Recommendation: The City’s Comprehensive Land Use Plan recommends the property for commercial use.

**DISCUSSION:**

The submitted site plan indicates an existing 31,236 sq. ft. commercial building proposed for use as a multi-tenant facility. Approximately 22,313 is proposed for automotive repair, service and inspection to include paint and bodywork, 1,492 sq. ft. for automobile rentals,

1,483 sq. ft. as a used automobile sales dealership and 2,602 sq. ft. as available flex space for lease.

Two (2) concrete pads (770 sq. ft. and 1,600 sq. ft.) with canopies are proposed at the rear of the automotive repair, service and inspection facility for a wash bay area and two paint booths associated with automotive bodywork.

In addition, a 6 ft. in height chain-link security fence will provide an opaque screening buffer for outdoor storage associated with the automotive repair, service and inspection operation.

Access: The site is served by two existing driveway cuts along a private road known as Lincoln Mercury Drive and one existing 60 ft. wide driveway cut off Eleventh Street between Wendell Street and Norwood Avenue.

Parking: Parking for automobile inspection, repair and service requires 1 space per working bay plus 1 space per employee. A total of 11 working bays and 14 employees are required for a total of 24 parking spaces.

Days/Hours of Operation: Monday - Friday

8:00 am - 6:00 pm

Parking for automobile rent and lease requires 1 space per employee plus 3 customer spaces plus 1 space per vehicle stored on site. A total of 2 employees plus 3 customer spaces plus 20 rental vehicles stored on site are required for a total of 25 vehicles.

Days/Hours of Operation: Monday - Sunday

8:00 am - 7:00 pm

Parking for used automobile sales requires 1 space per employee and 5 customer spaces and parking for an office requires 1 space per 350 sq. ft. of gross floor area.

Days/Hours of Operation: Monday - Saturday

(TBD)

The submitted site plan indicates an existing parking lot for the former new car dealership. Sufficient paved vehicular surfaces are available for each proposed use. City staff is working with the site

engineer to delineate required parking spaces for each proposed use in accordance with the City's off-street parking standards.

Landscaping: Street trees and vehicular surface area plantings are required for the site, however, there are no plantings indicated on the submitted site plan. Staff is working with the applicant to meet the intentions of the ordinance regarding street trees. A modification will be necessary for the required vehicular surface area plantings due to existing conditions.

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

RECOMMENDATION: No action necessary. The Planning Commission will have a recommendation for the Council's meeting on January 4, 2021.

Date: 12/14/20

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

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

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



**Z-11-20 THE THREE J's INC.  
REZONING REQUEST: FROM HIGHWAY BUSINESS (HB) TO  
GENERAL BUSINESS CONDITIONAL DISTRICT (GB CD)**



**REZONING REQUEST:**

**CASE NO:** Z-11-20  
**OWNER:** THE THREE J's INC.  
**APPLICANT:** SAME  
**REQUEST:** FROM HIGHWAY BUSINESS (HB) TO GENERAL  
BUSINESS CONDITIONAL DISTRICT (GB CD)  
**PIN #:** 3600-71-0247  
**LOCATION:** 1014 ELEVENTH STREET

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

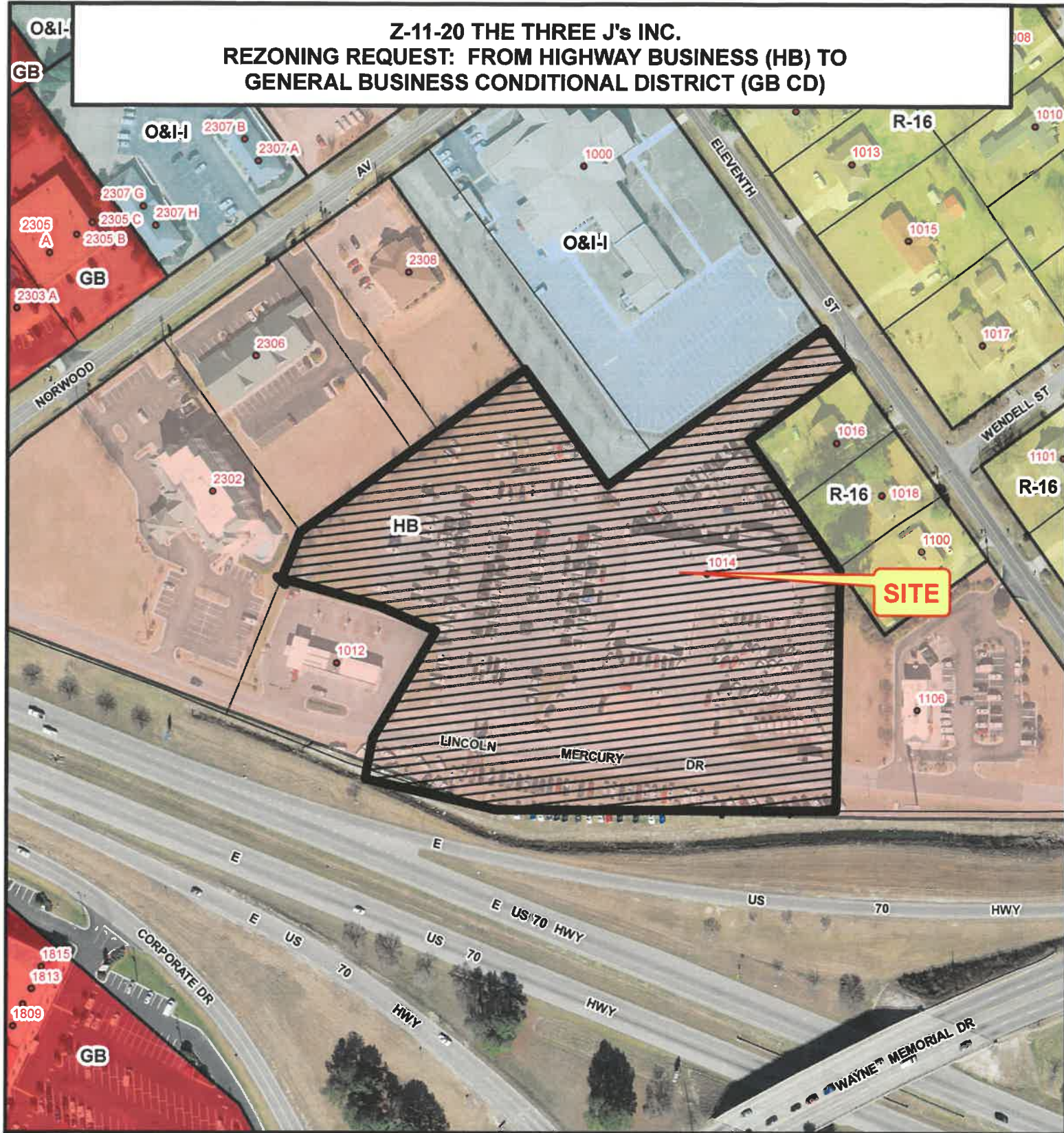
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Feet



**Z-11-20 THE THREE J's INC.  
REZONING REQUEST: FROM HIGHWAY BUSINESS (HB) TO  
GENERAL BUSINESS CONDITIONAL DISTRICT (GB CD)**



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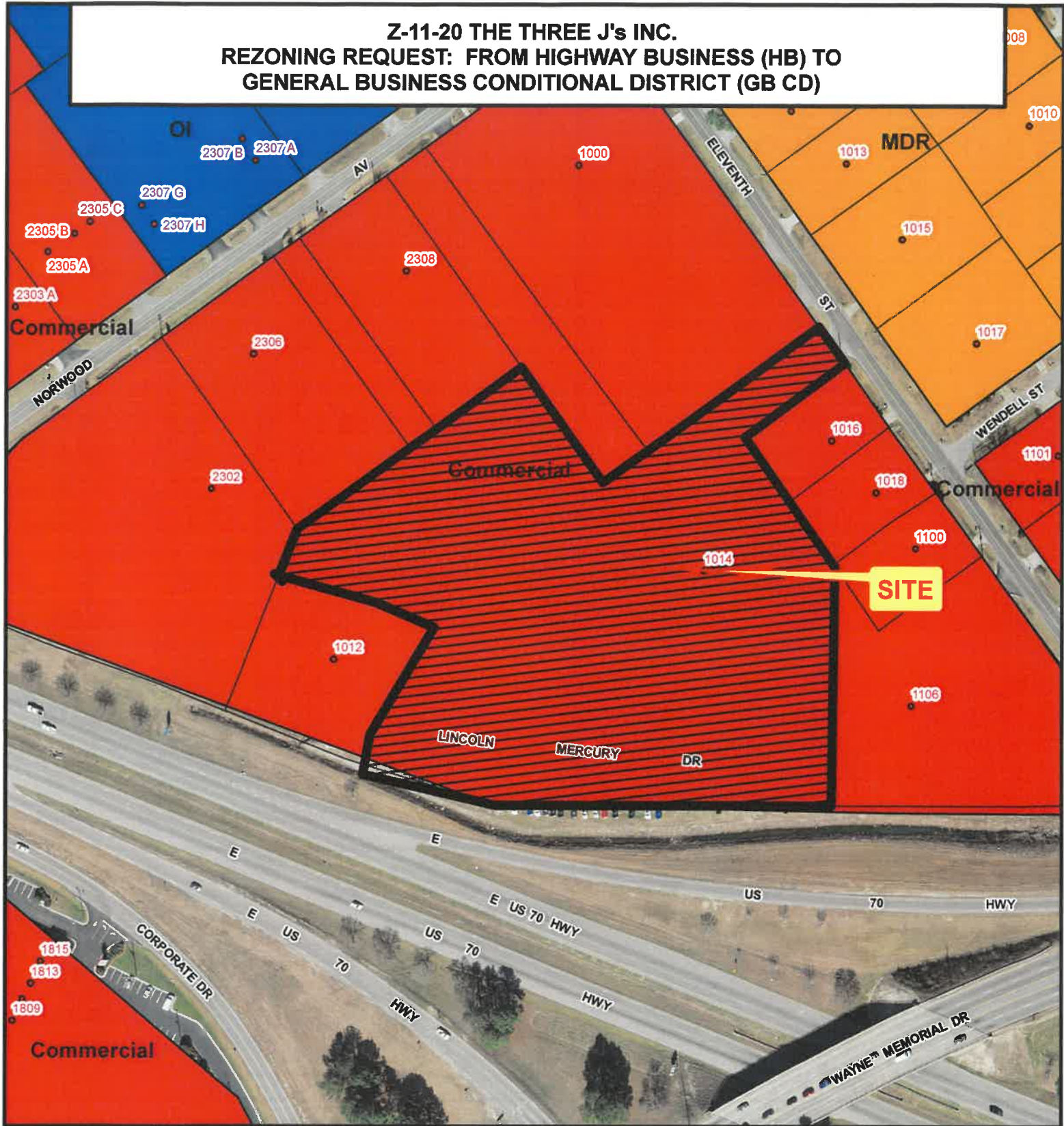


**GOLDSBORO**  
BE MORE DO MORE SEYMOUR  
North Carolina

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**Z-11-20 THE THREE J's INC.  
REZONING REQUEST: FROM HIGHWAY BUSINESS (HB) TO  
GENERAL BUSINESS CONDITIONAL DISTRICT (GB CD)**

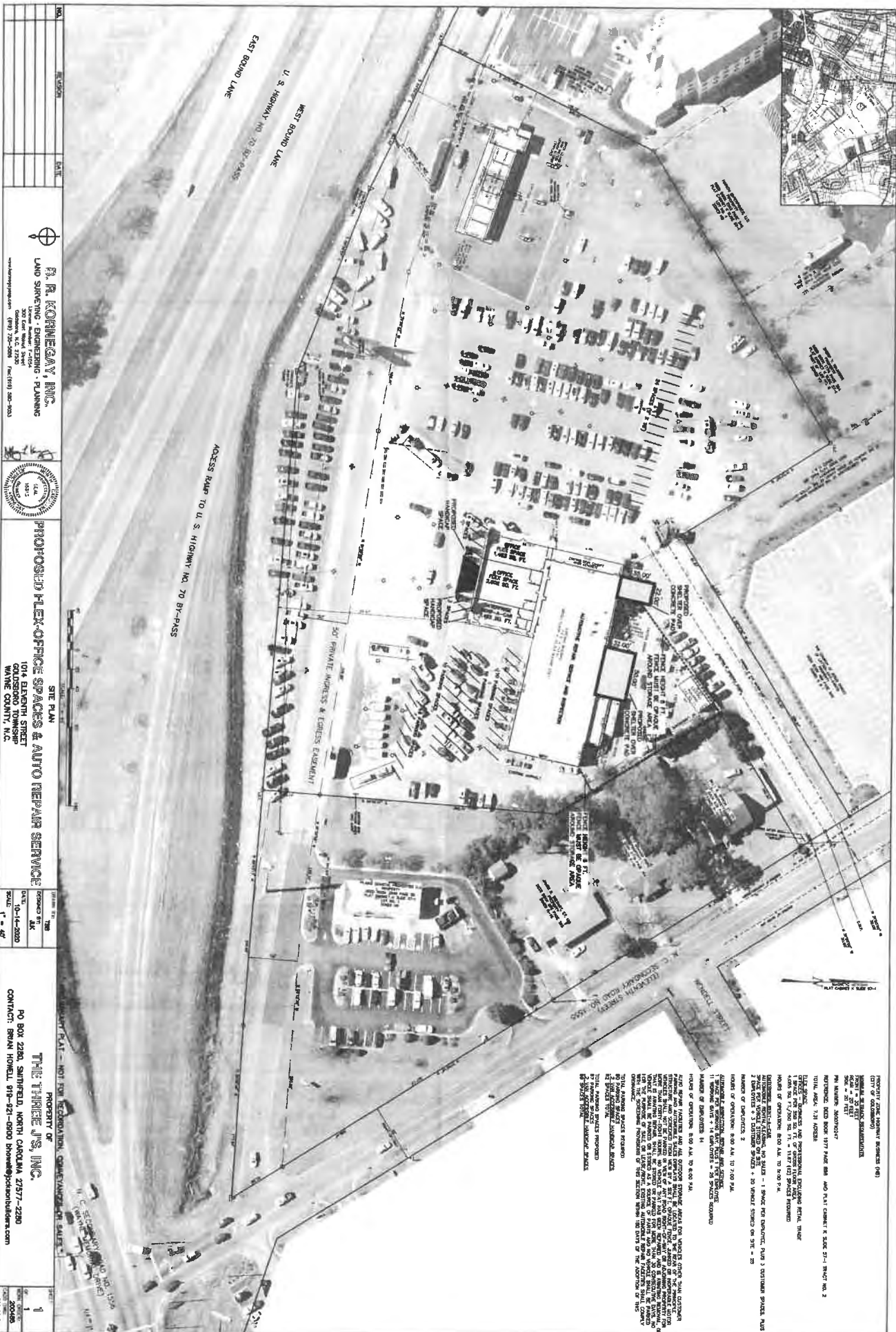


**REZONING REQUEST:**

**CASE NO:** Z-11-20  
**OWNER:** THE THREE J's INC.  
**APPLICANT:** SAME  
**REQUEST:** FROM HIGHWAY BUSINESS (HB) TO GENERAL  
BUSINESS CONDITIONAL DISTRICT (GB CD)  
**PIN #:** 3600-71-0247  
**LOCATION:** 1014 ELEVENTH STREET



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**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
DECEMBER 21, 2020 COUNCIL MEETING**

**SUBJECT: PUBLIC HEARING**

CU-7-20 Personal Storage, LLC. (Outside Storage w/Used Automobile Sales)

**BACKGROUND:** Subject property is located along the west side of S. US 117 Hwy. (NCSR No. 1249) between W. Ash Street Ext. and W. US 70 Hwy.

Area: 207,875 sq. ft. or 4.72 acres

Zoning: General Business (GB)

Currently, the property operates as a self-storage (mini-storage) operation formally known as Personal Storage Mini Warehouse Facility. The site has operated as a mini-storage facility since 1980.

Now, the owner proposes to maximize the use of the property by providing outside storage space for rent or lease. In conjunction with the request, the owner desires to operate a used car dealership and a U-Haul truck rental dealership upon the property. Outdoor storage and used automobile sales require a Conditional Use Permit approved by City Council. Separate site plan approval is also required.

**DISCUSSION:** The applicant has submitted a site plan that indicates seven (7) existing commercial storage buildings used for approximately 40,000 sq. ft. of storage. Currently, there are 230 personal and commercial storage spaces that are available for rent or lease

An area has been proposed north of the principle office/storage building for the outdoor storage of recreational vehicles, campers, boats and vehicle storage. This storage area will consist of approximately 60,000 sq. ft. or 1.34 acres and be surrounded by a 6 ft. in height chain link security fence with vinyl slats. The applicant is proposing gravel vehicular surface areas in lieu of required pavement for the outdoor storage area due to existing site conditions associated with the mini-storage operation. A modification will be necessary.

In addition to the outside storage area, the applicant intends to operate a U-Haul truck/trailer rental dealership upon the property. The site plan shows a U-Haul truck/trailer display area fronting the W. Grantham Street service road for approximately 125 linear ft. and approximately 12,500 sq. ft. or .3 acres of display area. The applicant is proposing gravel surfaces for the display area which will require a modification from City Council.

Lastly, the applicant is proposing used automobile sales upon the property. The submitted site plan shows an existing paved automobile display area south of the principle office/storage building, as well as, paved customer parking spaces directly in front of the building along the Grantham Street service road. The applicant states that cars will be driven to the site or delivered by nothing larger than a two-car carrier.

The applicant intends to operate the existing mini-storage facility, U-Haul rental dealership and used automobile sales utilizing the following days and hours of operation:

Hours of Operation:	Monday-Saturday 10am-6pm
Number of Employees:	2

Access: Currently, a total of three paved curb cuts provide access to the site off W. Grantham Street which is a state-maintained service road. NCDOT officials have reviewed the applicant's proposal and are requiring the closure of the driveway closest to the southern property line.

Parking: Parking for the mini-storage facility requires 1 space per employee plus 3 customer spaces. Parking for the used auto sales requires 1 space per employee plus 5 customer parking spaces. A total of 10 parking spaces are required to include 1 handicapped parking space. Staff is working with the owner to provide an additional two customer parking spaces required for the site.

Landscaping: The applicant is proposing 6 Snow Goose Flowering Cherries to serve as new street trees for site. No other landscaping is proposed or required.

Engineering Comments: The property is located in a Special Flood Hazard Area known as the 500 and 100-year floodplain. Grading and drainage plans have not been submitted. The

applicant will be required to comply with the City's floodplain and development regulations before a conditional use permit can be issued in the future.

Modifications: The applicant is requesting a modification of the City's paving requirement for the proposed outside storage area and display area for the U-Haul truck/trailer rental dealership.

**RECOMMENDATION:** No action necessary. The Planning Commission will have a recommendation for the Council's meeting on January 4, 2021.

Date: 12/14/20

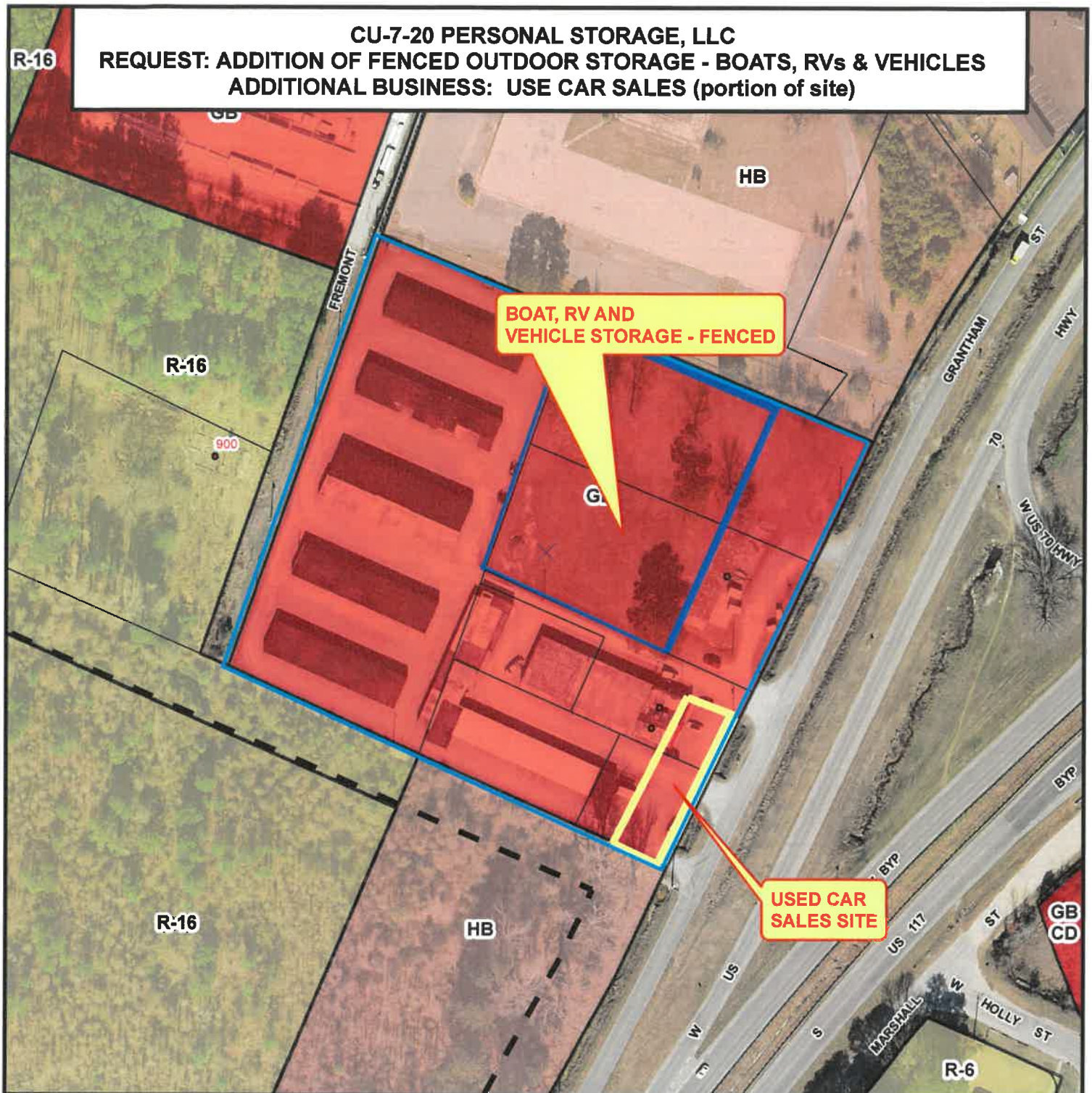
  
\_\_\_\_\_  
Planning Director

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

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

# CU-7-20 PERSONAL STORAGE, LLC

REQUEST: ADDITION OF FENCED OUTDOOR STORAGE - BOATS, RVs & VEHICLES  
ADDITIONAL BUSINESS: USE CAR SALES (portion of site)



## CONDITIONAL USE PLAN MODIFICATION

**CASE NO:** CU-7-20  
**REQUEST:** STORAGE FACILITY WITH OUTDOOR STORAGE - FENCED FOR BOATS, RVs & VEHICLES  
ADDITIONAL BUSINESS: USE CAR SALES (portion of site) 15 vehicles

**APPLICANT:** PUBLIC STORAGE  
**OWNER:** PUBLIC STORAGE  
**LOCATION:** 723 N. US 117 BYPASS  
**HOURS OF OPERATION:** SELF STORAGE - MON - SAT 10 AM to 6 pm  
USED CAR SALES - MON - SAT 10AM to 6 PM  
**NUMBER OF EMPLOYEES:** SELF STORAGE - 2 EMPLOYEES  
USED CAR SALES - 2 EMPLOYEES

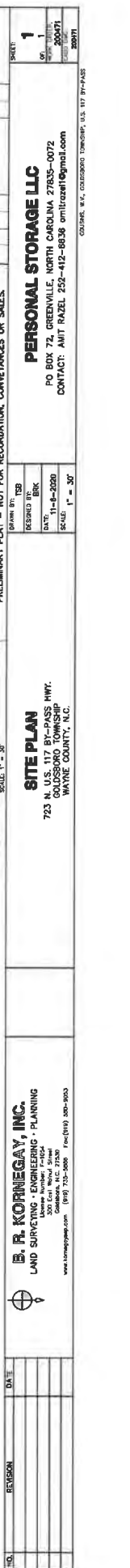
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**GOLDSBORO**  
BE MORE DO MORE SEYMOUR  
North Carolina

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**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
DECEMBER 21, 2020 COUNCIL MEETING**

**SUBJECT: PUBLIC HEARING**  
CU-8-20 Salem Leasing Corp.-Southwest corner of US Highway 117 South and Vann Street (Amendment of existing Conditional Use Permit)

**BACKGROUND:** On November 6, 2017, City Council adopted an Order approving a Conditional Use Permit for the subject property to allow the outdoor storage of vehicles in conjunction with an adjacent business operation that provides commercial trucking transportation, maintenance, leasing and rental services and formally known as Salem Leasing Corporation.

The following site modifications were approved by City Council:

1. Modification to reduce security chain-link fence height from 8 ft. to 6 ft.
2. Modification to not require slatted fencing in a chain-link security fence along the western and southern property lines due to existing landscaping.
3. Modification to allow storage in the side yard of the operation.

Now, the owner of the property proposes to set-up and locate a modular office facility upon the property for lease and additional commercial space for the temporary parking of tractor-trailer trucks and automobiles for employees of CLI Transport, LP. who specialize in the transportation of petroleum products for Sheetz Convenience Stores. Since the proposed use is considered a major design modification to an existing conditional use permit, City Council approval is required.

Frontage: 817.67 ft. (US 117 South)  
352 ft. (Vann Street)

Area: 8.40 acres

Zoning: I-2 General Industry

**DISCUSSION:**

The submitted site plan indicates a modular office facility consisting of approximately 1,680 sq. ft. to be used by employees of the business. The unit will be located along the eastern property line and front US Hwy. 117 South. It will consist of multiple office spaces, a conference room, storage areas and restrooms for employees. The unit will be required to meet the North Carolina state building code. As such, handicap accessible walkways and ramps will be incorporated into the set-up of the modular unit to provide access into and out of the building.

Hours of Operation:	M-F: 8:00 am – 5:00 pm 24 hours/7 days a week
Number of Employees:	Office dispatchers - 3 Truck Drivers – 30

According to the applicant, there will be no commercial trucks or automobiles stored on site. Commercial trucking operations will be transient in nature. Trucks and tractor trailers may be parked anywhere from a day to a week depending upon the service required of the truck/tractor-trailer or delivery schedule of petroleum products.

Access: Currently, a 60 ft. wide curb cut is shown along Vann Street in proximity to the western property line that provides ingress and regress to the site. Other existing driveway cuts along Vann Street and Hwy 117 South have been removed and/or closed.

Parking: Parking for the site requires 1 space per employee on the maximum shift, plus 1 space per 300 sq. ft. of office area, plus one space for each truck stored on the site. A total of 25 employee parking spaces have been proposed including 1 handicapped accessible parking space. A total of 29 tractor-trailer parking spaces are proposed for the site with space to accommodate 10 additional tractor-trailer spaces in the future.

Engineering Comments: The property is located in a Special Flood Hazard Area known as the 500-year floodplain. City water and sewer are available to serve the property.

**RECOMMENDATION:** No action necessary. The Planning Commission will have a recommendation for the Council's meeting on January 4, 2021.

Date: 12/14/20

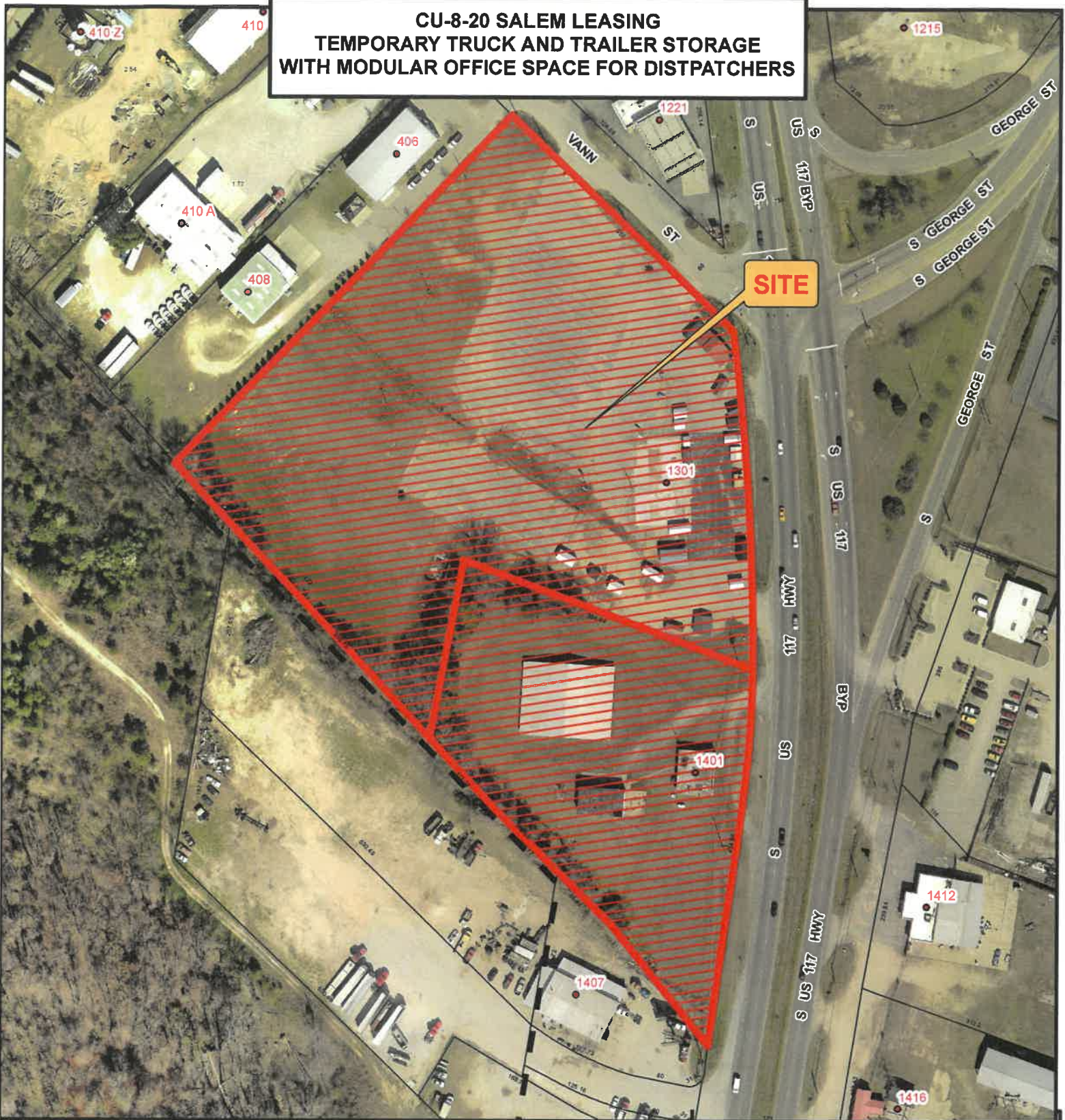
  
\_\_\_\_\_  
Planning Director

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

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



**CU-8-20 SALEM LEASING  
TEMPORARY TRUCK AND TRAILER STORAGE  
WITH MODULAR OFFICE SPACE FOR DISPATCHERS**



**CONDITIONAL USE PLAN MODIFICATION**

**CASE NO:** CU-9-20  
**REQUEST:** TEMPORARY TRUCK & TRAILER STORAGE  
WITH MODULAR OFFICE SPACE FOR DISPATCHERS  
**APPLICANT:** SALEM LEASING  
**LOCATION:** 1301 & 1401 US 117 SOUTH BYPASS  
**HOURS OF OPERATION:** MON-FRI 8-5 DISPATCHERS / DRIVERS 24/7  
**NUMBER OF EMPLOYEES:** 3 DISPATCHERS / 30 DRIVERSTOTAL



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