

**AGENDA  
PLANNING COMMISSION  
Monday, February 24, 2020**

**I. Minutes – January 27, 2020**

**II. BOARD OF ADJUSTMENT PUBLIC HEARING**

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

*No items to be reviewed by the Board of Adjustment*

**III. PLANNING COMMISSION ITEMS**

**A. Rezoning**

- (1) Z-1-20 Discount Tire of Goldsboro** – East side of N. Berkeley Boulevard  
between Langston Drive and Ridgecrest Drive \_\_\_\_\_

**B. Site Plans**

- (1) Site-1-20 Chick-Fil-A** – The property is located on the northwest side of N.  
Berkeley Boulevard and north of Parkway Drive. \_\_\_\_\_
- (2) Site-3-20 Randy Gray** – The property is located on the northeast corner of  
North Berkeley Boulevard and East New Hope Road \_\_\_\_\_

**C. Subdivision Plans**

- (1) S-1-20 Batten Dental** – The property is located on the southeast corner of  
Wayne Memorial Drive and Lockhaven Drive. \_\_\_\_\_
- (2) S-1-20 Lane Tree Townhomes (PUD)** – The property is located on the west  
side Salem Church Road between Buck Swamp Road and the Little River. \_\_\_\_\_

**IV. UPCOMING PUBLIC HEARING / PLANNING COMMISSION ITEMS**

**PLANNING COMMISSION ITEMS**

**A. Rezoning**

- (1) Z-2-20 Simmons Business Park** – 701 S. George Street

**B. Conditional Use Permits**

- (1) CU-2-20 Rhodes Crematorium** – 1002 Ninth Street

**Planning Commission Minutes  
January 27, 2019**

The Goldsboro Planning Commission met in regular session on Monday, January 27, 2019, at 7:29 p. m., in the Council Chambers, City Hall. The following members were present or absent.

Present: Ms. Barnett  
Mr. Bauer  
Mr. Slater  
Mr. Walston  
Mr. Waters

Absent: Mr. Boyette

Also Attending: Ms. Jennifer Collins, Planning Director  
Mr. Kenny Talton, Zoning Administrator  
Mr. Tim Salmon, City Attorney  
Ms. Laura Getz, Assistant City Clerk  
Ms. Debra Creighton, Secretary

**Minutes – December 16, 2019**

Mr. Waters moved that the Commission's minutes of December 16, 2019 be approved with no corrections, additions or deletions. Mr. Slater seconded the motion and the motion carried.

**Board of Adjustment Items:**

**A. A-4-19 215 N. Virginia Street**

Mr. Talton identified the location of the request and displayed a zoning map showing the subject property. Mr. Talton said the applicant is proposing the conversion of a single-family dwelling into a duplex. Subject property is located in a Residential (R-6) zoning district, which permits duplexes as a permitted use in accordance with Section 5.4 of the City of Goldsboro's Unified Development Ordinance. Mr. Talton noted that all property owners residing with 100 ft. of the subject property were notified of the variance public hearing by mail. In addition, signs were placed on the property indicating that a public hearing for a variance was scheduled.

The applicant's request is for three (3) variances for the property located at 215 N. Virginia Street as follows:

- (1) A variance from Section 5.4 of the City of Goldsboro's Unified Development Ordinance (UDO) regarding the front yard setback requirement in the Residential (R-6) zoning district. Specifically speaking, applicant is requesting

a variance of the front yard setback requirement from 25 ft. to approximately 22 ft.

- (2) A variance from Section 5.4 of the City of Goldsboro's Unified Development Ordinance (UDO) regarding the side yard setback requirement in the Residential (R-6) zoning district. Specifically speaking, applicant is requesting a variance side yard setback requirement from 8 ft. to 0 ft.
- (3) A variance of the City's Unified Development Ordinance Section 6.1.3.6 Off-Street Parking Design Standards and Table 6.1 Off Street Parking Requirements. Specifically speaking, applicant is requesting a variance of the City's requirement to pave parking surfaces where three (3) or more parking spaces are required in accordance with the City's Unified Development Ordinance.

Mr. Talton said the stipulations for issuing variances within the North Carolina General Statutes Section 160A-388(d) are as follows:

- (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.

Mr. Talton said the City's findings of fact regarding the requested the setback variances are as follows:

- (1) The subject property is located at 215 N. Virginia Street, Goldsboro, North Carolina.
- (2) The subject property is located within the City limits of the City of Goldsboro.
- (3) The subject property is located within the Historic District of the City of Goldsboro.
- (4) City water and sewer services are available to serve the property.

- (5) The home and lot are located in a Residential (R-6) zoning district.
- (6) The applicant proposes to convert an existing single-family dwelling into a duplex, which is a permitted use within the Residential (R-6) zoning district.
- (7) The existing single-family dwelling was constructed prior to the adoption of the City's Unified Development Ordinance. As such, current building setbacks are not compliant with the Zoning Code.
- (8) The front yard setback requirement in the Residential (R-6) zoning district for residential structures is 25 ft. from the front property line. Approximately, 22 ft. exists between the single-family dwelling and the front property line off N. Virginia Street.
- (9) The side yard setback requirement in the Residential (R-6) zoning district for residential structures is 8 ft. from the property line. Approximately, 4.5 ft. exists between the single-family dwelling and the property line off W. Ash Street and 0 ft. exists between the single-family dwelling and the southern property line.

Mr. Talton said In accordance with Section 6.1.3.6 of the City's Off-Street Parking Design Standards and Table 6-1 Off-Street Parking Requirements, all required parking in excess of three (3) spaces, loading areas and vehicular traffic surface areas shall be surfaced with concrete or bituminous asphalt. According to the Unified Development Ordinance, duplexes are required to have four (4) parking spaces and parking spaces shall be paved.

Mr. Talton said 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 and Section 160A-388(d):

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

**1<sup>st</sup> Variance Front Yard Finding:** The existing-single family dwelling was built prior to the adoption of the City's Unified Development Ordinance.

**2<sup>nd</sup> Variance Side Yard Finding:** The existing-single family dwelling was built prior to the adoption of the City's Unified Development Ordinance.

- (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.

**1<sup>st</sup> Variance Front Yard Finding:** The hardship results from conditions that are peculiar to the property.

**2<sup>nd</sup> Variance Side Yard 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.

**1<sup>st</sup> Variance Front Yard Finding:** The hardship does not result from actions taken by the property owner.

**2<sup>nd</sup> Variance Side Yard 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."

**1<sup>st</sup> Variance Front Yard Finding:** 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.

**2<sup>nd</sup> Variance Side Yard Finding:** 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.

Mr. Talton said the City makes the following **Findings of Fact** as it relates to the variance request from the City's Unified Development Ordinance Section 6.1.3.6 Off-Street Parking Design Standards and Table 6.1 Off Street Parking Requirements for paved parking where three (3) or more parking spaces are required and Section 160A-388(d):

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

**Finding:** Based on the City's Unified Development Ordinance, duplexes are required to have total of four (4) parking spaces and parking spaces shall be paved.

- (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 not peculiar to the property such as location, size or topography.

- (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 results from actions proposed by the applicant's decision not to pave the required four (4) parking spaces.

- (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 variance is not consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

Mr. Walston opened the public hearing and asked whether anyone wished to be heard. Having none, Mr. Walston closed the public hearing. Mr. Walston asked the members to review and discuss the variance requests.

Mr. Walston asked if there was a motion to grant or deny variance request for the front yard setback requirement from 25 feet to approximately 22 feet.

Mr. Slater made a motion to grant the variance request for the front yard setback requirement from 25 feet to approximately 22 feet. Mr. Bauer seconded the motion and the motion carried.

Mr. Walston asked if there was a motion to grant or deny variance request for the side yard setback requirement from 8 feet to 0 feet. There was discussion amongst the Board members regarding the proximity to the adjoining property and the zero lot line could be problematic for both properties since the existing home is located on the lot line.

Mr. Slater made a motion to deny the variance request for the side yard setback requirement from 8 feet to 0 feet. Mr. Waters seconded the motion and the motion carried.

Mr. Walston asked if there was a motion to grant or deny variance request of the City's requirement to pave parking surfaces where three (3) or more parking spaces are required.

Mr. Slater made a motion to deny the variance of the City's requirement to pave parking surfaces where three (3) or more parking spaces are required. Ms. Barnett seconded the motion and the motion carried.

## **Planning Commission Items:**

### **A. Rezoning**

- (1) Z-23-19 D & J Sand and Gravel** – East side of Claridge Nursery Road between W. US 70 Highway and W. US 70 Bypass (R-16 to I-2CD).

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 requests a zoning change from Residential 16 (R-16) to General Industry Conditional District (I-2). Mr. Talton said that the property is served by an access easement only off Claridge Nursery Road.

Mr. Talton said the owner is proposing an off premise sign due to not having any road frontage available to serve his property. Mr. Talton said the business owner has been in discussion with a property owner, whose property is zoned General Business (GB), directly across from the access easement for the sand and gravel operation regarding placing a freestanding sign. Mr. Talton said any signage would meet the City's signage requirements.

Mr. Talton said that the City's Comprehensive Land recommends Medium Density residential development for the property. Mr. Talton said that although not consistent with the Comprehensive Land Use, the gravel operation predates the Unified Development Ordinance (UDO) regarding such operations.

Mr. Talton said at the public hearing held on January 21, 2020, no one spoke in favor 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. Bauer moved that the Commission recommend approval of the rezoning request. Mr. Waters seconded the motion seconded the motion and the motion carried.

- (2) Z-24-19 J.D. Pike Jr.** – West side of N. Center Street between W. Oak Street and W. Ash Street.

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 requests the zoning change from Central Business District (CBD) to General Business District (GB) for two lots. The owner is proposing general business zoning to make the property more marketable.

Ms. Collins said that the City's Comprehensive Land recommends Mixed Use Downtown (MU DT) for the property. Ms. Collins said that although not consistent with the Comprehensive Land Use, the proposed rezoning is conducive with the adjacent properties.

Ms. Collins said at the public hearing held on January 21, 2020, no one spoke in favor 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.

Ms. Barnett moved that the Commission recommend approval of the rezoning request. Mr. Bauer seconded the motion seconded the motion and the motion carried.

**B. Conditional Use Permit:**

**(1) CU-13-19 Longhorn Internet Café – Located on East side of S. US 117 Hwy between Arrington Bridge Road and S. George Street**

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 requests a Conditional Use Permit to amend a previously approved Conditional Permit to increase the number of internet café games from 35 to 101.

Ms. Collins said the applicant is requesting the following modification:

- (1) Waiver of parking requirement of 1.5 spaces per gaming machine. The applicant contends that the City's current parking requirement is excessive based on the fact that only one customer can operate one gaming machine at any one time.

Ms. Collins said at the public hearing held on December 16, 2019, the applicant had requested the public hearing remain open until January 21, 2020 due to the applicant unable to attend the December 16, 2019 public hearing because of a family emergency. Keeping the public hearing open would allow the applicant the opportunity to speak regarding this request. City Council granted the applicant's request and the public hearing would remain open until the January 21, 2020 City Council meeting.

At the public hearing held on January 21, 2020, the applicant came forward to speak in favor of the request and no one appeared to speak 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. Waters moved that the Commission recommend amending the applicant's request to maximum of 50 internet gaming machines that allows the current paved parking to be sufficient for 50 internet games and 2 employees per shift.

Mr. Waters recommended approval of the amended request for a conditional use permit for the operation of an Internet Gaming operation with the existing 52 parking spaces within the General Business District (GB) with no additional modifications to the parking requirements. Mr. Bauer seconded the motion and the motion carried.

### **C. Site Plan**

**(1) SITE-22-19 Lot 6 Goldsboro Business Park – Phase I** - Located within the new Goldsboro Business Park on the east side of Patetown Road between Alpha Court and Industry Court.

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 requests site plan approval for a proposed shell building located within the Goldsboro Business Park.

Mr. Talton said the submitted site plan indicates that the building will contain 22,672 square feet. At this time, there is no specific use or tenant for the building. Mr. Talton said the site would be served by a 40 ft. wide curb cut proposed off Road "B" located at the end of the cul-de-sac. Mr. Talton said that once a specific use is proposed for the site, additional parking spaces might be required in accordance with the City's Unified Development Code.

Mr. Talton said the submitted site plan shows 9 street trees to be installed along Road "A" and 4 to be installed along Road "B". Interior landscaping has been proposed for the parking lot and service and loading dock at the rear of the facility. Mr. Talton said once a specific use has been determined for the site, additional landscaping may be required in accordance with the City's Unified Development Code.

Mr. Bauer moved that the Commission recommend approval of the proposed site plan. Mr. Slater seconded the motion and the motion carried.

**D. Upcoming Meeting Items.**

**A. Rezoning**

- (1) Z-1-20 Discount Tire 700-704 N. Berkeley Blvd.

**B. Conditional Use Permits**

- (1) CU-1-20 Amy Batten Dentist – 2300 Wayne Memorial Drive

There being no further business, the meeting was adjourned at 7:55 p.m.

\_\_\_\_\_  
Debra Creighton, Secretary  
Goldsboro Planning Commission

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

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

**SUBJECT:** Z-1-20 Discount Tire of Goldsboro – East side of N. Berkeley Boulevard between Langston Drive and Ridgecrest Drive

**BACKGROUND:** The applicant requests to amend the existing General Business Conditional District (GBCD) zoning district for the operation of a tire retail center in conjunction with auto repair and service.

The requested zoning is associated with three private individual lots described as follows:

**Lot 1: 700 N. Berkeley Boulevard**

Frontage: 100 ft. (N. Berkeley Boulevard)  
185 ft. (Langston Drive)

Area: 18,241 sq. ft., or 0.41 acres

**Lot 2: 702 N. Berkeley Boulevard**

Frontage: 100 ft. (N. Berkeley Boulevard)

Area: 18,692 sq. ft., or 0.42 acres

**Lot 3: 704 N. Berkeley Boulevard**

Frontage: 100 ft. (N. Berkeley Boulevard)

Area: 18,640 sq. ft., or 0.42 acres

**Surrounding Zoning:**

North: Shopping Center (SC);

South: Residential (R-16);

East: Office and Institutional (O&I-CD); and

West: Office and Institutional (O&I-CD)

Existing Use: Each lot is occupied by an existing single-family dwelling.

DISCUSSION:

As previously stated, the applicant is requesting a zoning change to amend the existing General Business Conditional District (GBCD) zoning district for the operation of a tire retail center in conjunction with auto repair and service.

On March 6, 2017, Council approved a rezoning for the subject properties, from O&I-1 (Office and Institutional) and R-16 (Residential) to GBCD (General Business Conditional District). At that time, the use for the property allowed for the construction of a “multi-tenant commercial center” with separate approval required for site development plans. Development of the property never commenced.

On May 7, 2018, Council denied a rezoning to allow the addition of a car wash operation as an allowable use within the General Business Conditional District zone.

Now, in addition to the request for a zoning amendment, the applicant has submitted a site plan that indicates the recombination of all three private lots into one lot for commercial development.

Building and Lot: The submitted site plan shows a proposed 8,192 sq. ft. oriented to face Berkeley Boulevard with full driveway access from Langston Drive and a right-end, right-out only from N. Berkeley Boulevard. Approval of the Berkeley Boulevard access will be required from NCDOT. Driveway permits must be obtained prior to construction.

Days/Hours of operation: Hours of operation are being proposed as Monday thru Friday 8:00 a.m. to 5:00 p.m. and Saturdays from 8:00 a.m. to 5:00 p.m. 15 employees are expected to be associated with the operation on a daily basis.

Parking: The proposed 3-bay tire retail, auto and service center requires 1 space per working bay, plus 1 space per employee and 1 space per 200 sq. ft. of retail area. A total of 40 parking spaces have been provided and only 25 are required.

A loading space for the delivery of goods has been provided along the northern exterior wall of the facility measuring 18 ft. wide by 60 ft. in length. Applicant has been informed that in no case shall a loading space be arranged or located in any way so that it is necessary to use the public right of way for maneuvering space

for any purpose that may restrict the free movement of vehicles or persons in such right of way.

Interconnectivity: Interconnectivity has not been shown on the site plan. The applicant is requesting a modification of this requirement due to existing site conditions and limited parking provisions in the adjacent property north of the subject property and located at the corner of N. Berkeley and Ridgecrest Drive.

Landscaping: The submitted site plan indicates a 10 ft. Type A Landscape buffer along the northern property line. A 20 ft. Type C buffer is required along the eastern property line adjacent to residentially-developed property.

Street trees will be required along Langston Drive and N. Berkeley Boulevard. Vehicular surface buffers will be required.

City staff is working with applicant to ensure that landscape plantings are approved in accordance with the City's landscape ordinance.

Sidewalks: Sidewalks will be required along N. Berkeley Boulevard and Langston Drive. Five (5) ft. wide interior sidewalks have been provided from the parking lot to the building entrances through handicap accessible walkways and ramps.

Lighting Plan: A commercial lighting plan will be required in accordance with the City's commercial lighting code since the proposed development is located adjacent to residentially-developed property.

Building Elevations: Proposed building elevations have been submitted. The exterior of the structure will consist of an anodized aluminum storefront, split-faced CMUs, brick-veneer, EIFS (stucco), metal copings and steel doors. Staff is working with applicant to ensure that roof top appliances and HVAC equipment are properly screened from off-site views.

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

Grading and drainage plans have not been submitted. City Engineering will require grading and drainage plans to be

compliant with City regulations before construction permits are issued.

Commercial Dumpsters: A dual commercial garbage dumpster has been shown adjacent to the southeast corner of the property. The coral will be built to City standards and properly screened from public view.

Land Use Plan Recommendation: The City's Comprehensive Land Use Plan recommends commercial development for the properties.

As previously stated, a modification of interconnectivity is requested due to existing site conditions and limited parking provisions in the adjacent property located north of the subject property at the corner of N. Berkeley and Ridgecrest Drive.

At the public hearing held on February 18, 2020, two people came forward to speak in favor and no one spoke against the request.

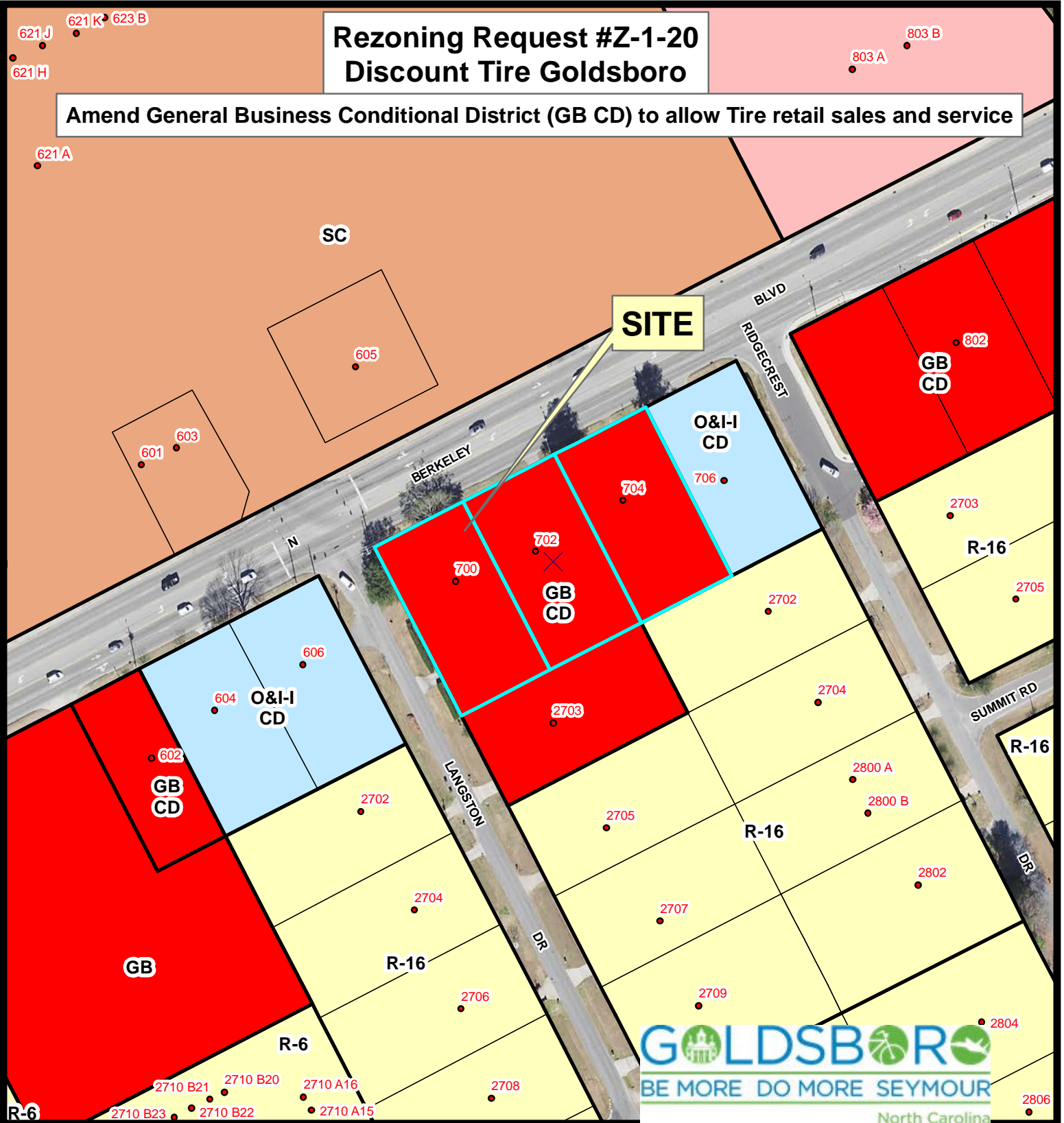
RECOMMENDATION: By motion, accept the recommendation of the Planning Commission .....

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

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

# Rezoning Request #Z-1-20 Discount Tire Goldsboro

Amend General Business Conditional District (GB CD) to allow Tire retail sales and service



## REZONING REQUEST

**OWNER(s):** Linda Gottuso; Larry T. Head; Cheryl Allman  
**REQUEST:** Amend General Business Conditional District (GB CD) to allow Tire retail sales and service  
**PROJECT:** Commercial  
**PARCEL #(s):** 3519-53-7434; 3519-53-8429 and 3519-53-9515  
**LOCATION:** 700 N. Berkeley Blvd.

0 300  
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.

# Rezoning Request #Z-1-20 Discount Tire Goldsboro

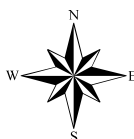
Amend General Business Conditional District (GB CD) to allow Tire retail sales and service



## REZONING REQUEST

**OWNER(s):** Linda Gottuso; Larry T. Head; Cheryl Allman  
**REQUEST:** Amend General Business Conditional District (GB CD) to allow Tire retail sales and service  
**PROJECT:** Commercial  
**PARCEL #(s):** 3519-53-7434; 3519-53-8429 and 3519-53-9515  
**LOCATION:** 700 N. Berkeley Blvd.

0 300  
Feet



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# Rezoning Request #Z-1-20 Discount Tire Goldsboro

Amend General Business Conditional District (GB CD) to allow Tire retail sales and service

Commercial

SITE

Commercial

Commercial

Commercial

Commercial



## REZONING REQUEST

**OWNER(s):** Linda Gottuso; Larry T. Head; Cheryl Allman  
**REQUEST:** Amend General Business Conditional District (GB CD) to allow Tire retail sales and service  
**PROJECT:** Commercial  
**PARCEL #(s):** 3519-53-7434; 3519-53-8429 and 3519-53-9515  
**LOCATION:** 700 N. Berkeley Blvd.

0 300  
Feet



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

**SUBJECT:** SITE-1-20 - Chick-Fil-A  
(Site Improvements, Building Addition and Parking Modification)

**BACKGROUND:** Subject property is located on the north side of Berkeley Boulevard between Parkway Drive and Hill Drive Circle

1201 N. Berkeley Boulevard

Frontage: 175 ft.

Depth: ± 214.5 ft.

Area: 42,583 sq. ft. or 0.97 acres

Zoning: Shopping Center (SC)

Existing use: The property is currently occupied by a Chick-Fil-A fast-food restaurant. Site plan approval was granted by City Council in July of 2005.

**DISCUSSION:** The applicant is proposing to construct a building addition at the rear of the existing restaurant for a cooler and storage space. In addition, the applicant is proposing to delete a total of 12 parking spaces in order to construct two (2) new drive thru aisles, two (2) new menu-order boards and two (2) new canopies for customers of the business.

The submitted site plan indicates an existing single-story, 4,272 sq. ft. building of metal-framed construction with a proposed building addition of 394 sq. ft., two (2) drive-through aisles, two (2) menu-order boards and two (2) canopies totaling 1,836 sq. ft.

A 24ft. x 54 ft. canopy addition is proposed over two drive-thru aisles and providing cover for 12 vehicles; another 60ft. x 9ft. canopy addition is proposed over the pick-up window providing cover for 4 vehicles. A total stacking layout has been identified on the submitted site plan for 25 vehicles.

Hours of Operation: Monday-Saturday 6am-10pm

Employees: 18

Access: The site is served by two existing 24 ft. wide curb cuts from a private access drive off N. Berkeley Boulevard leading to the rear of the Berkeley Commons Shopping Center.

Parking: As previously stated, the site plan was initially approved by City Council in 2005. A total of 53 parking spaces were provided and required based on 1 space per 3 seats plus 1 space per employee.

Now, the applicant has proposed the deletion of 12 vehicle spaces from the existing parking lot in order to construct two (2) new drive thru aisles to provide for increased customer drive-thru services, improved traffic circulation and pedestrian safety. 7 spaces will be deleted along the western side of the existing facility, 2 will be deleted alongside the access drive adjacent to the commercial dumpsters and 2 will be deleted from the southeast corner of the parking lot. A modification from 53 to 41 parking spaces will be required.

Parking Agreement: The owner has provided City staff with a copy of an existing shared parking agreement between owners of the Berkeley Commons Shopping Center and Chick-Fil-A restaurant executed in July of 2005. According to the agreement, 30 parking spaces have been dedicated and identified for employees of the Chick-Fil-A restaurant within designated areas of the shopping center parking lot.

No other changes to the site are proposed or required.

Modification: The applicant is requesting a modification of the City parking requirement of 1 parking space per 3 seats plus 1 space per employee. (Modification from 53 to 41 parking spaces)

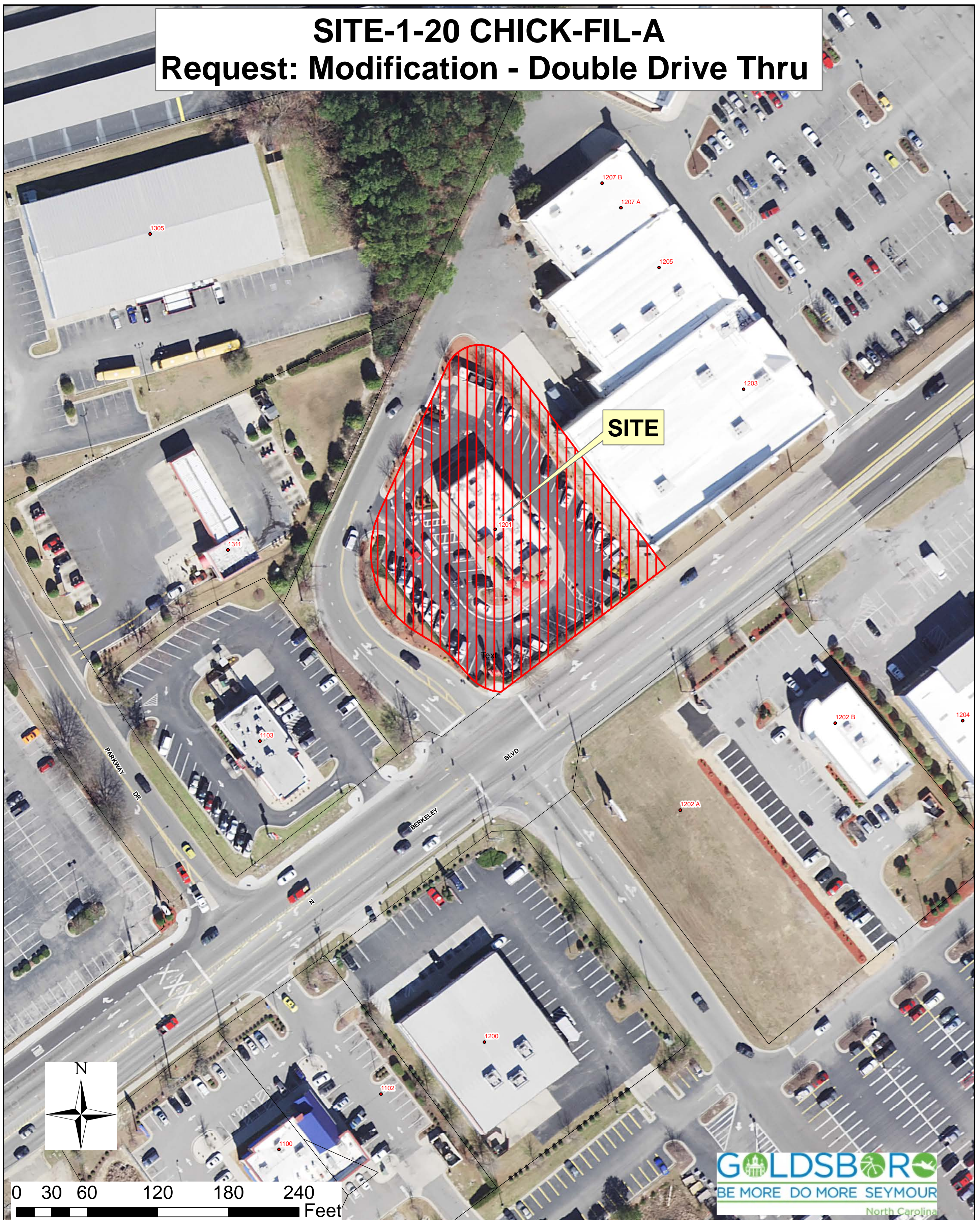
RECOMMENDATION: The Planning Commission, at their meeting held on February 24, 2020, recommended.....

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

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

# SITE-1-20 CHICK-FIL-A

## Request: Modification - Double Drive Thru



### SITE PLAN APPLICATION

CASE NO.: SITE-1-20  
APPLICANT: CHICK-FIL-A  
PIN #: 3519-85-2473  
LOCATION: 1201 N. BERKELEY BLVD.  
PROPOSED USE: REQUEST FOR DOUBLE DRIVE-THRU

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# DEVELOPMENT INFORMATION

1. DEVELOPER/OWNER INFORMATION  
CHICK-FIL-A, INC.  
5200 BUFFINGTON ROAD  
ATLANTA, GA 30349  
CONTACT: CHASE SHAW  
(404) 765-8000
2. DESIGNER INFORMATION  
HILL, FOLEY ROSSI & ASSOCIATES, LLC  
3650 PLEASANT HILL ROAD  
SUITE 200  
DULUTH, GA 30096
3. PROJECT LOCATION  
1201 N. BERKELEY BLVD.  
GOLDSBORO, NC 27534
4. ALL DESIGN IS BASED UPON A ELECTRONIC DESIGN FILES BY G. ROBERT GEORGE  
DATED 6-20-2005.
5. THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.
6. LANDSCAPE MODIFICATIONS TO BE COORDINATED WITH THE OPERATOR'S  
LANDSCAPE INSTALLER.

EXISTING BUILDING AREA - 4207 SF (2005 ARCHIVE DRAWINGS)  
EXISTING SEATS - 140 SEATS / 18 EMPLOYEES  
EXISTING PARKING - 52 SPACES  
PROPOSED PARKING - 40 SPACES

MINIMUM PARKING (TABLE 6-1) - 1 SP/ 3 SEATS - 1 SP/EMPLOYEE  
140 SEATS / 3 - 47 SPACES - 18 EMPLOYEES - 65 SPACES REQUIRED

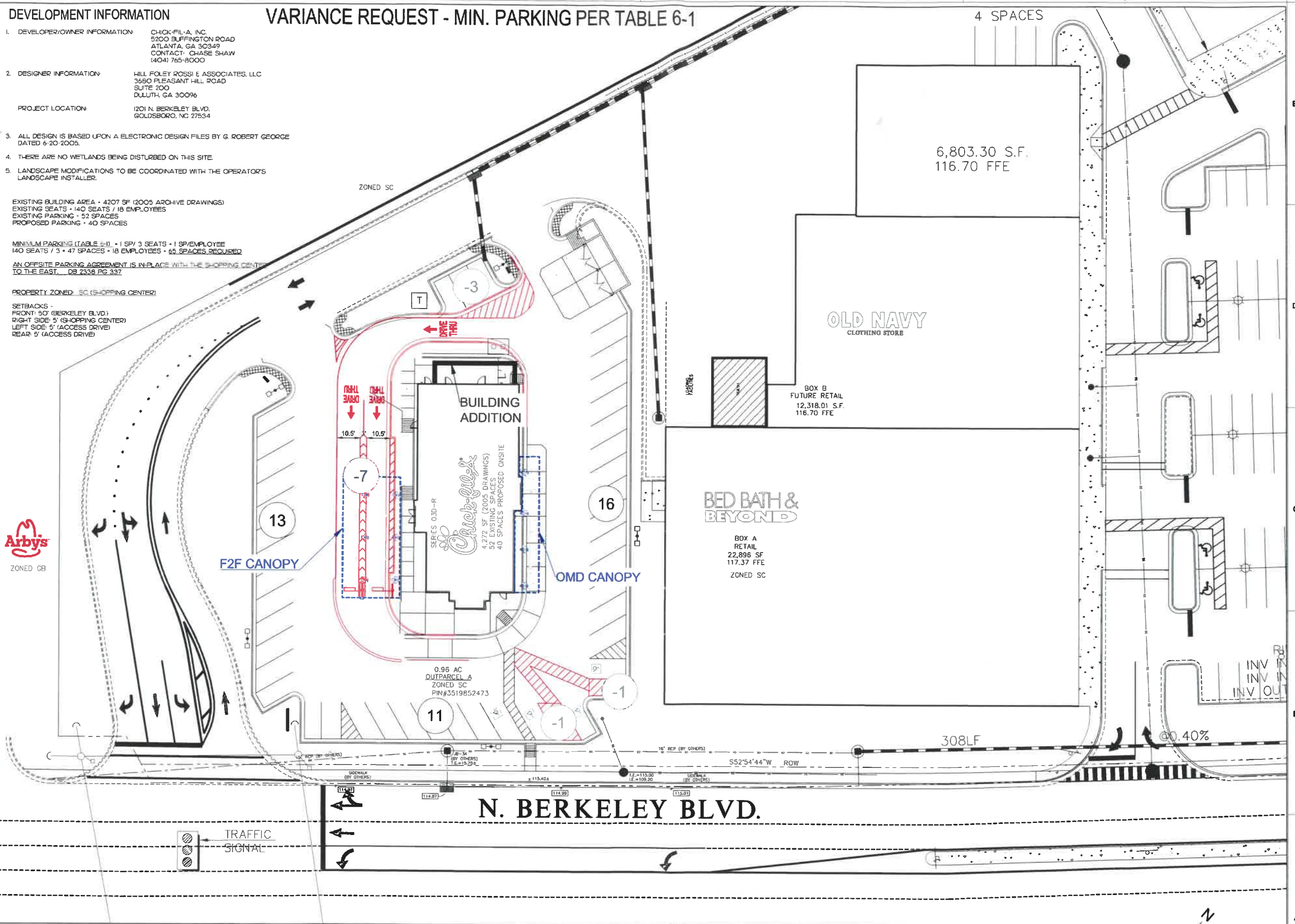
AN OFFSITE PARKING AGREEMENT IS IN PLACE WITH THE SHOPPING CENTER  
TO THE EAST, DB 2338 PG 337

PROPERTY ZONED: SC (SHOPPING CENTER)

SETBACKS -  
FRONT: 30' (BERKELEY BLVD.)  
RIGHT SIDE: 5' (SHOPPING CENTER)  
LEFT SIDE: 5' (ACCESS DRIVE)  
REAR: 5' (ACCESS DRIVE)

## VARIANCE REQUEST - MIN. PARKING PER TABLE 6-1

E  
D  
C  
B  
A



Chick-fil-A  
5200 Buffington Road  
Atlanta, Georgia 30349

Hill, Foley, Rossi & Associates  
ARCHITECTURE  
ENGINEERING  
3650 Pleasant Hill Road  
Suite 200  
Duluth, Georgia 30096  
p 770.622.9858  
f 770.622.9535  
www.hillfoleyrossi.com

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**CHICK-FIL-A**  
FSU GOLDSBORO  
1201 N. BERKELEY BLVD.  
Goldsboro, NC 27534

**FSR#01568**

BUILDING TYPE / SIZE: SERIES 588C-R  
RELEASE:

REVISION SCHEDULE  
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 19.431.00  
PRINTED FOR Review  
DATE 2.4.2020  
DRAWN BY cd

Information enclosed on this drawing and in all digital files generated for this project may not be reproduced in any manner without express written or verbal consent from the project engineer.

SHEET  
SITE PLAN  
SHEET NUMBER

Project Status: Review

## Preliminary Site Plan



CP.2

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

**SUBJECT:** SITE-3-20 Site and Landscape Plan – Randy Gray (Retail Sales)

**BACKGROUND:** The property is located on the northeast corner of North Berkeley Boulevard and East New Hope Road.

Frontage: 300 ft. (Berkeley Boulevard)  
398 ft. (East New Hope Road)

Area: 1.297 Acres

Zoning: General Business Conditional District

On November 4, 2013, the City Council approved a rezoning request for this property from O&I-1 to General Business Conditional District. At that time, no use for the property was proposed. As a Conditional District zone, a site plan for any use, including those, which would normally require a Conditional Use Permit, would have to be approved by the City Council prior to development.

On June 2, 2014 and December 4, 2017, City Council approved conditional use permits for the operation of two used car sales establishments. In conjunction with these permits, separate site and landscape plans were also approved.

Approval for both used car lots included a modification of the street tree and vehicular surface buffer to allow existing plant material to serve in these capacities. In addition, a modification of the sidewalks and fee in lieu requirement for both street frontages was approved by Council.

The owner of the property is in the process of selling the entire site and will continue to do so until the property is sold.

Originally, the site was served by three curb cuts, however, the southernmost driveway on Berkeley Boulevard was closed and appropriate landscaping was installed.

**DISCUSSION:** Now, the applicant wishes to operate a gift shop utilizing the same site and landscape plan, which was previously approved for the two used car lots.

Parking: Parking for retail sales, small non-durable goods, is based on 1 space per 250 sq. ft. of gross floor space of the facility. 6 spaces are required. 21 parking spaces have been provided to include 1 handicap accessible parking space.

Sidewalks: According to the City’s current UDO, the proposed development is not an intensification of use and the location is not recommended for sidewalks in accordance with the City’s Recommended Pedestrian Facilities plan. As such, sidewalks are not required.

No other changes to the parking or landscaping are proposed.

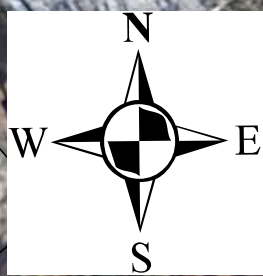
RECOMMENDATION: By motion, accept the recommendation of the Planning Commission and .....

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

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

# SITE-3-20 DAVID GRAY GIFT SHOP & CBD SALES

**SITE**



## SITE PLAN APPLICATION

**CASE NO.:** SITE-3-20  
**APPLICANT:** DAVID GRAY  
**PIN #:** 3529-28-1260  
**PROPOSED USE:** GIFT SHOP AND CBD SALES

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**SITE DATA**

PROPERTY ZONED	GENERAL BUSINESS
NUMBER OF EMPLOYEES	2
REQUIRED PARKING - (1188/250=4.75)	
CUSTOMER	4
HANDICAPPED	1
EMPLOYEES	2
EXISTING PARKING	
CUSTOMER	4
HANDICAPPED	1
EMPLOYEES	2

**HOURS OF OPERATION**  
 10:00 AM - 6:00 PM MONDAY-FRIDAY  
 10:00 AM - 3:00 PM SATURDAY

**PARKING LEGEND**  
 E - EMPLOYEE  
 C - CUSTOMER  
 D - DISPLAY  
 ♿ - HANDICAPPED

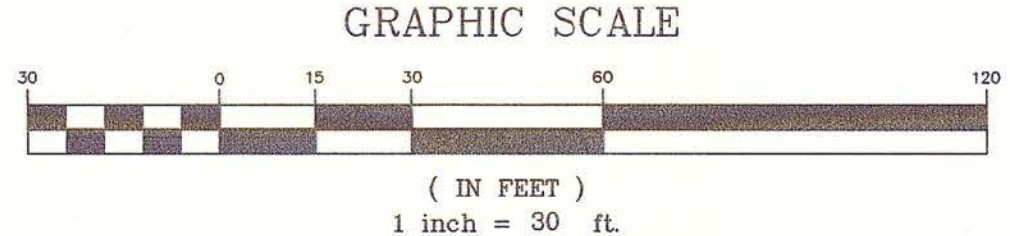
**LEGEND**  
 \* - EXISTING MATURE CREPE MYRTLE  
 ⊙ - EXISTING HELLERIA HOLLY  
 \* - EXISTING JUNIPER GROUND COVER  
 ○ - EXISTING NANDINA  
 ⊙ - PROPOSED CREPE MYRTLE  
 → - TRAFFIC FLOW

**METHOD OF DELIVERY**  
 INDIVIDUAL DRIVERS OR  
 SMALL ROLLBACK(AFTER HOURS)

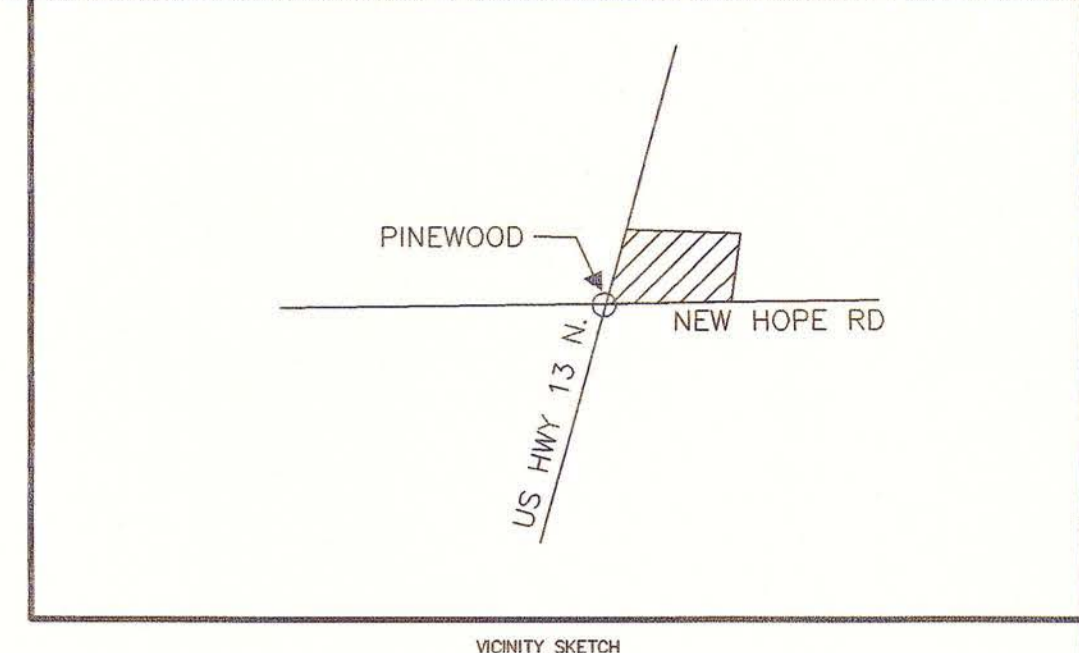
**OWNERS & SOURCE OF TITLE:**  
 WOOD-MAC, LLC.  
 DEED B000K 3058 PAGE 130

**AREA SUMMARY**  
 1.297 ACRES

SITE PLAN FOR  
**WOOD-MAC, LLC,**  
 STONEY CREEK TOWNSHIP  
 WAYNE COUNTY, NC



APPLICANT  
 ROBBIE ASHTON



RECEIVED  
 MAY 13 2014  
 Planning & CD Dept.

**NC GRID TIE:**

Point	Northing	Easting	Description
"A"	598168.313	8322029.545	CMF R/W

**LEGEND**  
 IPF = IRON PIPE FOUND  
 ISF = IRON STAKE FOUND  
 IRF = IRON ROD FOUND  
 CMF = CONCRETE MONUMENT FOUND  
 R/W = RIGHT-OF-WAY  
 AGL = AT GROUND LEVEL  
 BGL = BELOW GROUND LEVEL  
 C&G = CURB & GUTTER  
 LP = LIGHT POLE

**NOTES:**  
 ALL BEARINGS ARE NC GRID  
 ALL DISTANCES ARE HORIZONTAL GROUND  
 AREA BY COORDINATE COMPUTATION  
 ALL IRON STAKES SET ARE AT GROUND LEVEL UNLESS OTHERWISE STATED  
 PROPERTY IS SUBJECT TO "ANY" OTHER EASEMENTS THAT A FULL TITLE SEARCH MAY DISCLOSE

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

**SUBJECT:** S-1-20 Wayne Dental Center (Amendment of Preliminary Subdivision Plat and Site Plan Modification S-5-85)

**BACKGROUND:** The property is located on the southeast corner of Wayne Memorial Drive and Lockhaven Drive. Subject property is identified as building and lot #7 of the Wayne Dental Center.

On February 20, 1989, Wayne Dental Center converted the existing medical office complex into a condominium office development (PUD) where each individual unit was sold for use as offices.

The following modifications were approved by City Council:

1. Modification of the minimum 5 acre lot area requirement to 2.28 acres
2. Modification of the minimum open space requirement from 2 acres to 0.467 acres
3. Modification of the exterior sidewalk requirement along Lockhaven Dr.

In 2018, applicant obtained a commercial building permit for interior renovations to the existing owner-occupied dental office facility. In addition, City Council approved a building setback modification from 25 ft. to 20 ft. for the construction of a 122 sq. ft. enclosed exterior staircase addition to be located at the rear of the facility.

Applicant intended to provide access to a proposed second floor attic to office renovation totaling 350 sq. ft. However, the exterior staircase addition and upstairs renovation never commenced.

The applicant states that the proposed outside staircase for access to the second floor is not practical or cost effective. In addition, applicant believes that the additional office space would

be more advantageous on the first floor for accessibility and office efficiency.

DISCUSSION: Now, the applicant has decided that in lieu of the 20 ft. building setback modification originally requested and approved by Council in 2018, an additional 5 ft. is needed for a proposed first floor 488 sq. ft. building addition to the rear of her dental office facility.

According to the City’s Planned Unit Development (PUD) Design Standards, a minimum distance of 25 ft. shall extend around the entire PUD development. The applicant’s proposed building addition would be approximately 15 ft. from the southern property line. A building setback modification from 25 ft. to 15 ft. is necessary.

No changes to parking or landscaping are required for the building addition.

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

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

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

**Preliminary Subdivision Plat Amendment  
AMY BATTEN, DDS  
BUILDING EXPANSION REQUEST**



**Preliminary Subdivision Plat Amendment**

**CASE NO.:** S-1-20

**REQUEST:** Building Expansion 15 feet into rear setback

**APPLICANT:** Amy Batten

**LOCATION:** 2300 Wayne Memorial Ave, Suite I

**HOURS OF OPERATION:**

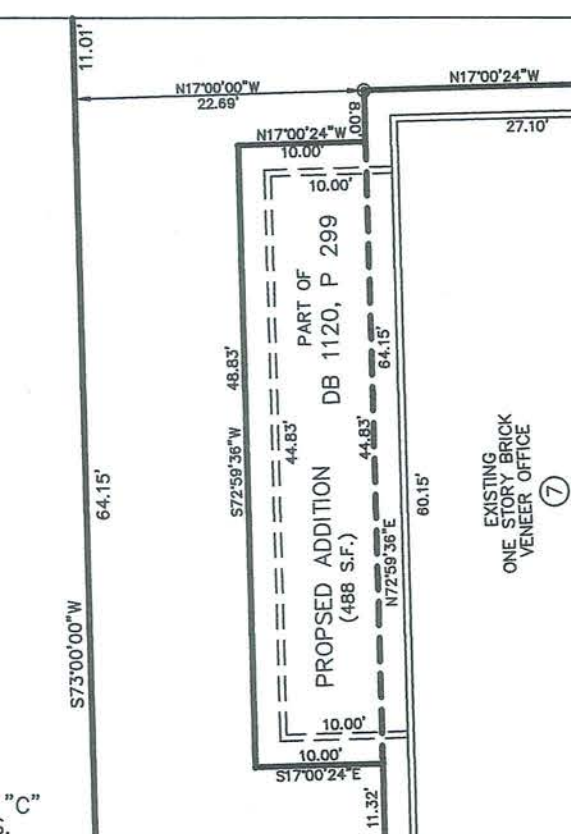
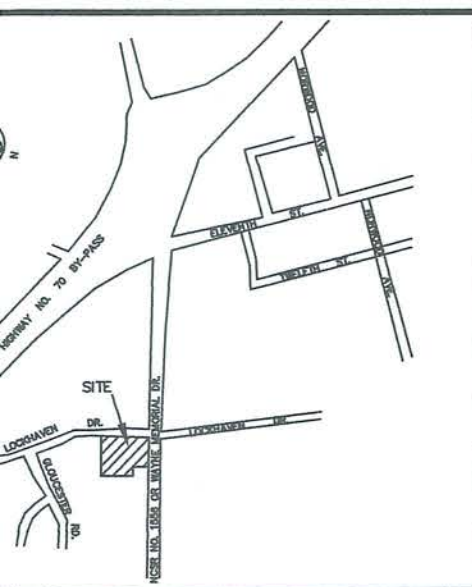
**Monday - Friday 8:00 a.m. to 5:00 p.m.**

**Number of Employees:**



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

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FLO-T, LLC  
D.B. 2229 P. 437  
ZONED R9

#### SITE DATA

AREA OF SITE - 2.28 ACRES ± OR 99,397 SQ. FT.

#### AREA SCHEDULE

LOT	LOT
1	2,687 SQ. FT.
2	1,617 SQ. FT.
3	1,698 SQ. FT.
4	2,702 SQ. FT.
5	2,947 SQ. FT.
6	1,631 SQ. FT.
7	2,482 SQ. FT.
8	1,612 SQ. FT.
9	1,937 SQ. FT.
TOTAL AREA IN LOTS	
19,513 SQ. FT.	
COMMON AREA	
79,884 SQ. FT.	
TOTAL	
99,397 SQ. FT. OR 2.28 ACRES ±	
AVERAGE LOT SIZE	
2168 S.F.	
TOTAL NO. LOTS	
9	

PARKING - SPACES REQUIRED = 96  
SPACES SHOWN = 122  
SPACE DIMENSIONS - 5'X19'  
HANDICAPPED SPACES = 4

BUILDING COVERAGE - PERCENTAGE = 17.33%

ZONING - O & I

SETBACKS  
FRONT 25'  
SIDE 10'  
REAR 25'

PROPERTY IDENTIFICATION - WAYNE DENTAL CENTER OWNERS ASSOC., INC  
DEED BOOK 1120, PAGE 299

- NOTES:
1. MODIFICATION OF THE MINIMUM 5 ACRE LOT AREA REQUIREMENT TO 2.28 ACRES.
  2. MODIFICATION OF THE MINIMUM OPEN SPACE REQUIREMENT FROM 2 ACRES TO 0.467 ACRES.
  3. MODIFICATION OF EXTERIOR SIDEWALK REQUIREMENT ALONG LOCKHAVEN DRIVE.

OWNER  
WAYNE DENTAL CENTER OWNERS ASSOC., INC  
A.M. BATTEN, LLC  
SOURCE OF TITLE  
DEED BOOK 1120, PAGE 299  
DEED BOOK 3364, PAGE 394

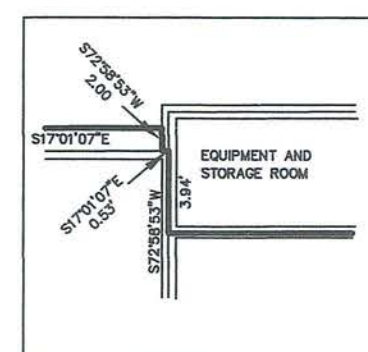
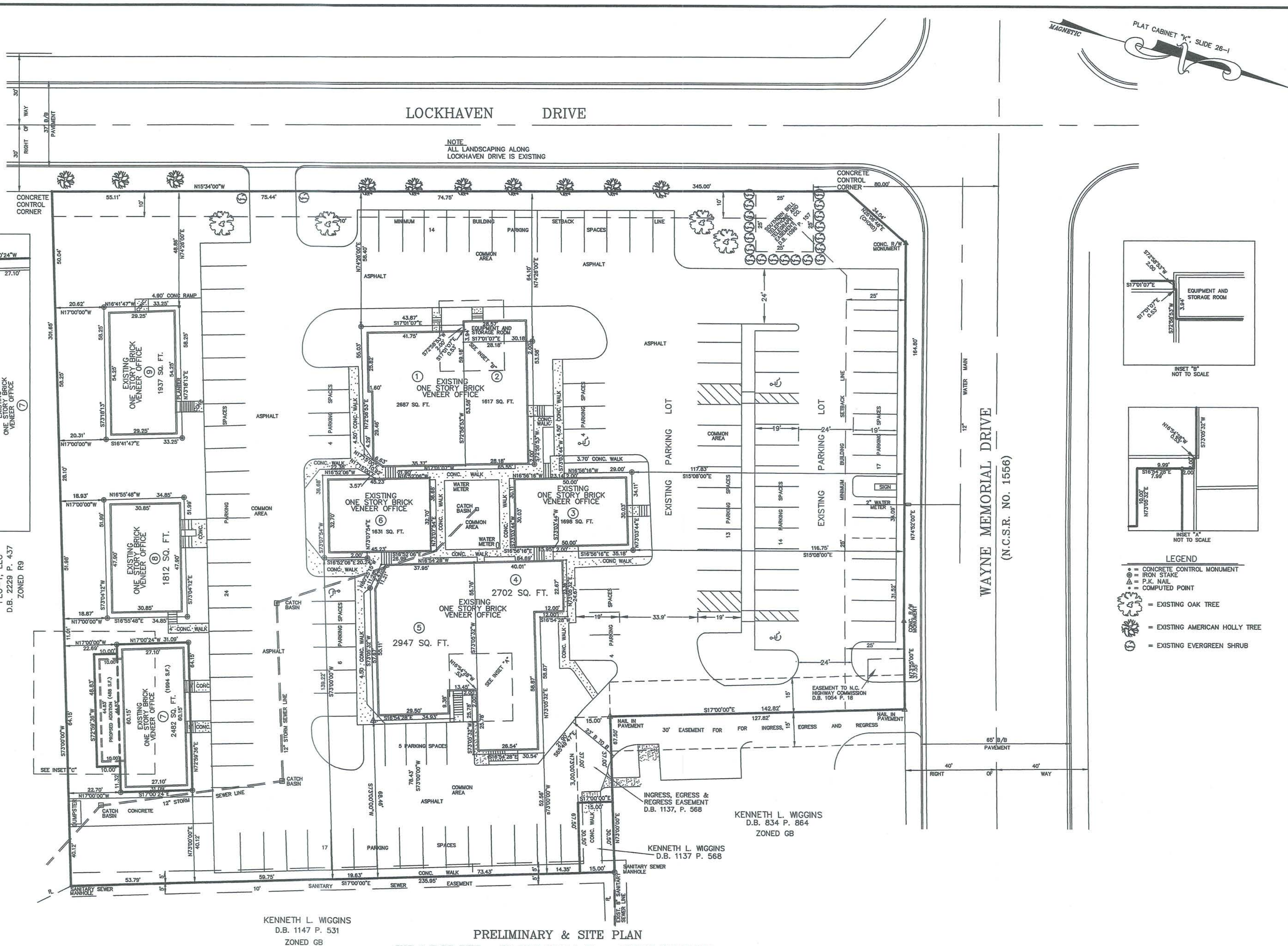


( IN FEET )  
1 inch = 30 ft.

SURVEYED  
R. DANIEL BUTLER, PLS  
942 DYKE SMITH RD.  
LAGRANGE, N.C.  
(252)747-7056  
PLATTED



PREPARED BY THE OFFICE OF R. DANIEL BUTLER, PLS DATE 1-14-20



INSET "B"  
NOT TO SCALE



INSET "A"  
NOT TO SCALE

- LEGEND
- = CONCRETE CONTROL MONUMENT
  - = IRON STAKE
  - △ = P.K. NAIL
  - = COMPUTED POINT
  - = EXISTING OAK TREE
  - = EXISTING AMERICAN HOLLY TREE
  - = EXISTING EVERGREEN SHRUB

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

**SUBJECT:** S-11-99 Lanetree Townhomes (PUD) –Preliminary Subdivision Plat

**BACKGROUND:** The property is located on the west side Salem Church Road between Buck Swamp Road and the Little River.

A preliminary subdivision plat, landscape plan and covenants were approved for this Planned Unit Development with a modification of the City's curb and gutter and sidewalk requirement on May 5, 2003.

The City's Unified Development Ordinance states that preliminary plat approval will remain valid for a two-year period from the date of approval. As a result, the applicant has submitted a revised preliminary plat which reflects new changes implemented by the owner.

Previous Preliminary Plat

Total Area: 59.556 acres

Totals Lots: 77

Zoning: Residential (R-12) and WSP

**DISCUSSION:** In an effort to enhance the sale of lots within this subdivision, several larger lots have been created along Masters' Way which has reduced the total number of lots within this subdivision from 77 to 73.

Current Preliminary Plat

Total Area: 59.556 acres

Totals Lots: 73

Zoning: Residential (R-12) and WSP

Engineering: All streets within this subdivision (Titleist Drive, Palmer Drive, Masters Way and Duval Drive) have been constructed and are privately maintained by the owner. In

addition, all water and sewer lines necessary to serve this subdivision have been installed and accepted by the City.

The subject property is located in a Watershed Protection area. As such, the maximum built-upon area is 14.27%.

The majority of the lots within the subdivision are located within the 100-year flood hazard area according to the City's 2018 flood maps. However, on December 2, 2005 a request was approved per FEMA for lots 21 through 77 removing them from the special flood hazard area which is still effective today.

Final subdivision plats have been approved and recorded for the following sections of Lanetree Townhomes;

- Section One: Lots 10 - 20
- Section Two: Lots 21 – 33
- Section Three: Lots 34 – 39
- Section Four: Lot 47

No final subdivision plats have been approved for the remaining lots within Lanetree Townhomes.

The applicant is requesting a modification of curb and gutter and sidewalk requirements for the revised PUD (Planned Unit Development).

RECOMMENDATION: By motion, the Planning Commission recommended.....

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

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



**PRELIMINARY SUBDIVISION REQUEST**  
CASE NO.: S-2-20  
APPLICANT: LANE TREE FARMS, INC.  
OWNER: WILLIAM LANE  
PIN #: 2690-50-6780  
LOCATION: MASTERS WAY

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