

**AGENDA**  
**PLANNING COMMISSION**  
**Monday, March 29, 2021 at 6:00 P.M.**

The Planning Commission will hold their meeting on Monday, March 29, 2021 at 6:00 P.M. in the City Council Chambers, 214 N. Center St. in the Historic City Hall building.

*Due to COVID-19, attendance at the City Council meeting is limited to 16 citizens in the Council Chambers to allow for social distancing. Overflow seating is available in the Anteroom, located in City Hall and the Large Conference Room, City Hall Addition. The meeting will also be streamed live on the City's Facebook and YouTube pages, links are available at <https://www.goldsboronc.gov/mayor-of-goldsboro/city-council-minutes>*

- I. Minutes – February 22, 2021 \_\_\_\_\_
- II. BOARD OF ADJUSTMENT PUBLIC HEARING - No Items to be heard.
- III. PLANNING COMMISSION ITEMS:
  - A. Rezoning Requests:
    - (1) **Z-1-21 Shannon View** - Located on the west side of W. New Hope Rd. between Cuyler Best Rd. and N. Harding Dr. \_\_\_\_\_  
**A separate motion for the Rezoning is required prior to Conditional Use Permit**
    - Associated Conditional Use Permit:
      - (2) **CU-4-21 Shannon View** - The applicant is requesting conditional use permit for an eighty-four (84) unit senior apartment complex. ***This request is subject to the approval of rezoning case #Z-1-21.*** \_\_\_\_\_  
**A separate motion for the Conditional Use Permit is required**
  - B. Rezoning Requests:
    - (1) **Z-2-21 Tiffany Garden – Phase II** - Located on the west side of Thoroughfare Rd. between Central Heights Rd. and NC Railroad. \_\_\_\_\_  
**A separate motion for the Rezoning is required prior to Conditional Use Permit**
    - Associated Conditional Use Permit:
      - (2) **CU-5-21 Tiffany Gardens – Phase II** - The applicant is requesting conditional use permit for an eighty-four (84) unit apartment complex. ***This request is subject to the approval of rezoning case #Z-2-21.*** \_\_\_\_\_  
**A separate motion for the Conditional Use Permit is required**
  - C. Rezoning Requests:
    - (1) **Z-3-21 Barnes Jewelers Building** – The property is located on the south side of Eastgate Drive between Mall Road and N. Berkeley Blvd. \_\_\_\_\_
  - D. Conditional Use Requests:
    - (1) **CU-2-21 A & M Cafe** - The applicant is requesting conditional use permit for the operation of an internet café with 18 game units. ***This request is subject to the approval of rezoning case #Z-3-21.*** \_\_\_\_\_

**E. Conditional Use Requests:**

- (1) CU-3-21 New Hope Place Apartments** - The applicant is requesting conditional use permit for an 80 unit apartment complex. \_\_\_\_\_

**IV. CITY COUNCIL PUBLIC HEARING ITEMS / PLANNING COMMISSION RECOMMENDATIONS  
APRIL 2021**

Nothing at this time for Public Hearing items for April 19, 2021

**Planning Commission Minutes  
February 22, 2021**

The Goldsboro Planning Commission met in regular session on Monday, February 22, 2021 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. Bauer  
Mr. Boyette  
Mr. Reid  
Ms. Rojas  
Mr. Slater  
Mr. Waters

Absent: None

Also Attending: Mr. Kenny Talton, Assistant Planning Director  
Ms. Debra Creighton, Secretary

**Minutes – January 25, 2020**

Mr. Waters moved that the Commission's minutes of January 25, 2020 be approved as submitted. Mr. Reid seconded the motion and the motion carried.

**Board of Adjustment Items:**

Chairman Boyette opened the Board of Adjustment public hearing to review the following items.

**Variance Request:**

**A. A-1-21 Worrell & Lamberth Properties – 1717, 1719 & 1803 W. Grantham St.**

Mr. Talton identified the location of the request and displayed a zoning map showing the subject property. Mr. Talton said the applicant is requesting a variance of the City's General Use District Dimensional Tables/Standards to include setbacks, lot width and area. Mr. Talton said the applicant is requesting a variance of the City's requirement that requires lots to have frontage along an improved public street of no less than 50 ft. Mr. Talton said if approved, the applicant proposes to subdivide the property into four (4) lots for the purposes of settling a family estate. (See proposed preliminary plat). The applicant has submitted a proposed preliminary subdivision plat which cannot be approved without the specified variances approved by the Goldsboro Board of Adjustment.

Mr. Talton said that all property owners residing within 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.

Mr. Talton said the subject properties are not located within the City limits of Goldsboro, but are located within its extraterritorial jurisdiction thereby conferring jurisdiction of these matters with the City and this Board. Mr. Talton said the subject properties existed prior to the adoption of the City's Unified Development Code. Mr. Talton said City water and sewer are not available to serve the properties. Mr. Talton said the properties are not located within a Special Flood Hazard Area. Mr. Talton said the subject properties are located within the R-16 (Residential) and R-16RM-NC (Residential/Manufactured Non-Conforming) zoning districts. Mr. Talton said property setbacks for the Residential-16 zoning district are as follows:

Front:	40 ft.
Rear:	25 ft.
Side:	16 ft.
Corner:	32 ft.
Minimum lot width (frontage):	100 ft.
Minimum lot area:	16,000 sq. ft.

Mr. Talton said the properties consist of the following proposed tracts or lots and the requested variances for each tract or lot:

**Lot 1: 1717 W. Grantham St. (Existing Single-family dwelling) Tax Id: 2680948945 (17,787 sq. ft. or 0.408 acres)**

Section 5.3 General Use District Dimensional Table/Standards

<i>Front setback:</i>	<i>40 ft. to 6.42 ft.</i>
<i>Side setback:</i>	<i>16 ft. to 5.67 ft.</i>
<i>Lot frontage or width:</i>	<i>100 ft. to 80.85 ft.</i>

**Lot 2: 1719 W. Grantham St. (Existing single-family dwelling) Tax Id: 2680945772 (20,900 sq. ft. or 0.0480 acres)**

Section 5.3 General Use District Dimensional Table/Standards

<i>Front setback:</i>	<i>40 ft. to 6.64 ft.</i>
<i>Side setback:</i>	<i>16 ft. to 10.18 ft.</i>
<i>Lot frontage or width:</i>	<i>100 ft. to 95 ft.</i>

**Lot 3: Tax Id: 2680947824/2680948945 (50,398 sq. ft. or 1.157 acres)**

Section 7.1.9 Lots: *Lots shall have frontage along an improved public street of at least 50 ft.*

<i>Lot frontage or width:</i>	<i>50 ft. to 0 ft.</i>
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Mr. Talton said currently, Lots 1, 2 and 4 are occupied by single-family dwellings. Mr. Talton said that originally, Lot 3 was one of two existing non-conforming lots



previously occupied by three (3) manufactured homes. Mr. Talton said the manufactured homes have been removed and the applicant is proposing a new lot accessed by a proposed 30 ft. wide ingress, egress and regress easement from U.S. Highway 70 West for single-family residential development. Mr. Talton said NCDOT has been contacted regarding the proposed access easement and have issues with the applicant's request.

Mr. Talton reviewed with the Board of Adjustment how Variances are determined 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.

Mr. Talton state the following are the 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 7.1.9 Lots:

**Lot 1 Request: 1717 W. Grantham St. (Existing Single-family dwelling) Tax Id: 2680948945 (17,787 sq. ft. or 0.408 acres)**

Section 5.3 General Use District Dimensional Table/Standards

*Front setback: 40 ft. to 6.42 ft.*

*Side setback: 16 ft. to 5.67 ft.*

*Lot frontage or width: 100 ft. to 80.85 ft.*

**Lot 2 Request: 1719 W. Grantham St. (Existing single-family dwelling) Tax Id: 2680945772 (20,900 sq. ft. or 0.0480 acres)**

Section 5.3 General Use District Dimensional Table/Standards

*Front setback: 40 ft. to 6.64 ft.*

*Side setback: 16 ft. to 10.18 ft.*

*Lot frontage or width: 100 ft. to 95 ft.*

**Lot 3: Tax Id: 2680947824/2680948945**

Section 7.1.9 Lots: *Lots shall have frontage along an improved public street of at least 50 ft. 50,398 sq. ft. or 1.157 acres*

*Lot frontage or width: 50 ft. to 0 ft.*

Chairman Boyette closed the public hearing portion of the meeting and requested the Board to make deliberations. Mr. Boyette reminded that for each lot an individual motion would need to be made.

The Board of Adjustment made the following findings on the Variance requests for Lot 1-1717 W. Grantham Street, Lot 2-1719 W. Grantham Street and Lot 3-2680947824, 2680948945 0 Grantham Street properties:

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

Mr. Bauer made a motion to grant the variance for Lot 1– 1717 W. Grantham Street as the findings 1-4 are met. Mr. Slater seconded the motion and the motion carried.

Mr. Reid made a motion to grant the variance for Lot 2– 1719 W. Grantham Street as the findings 1-4 are met. Mr. Waters seconded the motion and the motion carried.

Mr. Waters made a motion to grant the variance for Lot 3-2680947824, 2680948945 0 Grantham Street as the findings 1-4 met. Mr. Slater seconded the motion and the motion carried.

**Variance Request:**

**B. A-2-21 Estate of Benjamin Mzingo - 3759 E. Ash St.**

Mr. Talton identified the location of the request and displayed a zoning map showing the subject property. Mr. Talton said the applicant is requesting a variance

of the City's General Use District Dimensional Tables/Standards to include setbacks, lot width and area. Mr. Talton said the applicant variance of the City subdivision ordinance requirement that all lots have frontage along an improved public street of at least 50 ft. If approved, the applicant proposes to subdivide the property into two (2) private lots for single-family use. (See proposed preliminary plat). The applicant has submitted a proposed preliminary plat which cannot be approved without the specified variances approved by the Goldsboro Board of Adjustment.

Mr. Talton said 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.

Mr. Talton said the following *variances* is requested by the applicant:

**Lot 1: New Lot (Approximately 44,350 sq. ft. or 1.02 acres)**

Section 7.1.9 Lots: *Lots shall have frontage along an improved public street of at least 50 ft.*

*Lot frontage or width:* 50 ft. to 0 ft.

Mr. Talton said the subject property is not located within the City limits of Goldsboro. Mr. Talton said the subject property existed prior to the adoption of the City's Unified Development Code. Mr. Talton said an existing access easement approximately 20 ft. in width provides access to the property. Mr. Talton said City water and sewer are available to serve the property. Mr. Talton said the property is not located within a Special Flood Hazard Area. Mr. Talton said the subject property is within the Residential-16 zoning district. Mr. Talton said the setbacks for the Residential-16 zoning district are as follows:

Front:	40 ft.
Rear:	25 ft.
Side:	16 ft.
Corner:	32 ft.
Minimum lot width (frontage):	100 ft.
Minimum lot area:	16,000 sq. ft.

Mr. Talton said there is an existing home on the residual tract adjacent to Lot #1 and addressed as 3763 E. Ash Street, Goldsboro, North Carolina. Mr. Talton said should the Board of Adjustment approve the variance request, the applicant will be required increase the existing access easement to 30 ft. in width and to annex Lot #1 into the Goldsboro City limits since access to City utilities is within 1,000 ft. of subject property.

Mr. Talton reviewed with the Board of Adjustment how Variances are determined 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.

The City makes the following **Findings of Fact** as it relates to the variance request from Section 7.1.9 Lots of Goldsboro’s Unified Development Ordinance **Lot 1: New Lot (Approximately 44,350 sq. ft. or 1.02 acres)**

Section 7.1.9 Lots: *Lots shall have frontage along an improved public street of at least 50 ft.*

*Lot frontage or width: 50 ft. to 0 ft.*

- (1) Unnecessary hardship would result from the strict application of the ordinance due to the fact that the subject property existed 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 the location of an existing residentially-zoned parcel with no direct access to an improved public street.
- (3) The hardship did not result from actions taken by the applicant or 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.

Mr. Waters made a motion to grant the variance **A-2-21 Estate of Benjamin Mozingo, New Lot (Approximately 44,350 sq. ft. or 1.02 acres)** as the findings 1-4 are met. Mr. Slater seconded the motion and the motion carried.

At this time, Chairman Boyette closed the Board of Adjustment meeting and opened the Planning Commission meeting.

## **Planning Commission Items:**

### **A. Subdivision Requests:**

#### **(1) S-2-21 Estate of Benjamin Mozingo – 3759 E. Ash Street**

Mr. Talton said the subject property has been proposed for division into two (2) lots for the purposes of residential development. Mr. Talton said the applicant intends to set-up a modular home on one of two lots meeting the requirements of the North Carolina State Building Code.

Mr. Talton said according to the City of Goldsboro's Unified Development Code, the applicant is required to follow the City's major subdivision approval process since the entire tract to be subdivided exceeds three (3) acres. Mr. Talton said the proposed preliminary plat shows Lot #1 and Lot #2 are located in the R-16 (Residential) zoning district. Mr. Talton said Lot #2 is occupied by an existing single-family dwelling. Mr. Talton said the building setbacks for single-family dwellings within the R-16 zoning district are as follows:

Lot width:	100 ft.
Front:	40 ft.
Rear:	25 ft.
Side:	16 ft.
Side (Corner Lot):	32 ft.

Mr. Talton said the existing tract proposed for subdivision has no road frontage and is accessed by an existing 20 ft. wide ingress, regress and egress easement off E. Ash Street. Mr. Talton said according to the City's Unified Development Code, all lots shall have frontage along an improved public or private street of no less than 50 ft. Mr. Talton said the applicant has received a variance for this requirement from the Goldsboro Board of Adjustment and has agreed to increase the existing access easement from 20 ft. to 30 ft. in accordance with City regulations.

Mr. Talton said the subject property is located within SJAFB's 65-69 DNL noise overlay zone. Base officials have been contacted and will require that noise attenuation measures be incorporated into the construction of the new home to achieve an outdoor to indoor noise level reduction of at least 25 decibels. Mr. Talton said the applicant must submit an annexation petition for the subject property as it is within 1,000 ft. of City water and sewer.

Mr. Bauer moved that the Commission recommend approval of the Preliminary two (2) lot subdivision plan with the SJAFB's requirements and petition for annexation. Mr. Reid seconded the motion and the motion carried.

### **B. Conditional Use Permit Requests:**

#### **(1) CU-1-21 E-Z Window Tinting – 4245 E. US 70 Hwy**

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 applicant requests a Conditional Use Permit for the installation of a prefabricated accessory structure used for the operation and expansion of an existing automotive service center located in the Airport-Business zoning district. Services include automobile window tinting, automobile inspections and tire sales. Mr. Talton said as part of the request, separate site plan approval is required.

Mr. Talton said the submitted site plan indicates two existing buildings (673 sq. ft. for office use and 900 sq. ft. for automobile tinting and inspections) totaling approximately 1,573 sq. ft. Mr. Talton said an additional 930 sq. ft. prefabricated and enclosed metal building is proposed that will serve as an additional service bay for automobile window tinting.

Mr. Talton said Parking shall be based on 1 space per working bay, plus one per employee. Mr. Talton said a total of 16 spaces have been provided to include one handicap accessible parking space.

Mr. Talton said the subject property falls within SJAFB Accident Potential Zone (APZ-I) and 75-80/ 80-84 day-night average sound level (DNL) noise zones. Mr. Talton said base officials have been contacted and recommend that noise attenuation measures be incorporated into the design and construction of any new structure where the public is received.

Mr. Talton said base officials have indicated that retail sales are an incompatible land use in the 80-84 day-night average sound level (DNL) noise zone. Mr. Talton said the applicant has been informed that tire sales must be conducted within the 75-80 day-night average sound (DNL) zone in order to continue the existing use in the future.

Mr. Talton said at the public hearing held on February 15, 2021, the applicant came forward to speak in favor of the request and no one appeared to speak against the request.

Mr. Reid moved that the Commission recommend approval of Conditional Use Permit for the installation of a prefabricated accessory structure used for the operation and expansion of an existing automotive service center located in the Airport-Business zoning district. Mr. Slater seconded the motion and the motion carried.

### **C. Upcoming Meeting Items – March 15, 2021**

#### **A. Rezoning Requests:**

- (1) Z-1-21 Shannon View** - Located on the west side of W. New Hope Rd. between Cuyler Best Rd. and N. Harding Dr.
- (2) Z-2-21 Tiffany Garden – Phase II** - Located on the west side of Thoroughfare Rd. between Central Heights Rd. and NC Railroad

- (3) **Z-3-21 Barnes Jewelers Building** – The property is located on the south side of Eastgate Drive between Mall Road and N. Berkeley Blvd.

**B. Conditional Use Requests:**

- (1) **CU-2-21 A & M Cafe** - The applicant is requesting conditional use permit for the operation of an internet café with 18 game units.

**This request is subject to the approval of rezoning case #Z-3-21.**

- (2) **CU-3-21 New Hope Place Apartments** - The applicant is requesting conditional use permit for an 80 unit apartment complex.

- (3) **CU-4-21 Shannon View** - The applicant is requesting conditional use permit for an eighty-four (84) unit senior apartment complex.

**This request is subject to the approval of rezoning case #Z-1-21.**

- (4) **CU-5-21 Tiffany Gardens – Phase II** - The applicant is requesting conditional use permit for an eighty-four (84) unit apartment complex.

**This request is subject to the approval of rezoning case #Z-2-21.**

**Adjournment:**

There being no further business, the meeting was adjourned at 6:49 p.m.

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Debra Creighton, Secretary  
Goldsboro Planning Commission

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

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
APRIL 5, 2021 COUNCIL MEETING**

**SUBJECT:**               **Z-1-21 MC Morgan and Associates (Shannon View)** – West side of New Hope Road between Cuyler Best Road and N. Harding Drive.

**BACKGROUND:**       The applicant requests a change of zone for a portion of the subject property from Residential (R-12) to Residential (R-9CZ) Conditional Zoning limiting the use to an 84-unit senior apartment complex. In conjunction with the request, the applicant is requesting a **Conditional Use permit (CU-4-21)** for the construction of the senior apartment complex in the Residential (R-9) zoning district.

Frontage:   +360 ft. (W. New Hope Rd.)  
                  +188 ft. (Cuyler Best Rd.)

Area:         +10.2 Acres

**Surrounding Zoning:** North:       Neighborhood Business (NB)/Shopping Center (SC)  
                                  South:       Residential (R-6CZ)  
                                  East:        Residential (R-16/R-12SF)  
                                  West:       Office & Institutional (O&I-1)/Residential (R-12)

**Existing Use:** The property is partially wooded and cleared farmland.

On March 3, 2003, Goldsboro City Council approved a change of zone from Residential (R-16) to Residential (R-6CZ) for the construction of 216 apartments upon property directly south of the proposed development and formally known as The Reserve at Bradbury Place.

If the proposed change of zone is approved, the applicant will be required to obtain a Conditional Use Permit approved by City Council for the proposed senior apartment complex.

**Land Use Plan Recommendation:** The City's Land Use Plan recommends Mixed-Use development. Proposed zoning for the property is compatible with adjacent properties in the area. Since City water and sewer are available to serve the area, higher residential densities are encouraged.



DISCUSSION:

The submitted preliminary site plan (associated with CU-4-21) indicates one three-story senior apartment building containing a total of 84 units.

Access: Access to the site will be directly from W. New Hope Road. W. New Hope Road is a state-maintained road. Officials with NCDOT have been contacted and are recommending that the access drive for the senior apartments align with Shelley Drive to avoid conflicting left turns off of W. New Hope Road.

Parking: Parking for the site requires two spaces per unit plus .5 per bedroom over two. 51 units will be 2-bedroom units and 33 units will be 1-bedroom units. A total of 168 parking spaces are required. 84 parking spaces are shown on the submitted site plan. The applicant is requesting a modification of the City's parking requirement due to the fact that the North Carolina Finance Agency requires only 1 parking space per senior apartment unit.

Sidewalks: External City sidewalks are required for new development, however, the City's Pedestrian Facilities Plan does not recommend sidewalks for the area. Frontage along W. New Hope Road is approximately 360 ft. and approximately 188 ft. along Cuyler Best Road. The developer will be required to install sidewalks or pay a fee in lieu of in the amount of approximately \$9,864 to the City of Goldsboro.

Internal concrete sidewalks are shown providing access to building entrances through sloped ramps and handicap accessible walkways.

Lighting Plan: A commercial lighting plan has not been submitted. Since the subject property is located adjacent to residentially zoned and developed properties, the developer will be required to submit a lighting plan in compliance with the City's Commercial Lighting ordinance.

Interconnectivity: Interconnectivity has not been shown for the site. The applicant is requesting a modification of the interconnectivity requirement. The applicant believes interconnectivity is not practical due to the proposed site layout of the senior adult facility. In addition, traffic from existing single and multi-family developments could cause unnecessary congestion and reduce pedestrian safety for the residents of the facility.

Engineering: City water and sewer are available to serve the subject property. The property is not located within a special flood hazard area. City Engineering will require approval of storm water calculations and drainage plans prior to issuance of any building permits.

Landscaping: Street trees have been provided along W. New Hope Road and vehicular surface area landscape requirements must be met. A Type B 15' landscape buffer is required along all property lines with the exception of a Type C 20' landscape buffer adjacent to single family development along the western property line for approximately 267 feet. Staff is working with the applicant to ensure landscape requirements are met per the requirements of the City's Unified Development Ordinance.

Refuse: Commercial dumpsters will be utilized for garbage collection. Staff will ensure that dumpster corals are properly constructed and appropriately screened from off-site views in accordance with City standards.

Building elevations: Building elevations have been submitted and indicate the proposed buildings will be constructed of brick veneer and fiber-cement shake siding. Roofing materials will be architectural shingles. Staff will ensure all multi-family development design standards, including 20% open space requirement, are met per the requirements of the City's Unified Development Ordinance prior to issuance of any building permits.

Annexation: A majority of the subject property is located outside the City limits. Since City utilities are located within 1,000 ft. of the site, the developer will be required to connect to City water and sewer, as well as, annex into the City limits.

At the public hearing held on March 15, 2021, the applicant came forward in support of the request citing the 84 units would be restricted to 55 years and older population. Five citizens spoke in opposition primarily citing traffic congestion, safety concerns and potential off-site runoff.

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

Date: 3/22/21

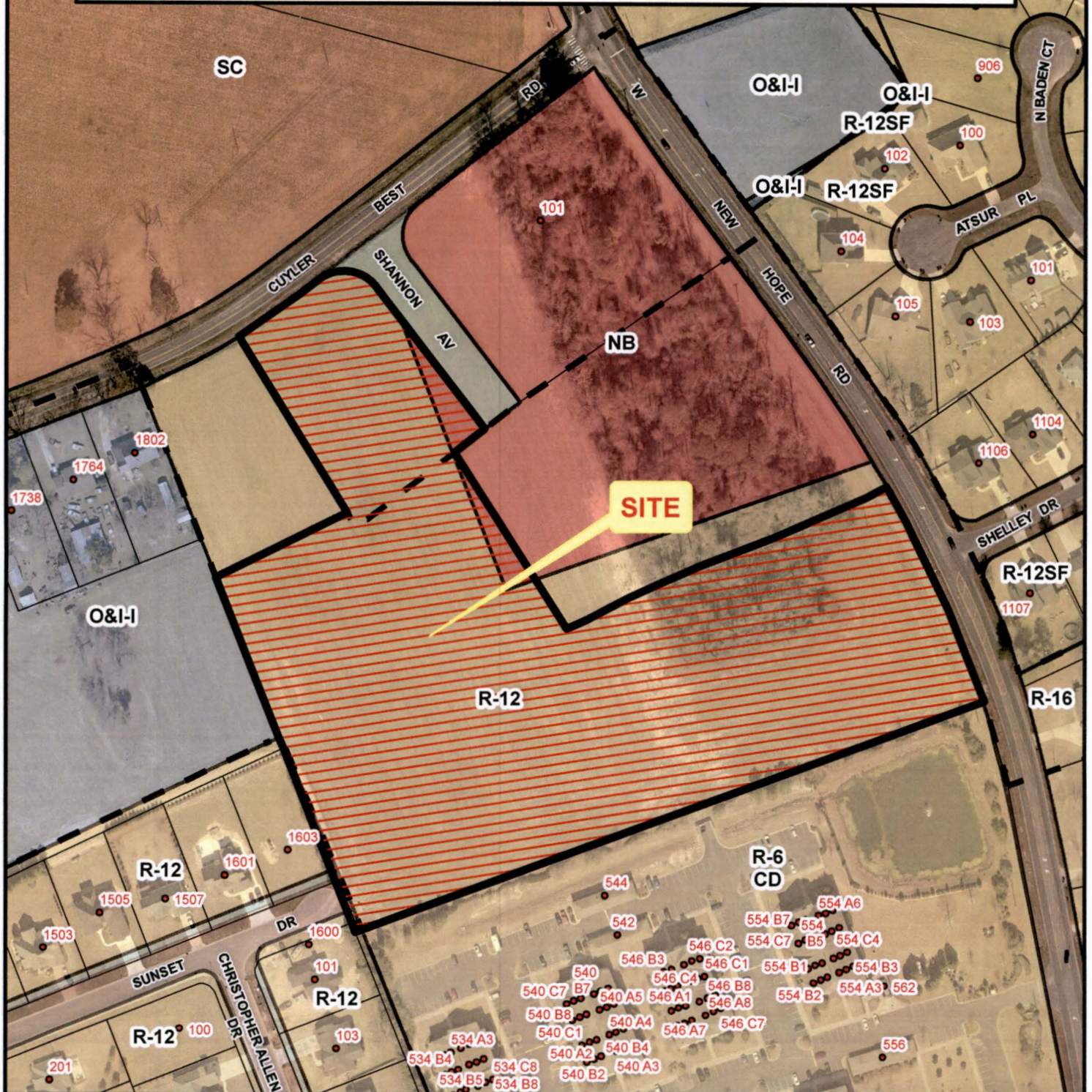
  
\_\_\_\_\_  
Planning Director

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

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



**Z-1-21 SHANNON VIEW**  
**SENIOR APARTMENTS - 84 UNITS** R-16  
**REQUEST: FROM RESIDENTIAL (R-12) TO RESIDENTIAL (R-9 CZ)**



**REZONING REQUEST:**

**CASE NO:** Z-2-21  
**OWNER:** BEST PROPERTIES, INC.  
**APPLICANT:** MC MORGAN & ASSOICATES, INC.  
**REQUEST:** SENIOR APARTMENTS - 84 UNITS  
 FROM RESIDENTIAL (R-12) TO RESIDENTIAL (R-9 CZ)  
**LOCATION:** CUYLER BEST ROAD & W. NEW HOPE ROAD  
**PIN #:** 3610-81-4065

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 Feet

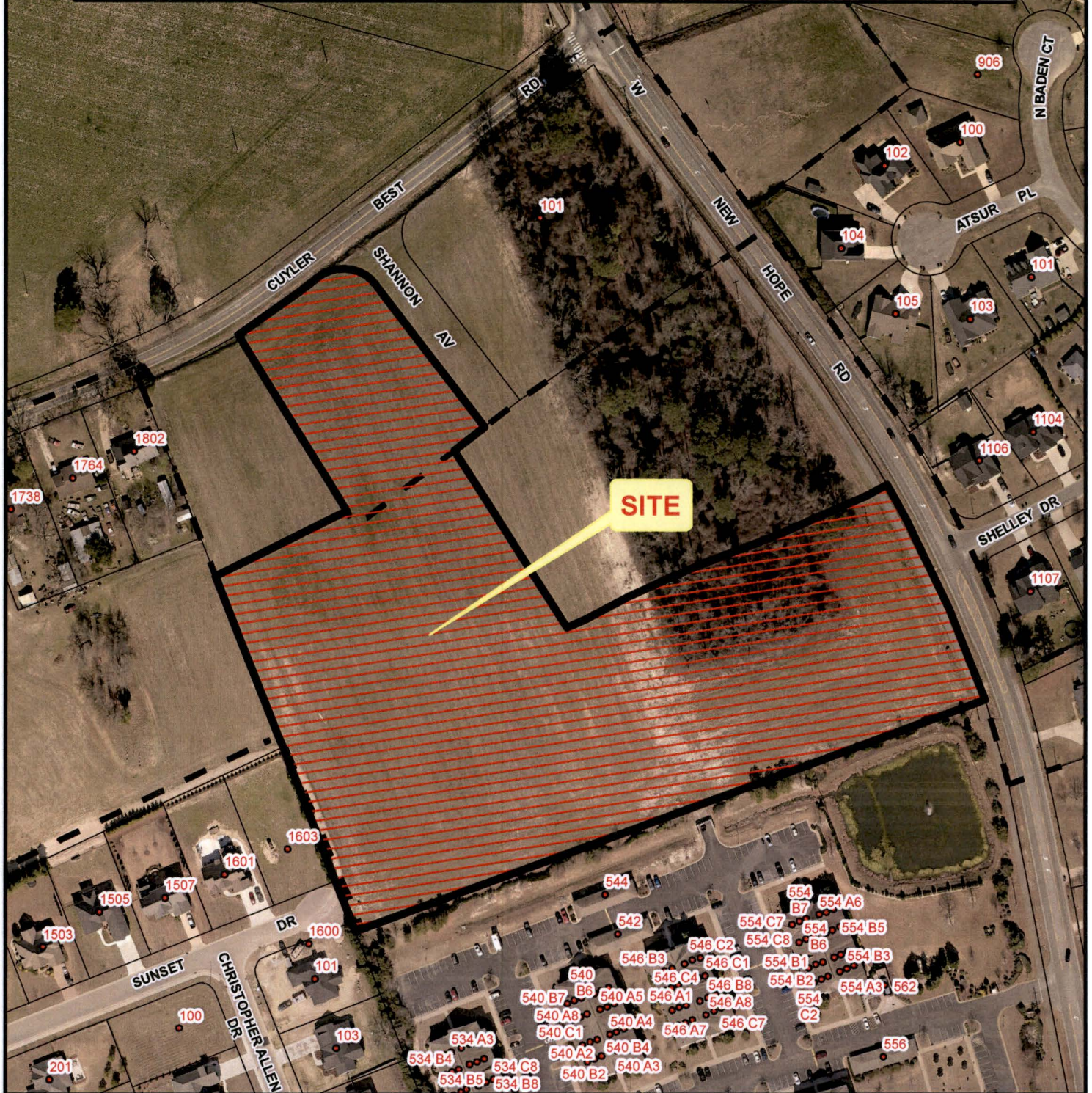


**GOLDSBORO**  
 BE MORE DO MORE SEYMOUR  
 North Carolina

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.



**Z-1-21 SHANNON VIEW  
SENIOR APARTMENTS - 84 UNITS  
REQUEST: FROM RESIDENTIAL (R-12) TO RESIDENTIAL (R-9 CZ)**



**REZONING REQUEST:**

**CASE NO:** Z-2-21  
**OWNER:** BEST PROPERTIES, INC.  
**APPLICANT:** MC MORGAN & ASSOICATES, INC.  
**REQUEST:** SENIOR APARTMENTS - 84 UNITS  
 FROM RESIDENTIAL (R-12) TO RESIDENTIAL (R-9 CZ)  
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0 62.5 125 250  
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**GOLDSBORO**  
 BE MORE DO MORE SEYMOUR

North Carolina

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.



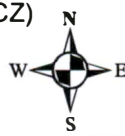
**Z-1-21 SHANNON VIEW  
SENIOR APARTMENTS - 84 UNITS  
REQUEST: FROM RESIDENTIAL (R-12) TO RESIDENTIAL (R-9 CZ)**



**REZONING REQUEST:**

**CASE NO:** Z-2-21  
**OWNER:** BEST PROPERTIES, INC.  
**APPLICANT:** MC MORGAN & ASSOICATES, INC.  
**REQUEST:** SENIOR APARTMENTS - 84 UNITS  
 FROM RESIDENTIAL (R-12) TO RESIDENTIAL (R-9 CZ)  
**LOCATION:** CUYLER BEST ROAD & W. NEW HOPE ROAD  
**PIN #:** 3610-81-4065

0 62.5 125 250  
 Feet



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# SHANNON VIEW

GOLDSBORO, NC







**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
APRIL 5, 2021 COUNCIL MEETING**

**SUBJECT:**           **Z-2-21 MC Morgan and Associates (Tiffany Gardens Phase II) –**  
West side of Thoroughfare Road between Central Heights Road  
and NC Railroad.

**BACKGROUND:**   The applicant requests a change of zone for a portion of the  
subject property from Residential (R-16) to Residential (R-6CZ)  
Conditional Zoning limiting the use to an 84-unit apartment  
complex. In conjunction with the request, the applicant is  
requesting a **Conditional Use permit (CU-5-21)** for the  
construction of the apartment complex in the Residential (R-6)  
zoning district.

Frontage:   ±500 ft. (Thoroughfare Road)

Depth:       ±300 ft.

Area:         ±7.7 Acres

**SURROUNDING ZONING:**

North:       Residential (R-16) RM-NC/Residential (R-12CZ);  
Residential (R-9)

South:       Residential (R-16/R-12)

East:         Residential (R-16/R-9)

West:        Residential (R-16/R-12CZ)

On April 1, 2019, Goldsboro City Council accepted the  
recommendation of the Goldsboro Planning Commission and  
adopted an Ordinance (Z-14-19) changing the zone for property  
directly north of subject property from Residential (R-16 and R-12)  
to Residential (R-12CZ) Conditional Zoning limiting the use of the  
property to an eighty-four unit apartment complex.

Now, the same developer is proposing a second phase of  
residential development consisting of another eighty-four (84)  
unit apartment complex. If the zoning is approved, the applicant  
will be required to obtain a Conditional Use Permit approved by  
City Council for the proposed apartment complex.

Existing Use: The property is currently vacant.

Land Use Plan Recommendation: The City's Land Use Plan recommends Medium Density Residential (MDR) development. In addition, the Plan recommends that higher densities should be encouraged since City water and sewer are available to serve the property.

DISCUSSION:

The submitted preliminary site plan (associated with CU-5-21) indicates three (3), three-story apartment buildings containing a total of 84 units. In addition, a community building is also being proposed on site.

Access: Access to the site will be directly from Thoroughfare Road. Since Thoroughfare Road is a state-maintained road, NCDOT officials have been contacted and are requiring driveway permits, as well as, left and right turn lanes along Central Heights Road as a result of Phase I development.

Parking: Parking for the site requires two spaces per unit plus .5 per bedroom over two. 36 of the 84 total units will be 3-bedroom units, 35 units will be 2-bedroom units and the remaining 13 units will be 1-bedroom units. A total of 176 parking spaces are required and 176 spaces have been shown on the preliminary site plan.

Sidewalks: External City sidewalks are required for new development, however, the City's Pedestrian Facilities Plan does not recommend sidewalks for the area. Frontage along Thoroughfare Road is approximately 460 ft. The developer will be required to install sidewalks or pay a fee in lieu of in the amount of \$8,280 to the City of Goldsboro.

Internal concrete sidewalks are shown providing access to building entrances through sloped ramps and handicap accessible walkways.

Lighting Plan: A commercial lighting plan has not been submitted. Since the subject property is located adjacent to residentially-zoned and developed properties, the developer will be required to submit a lighting plan in compliance with the City's Commercial Lighting ordinance.

Interconnectivity: Interconnectivity has been shown west of the site as adjacent property is currently being developed for multi-family use.

Engineering: City water and sewer are available to serve the subject property. The property is not located within a special flood hazard area. City Engineering will require approval of storm water calculations and drainage plans prior to issuance of any building permits.

Landscaping: Street trees have been provided along Thoroughfare Road and vehicular surface area landscape requirements must be met. A Type B 15' landscape buffer is required along the western property line and a portion of the southern property line. A Type C 20' landscape buffer is required adjacent to single family development along a portion of the southern, northern and eastern property lines. Staff is working with the applicant to ensure landscape requirements are met per the requirements of the City's Unified Development Ordinance.

Refuse: Commercial dumpsters will be utilized for garbage collection. Staff will ensure that dumpster corals are properly constructed and appropriately screened from off-site views in accordance with City standards.


Building elevations: Building elevations have been submitted and indicate the proposed buildings will be constructed of brick veneer and fiber-cement shake siding. Roofing materials will be architectural shingles. Staff will ensure all multi-family development design standards, including 20% open space requirement, are met per the requirements of the City's Unified Development Ordinance prior to issuance of any building permits.

Annexation: The subject property is located outside the City limits. Since City utilities are located within 1,000 ft. of the site, the developer will be required to connect to City water and sewer, as well as, annex into the City limits.

At the public hearing held on March 15, 2021, the applicant came forward in support of the request citing the project is a continuation of a previously approved multi-family project known as Tiffany Garden Phase I. Four citizens spoke in opposition primarily citing traffic congestion, safety concerns and drainage issues.

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

Date: 3/22/21

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

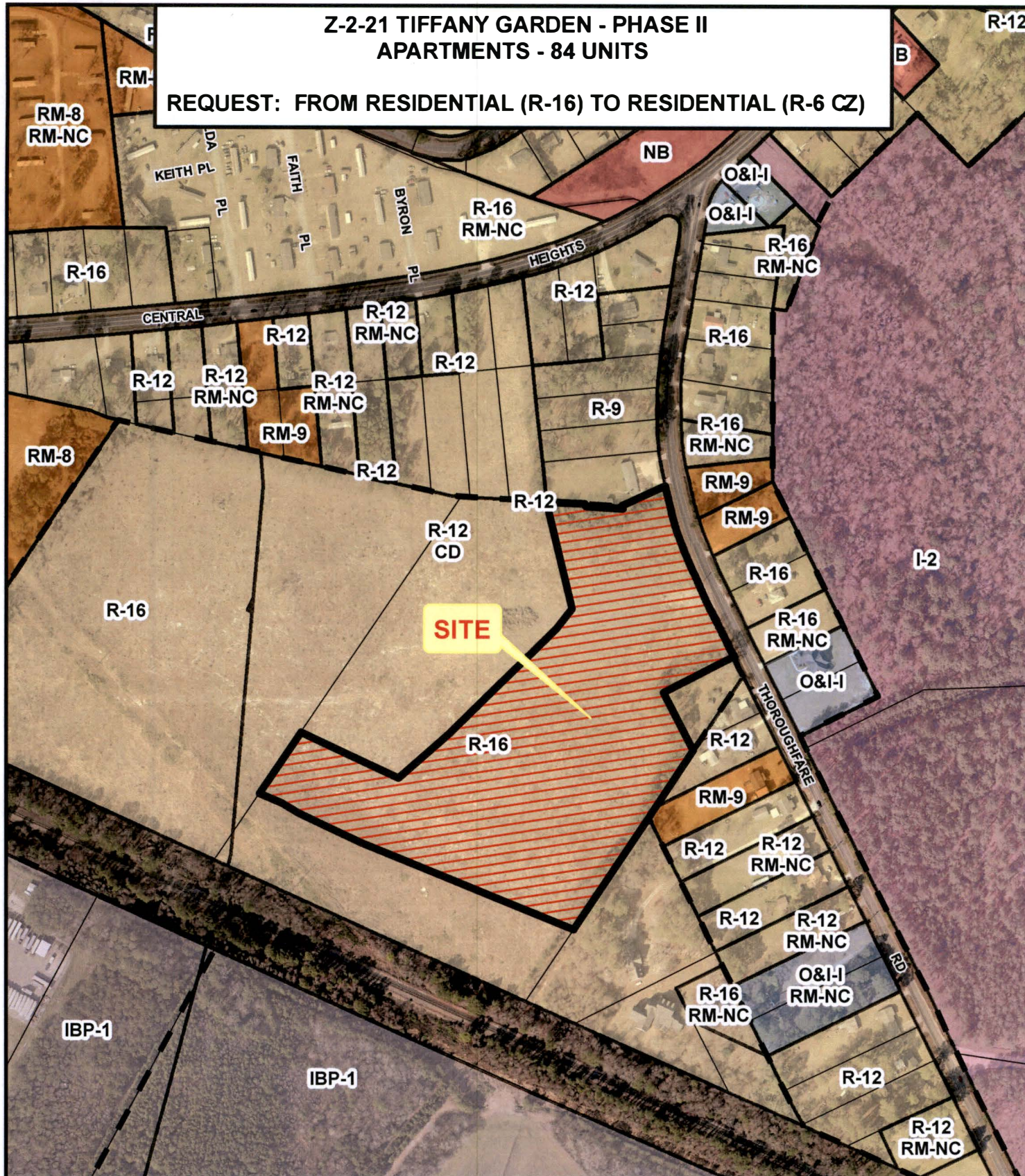
Date: \_\_\_\_\_

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



**Z-2-21 TIFFANY GARDEN - PHASE II  
APARTMENTS - 84 UNITS**

**REQUEST: FROM RESIDENTIAL (R-16) TO RESIDENTIAL (R-6 CZ)**



**REZONING REQUEST:**

**CASE NO:** Z-2-21  
**OWNER:** SOUTHEAST INVESTORS GROUP, LLC.  
**APPLICANT:** MC MORGAN & ASSOICATES, INC.  
**REQUEST:** APARTMENTS - 84 UNITS  
 FROM RESIDENTIAL (R-16) TO RESIDENTIAL (R-6 CZ)  
**LOCATION:** THOROUGHFARE ROAD  
**PIN #:** 3529-23-5463 (portion of)

0 112.5 225 450  
 Feet



**GOLDSBORO**  
 BE MORE DO MORE SEYMOUR

North Carolina

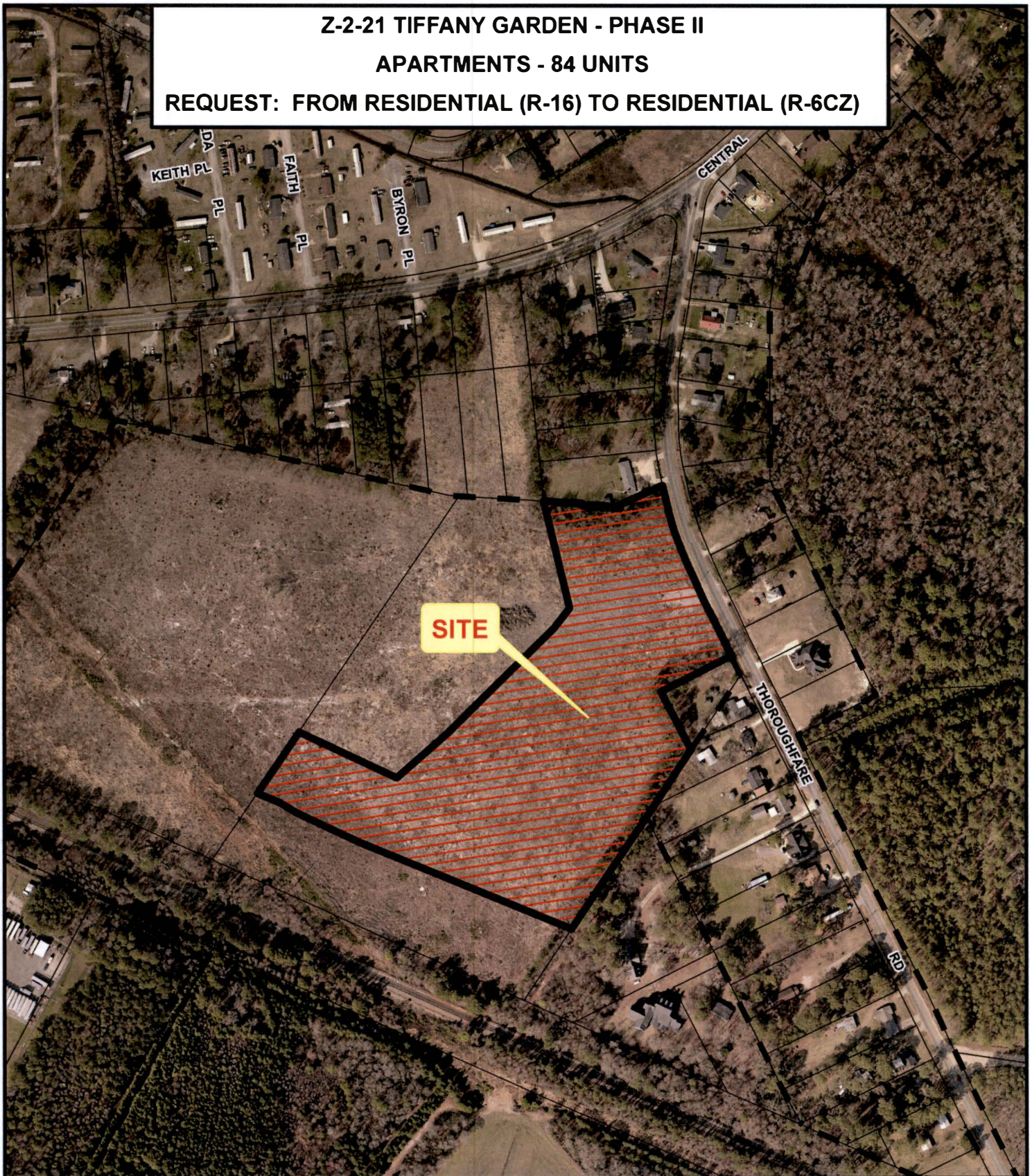
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**Z-2-21 TIFFANY GARDEN - PHASE II**

**APARTMENTS - 84 UNITS**

**REQUEST: FROM RESIDENTIAL (R-16) TO RESIDENTIAL (R-6CZ)**



**REZONING REQUEST:**

**CASE NO:** Z-2-21  
**OWNER:** SOUTHEAST INVESTORS GROUP, LLC.  
**APPLICANT:** MC MORGAN & ASSOICATES, INC.  
**REQUEST:** APARTMENTS - 84 UNITS  
FROM RESIDENTIAL (R-16) TO RESIDENTIAL (R-6 CZ)  
**LOCATION:** THOROUGHFARE ROAD  
**PIN #:** 3529-23-5463 (portion of)

0 112.5 225 450  
Feet



**GOLDSBORO**  
BE MORE DO MORE SEYMOUR

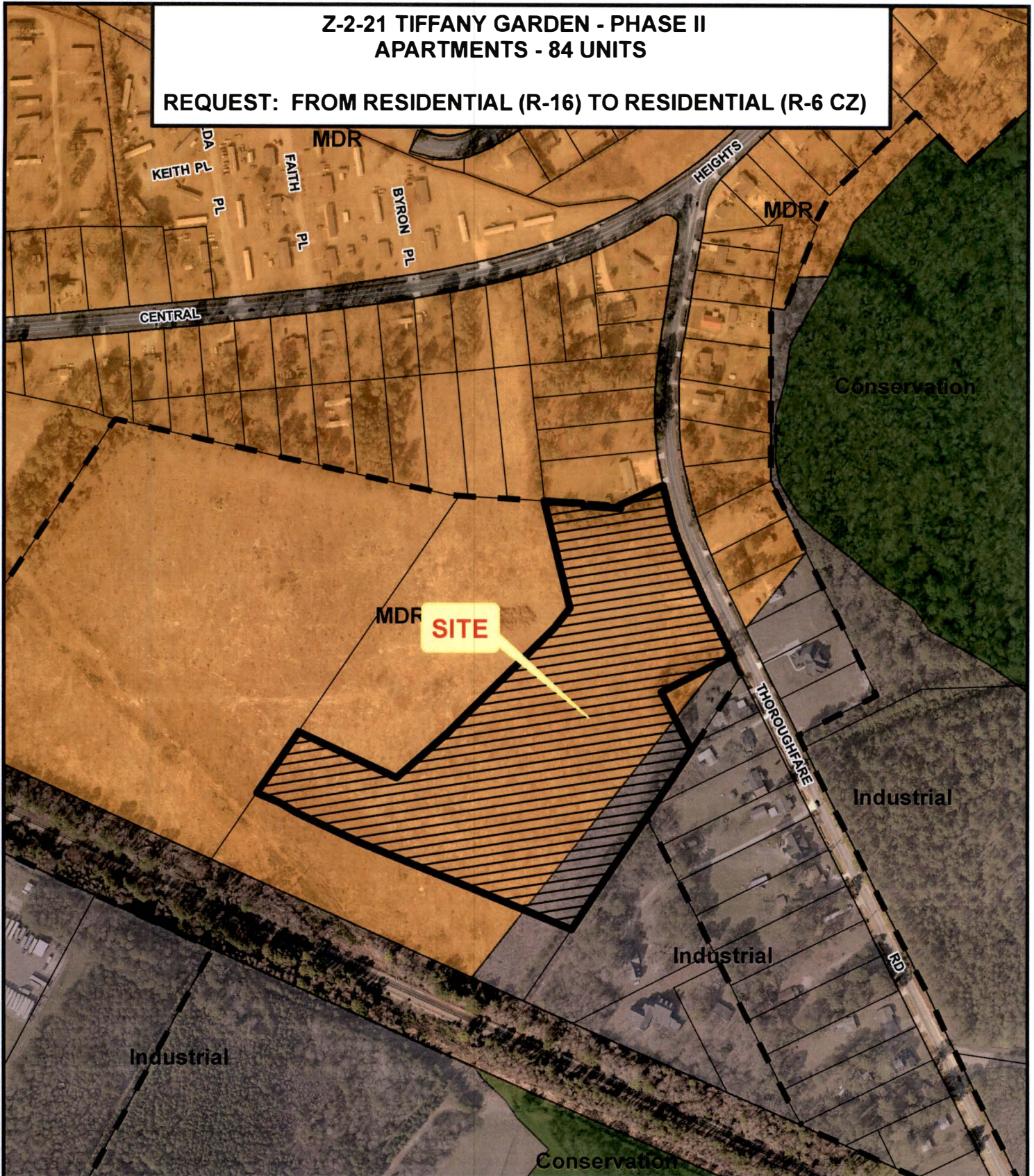
North Carolina

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**Z-2-21 TIFFANY GARDEN - PHASE II  
APARTMENTS - 84 UNITS**

**REQUEST: FROM RESIDENTIAL (R-16) TO RESIDENTIAL (R-6 CZ)**



**REZONING REQUEST:**

**CASE NO:** Z-2-21  
**OWNER:** SOUTHEAST INVESTORS GROUP, LLC.  
**APPLICANT:** MC MORGAN & ASSOICATES, INC.  
**REQUEST:** APARTMENTS - 84 UNITS  
FROM RESIDENTIAL (R-16) TO RESIDENTIAL (R-6 CZ)  
**LOCATION:** THOROUGHFARE ROAD  
**PIN #:** 3529-23-5463 (portion of)

0 112.5 225 450  
Feet



**GOLDSBORO**  
BE MORE DO MORE SEYMOUR

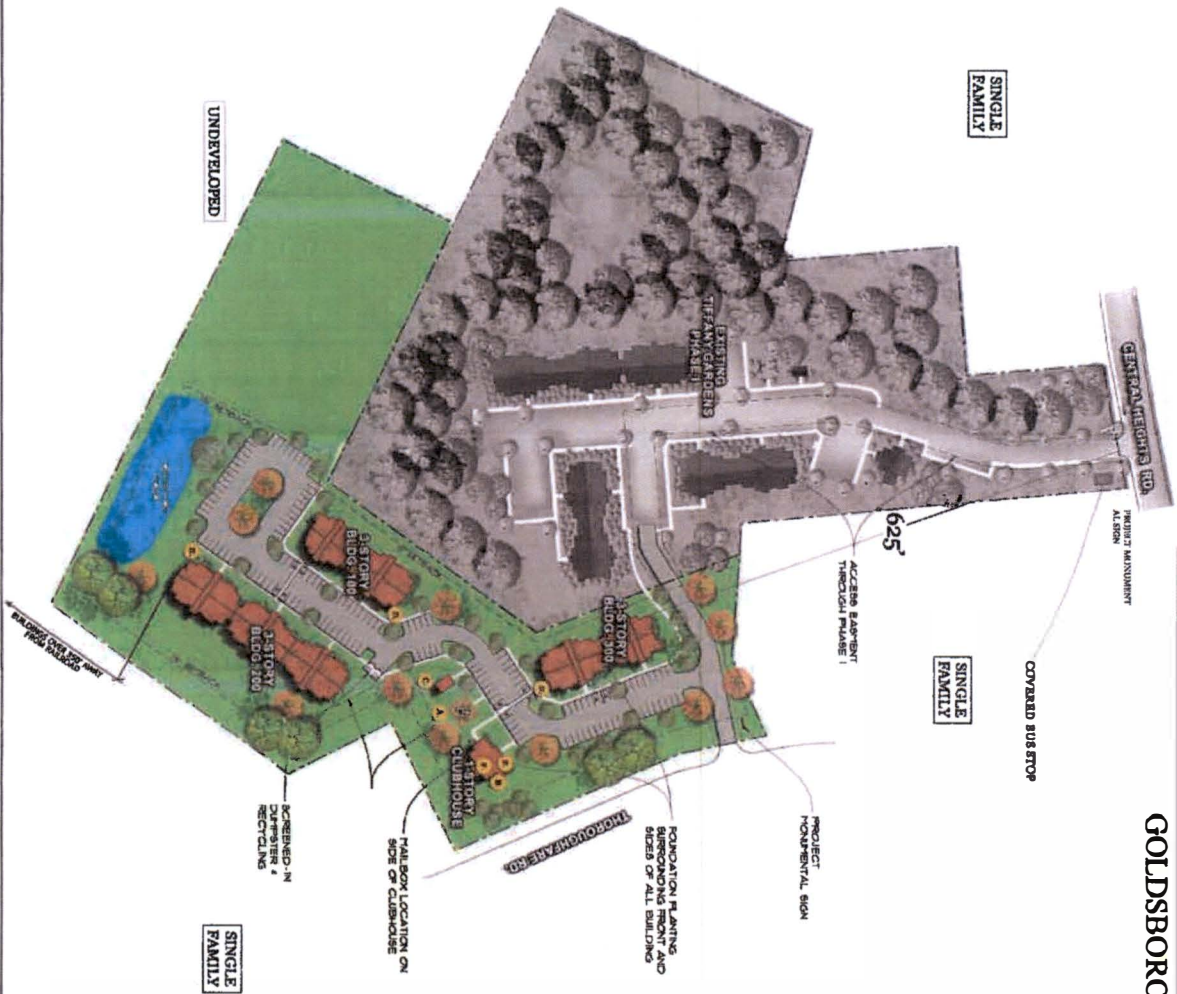
North Carolina

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# TIFFANY GARDEN PHASE II

## GOLDSBORO, NC



### SITE INFORMATION:

SITE: 7.7 +/- ACRES  
 DENSITY: 10.9 UNITS/ACRES  
 BUILDINGS: (1) 1 STORY CLUBHOUSE  
 (3) 3-1 STORY APARTMENT BUILDINGS  
 SPRINKLING: 100%  
 PARKING SPACES: 147 SPACES PROVIDED @ 1.75 SPACES / UNIT  
 SETBACKS:  
 FRONT = 14'  
 SIDE = 35'  
 REAR = 35'

### UNIT INFORMATION:

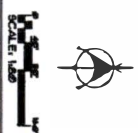
Unit Type	Unit Area	Unit Units	Unit Total	Net Total
1 BEDROOM 1-CR	775	12	1,000	1,000
2 BEDROOM 2-CR	1,000	1	1,000	1,000
3 BEDROOM 3-CR	1,200	1	1,200	1,200
1 BEDROOM 1-CR	1,100	12	13,200	13,200
1 BEDROOM 1-CR	1,100	12	13,200	13,200
TOTAL	5,275	38	40,400	40,400

### SITE NOTES:

- NO RETAINING WALLS ANTICIPATED

### REQUIRED SITE AMENITIES:

- 1 PLAYGROUND - (W/ MIN. 1 BENCH)
- 2 MULTI-PURPOSE ROOM (MIN. 800 SQ. FT.)
- 3 COVERED PICNIC AREA - (100 SQ. FT. W/ 2 TABLES & GRILL)
- 4 ADDITIONAL AMENITIES:
- 5 OUTDOOR SITTING AREA W/ BENCHES - (MIN. 3 LOCATIONS)
- 6 COVERED PATIO WITH SEATING - (100 SQ. FT.)
- 7 RESIDENT COMPUTER CENTER - (MIN. 2 COMPUTERS)



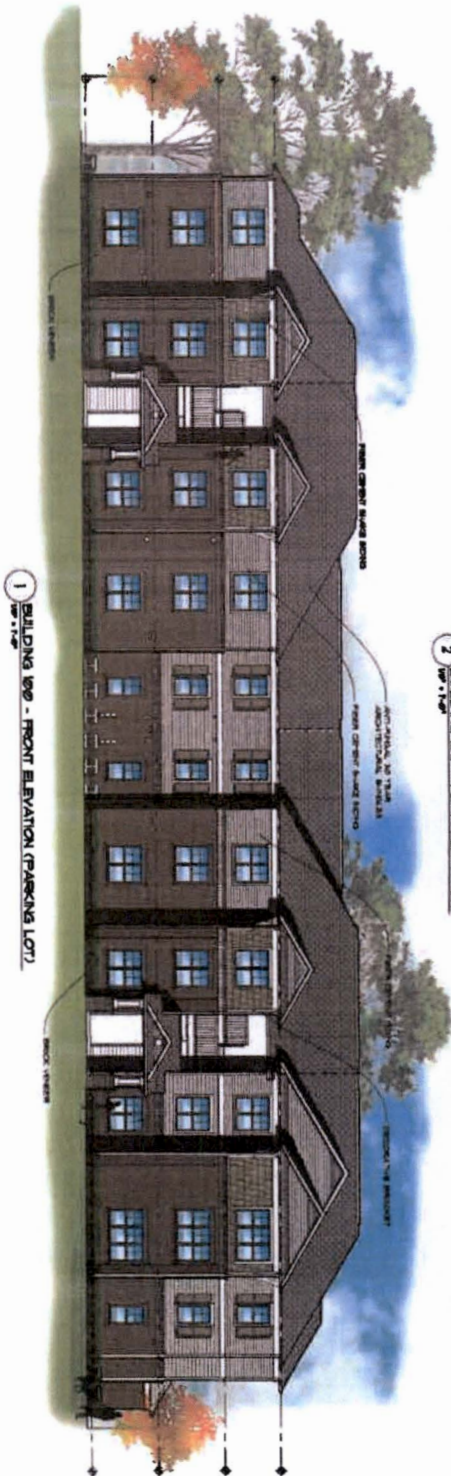
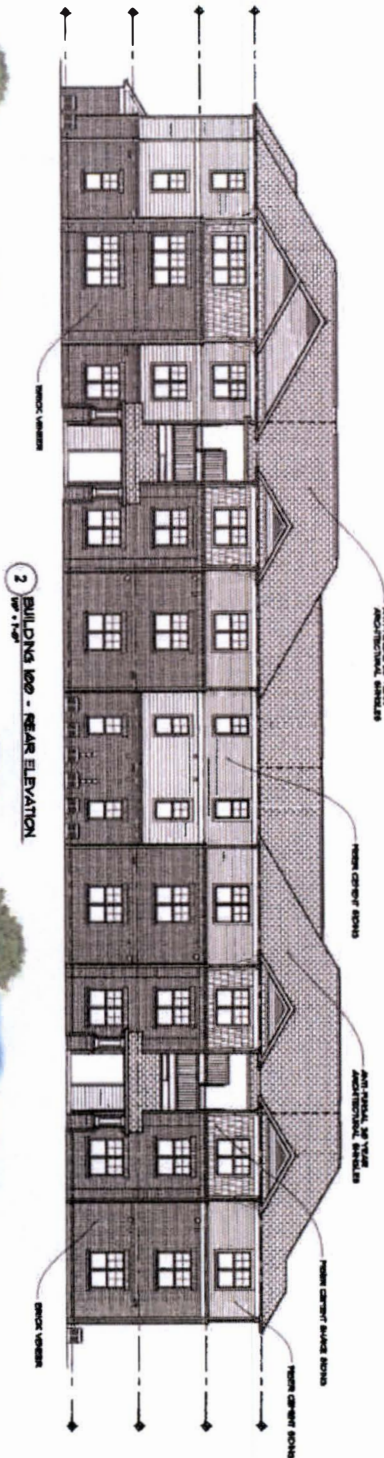
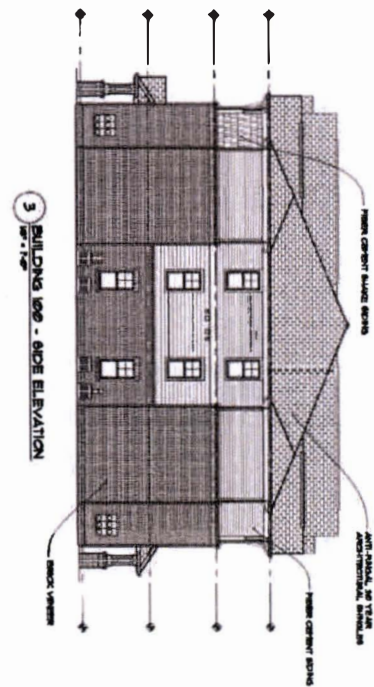
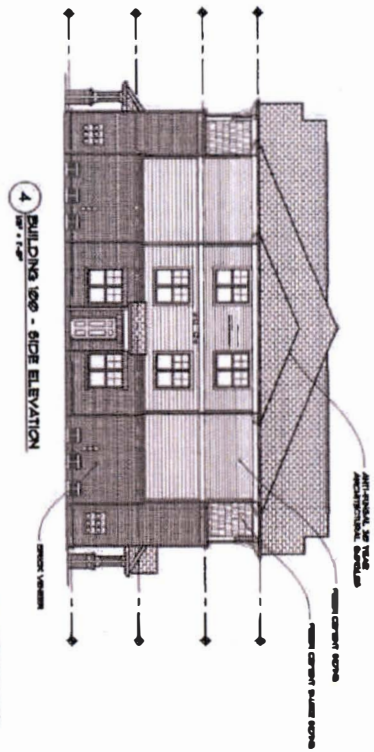
CSP.1

**MRA**

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
 25 CHURCH STREET SUITE 300 DECATUR GEORGIA 30030-3328 404-373-2800  
 TIFFANY GARDEN PHASE II  
 GOLDSBORO, NC

ARCHITECTURAL SITE PLAN





### A3.1



**MARTIN RILEY ASSOCIATES - ARCHITECTS P.C.**  
25 CHURCH STREET SUITE 200 OREGON, GEORGIA 30055-1325 404-275-2000

**TIFFANY GARDEN PHASE II**  
GOLDSBORO, NC

BUILDING 100 - 11,000 SQ. FT.

**BUILDING 100 - ELEVATIONS**

NAME	ADDRESS		
1-8-2008			
1-8-2008			
1-8-2008			
1-8-2008			

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
APRIL 5, 2021 COUNCIL MEETING**

**SUBJECT:**           **Z-3-21 Barnes Jewelers Building** – South side of Eastgate Drive between Mall Road and Cashwell Drive.

**BACKGROUND:**    The applicant requests a change of zone for the subject property from Shopping Center (SC) to General Business (GB).  
  
In conjunction with the request, the applicant has submitted a Conditional Use permit application (CU-2-21) for the operation of an internet café (electronic gaming facility) for property addressed as 502, C-2 Eastgate Drive.

Frontage:       215 ft. (Mall Rd.)  
                    193 ft. (Eastgate Dr.)  
  
Area:            39,342 sq. ft. or 0.90 acres

**SURROUNDING ZONING:**

North:           Shopping Center (SC)  
South:           Shopping Center (SC)  
East:            Shopping Center (SC)  
West:            Shopping Center (SC)

Existing Use: The property is occupied by a commercial strip center consisting of three separate buildings totaling approximately 12,000 sq. ft. and containing five tenant spaces currently consisting of a jewelry store, nail salon, hair salon, restaurant and one tenant space currently for rent or lease.

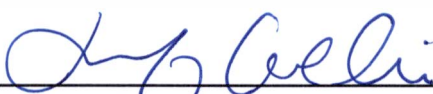
If the change of zone is approved, a Conditional Use Permit approved by City Council will be required for the proposed operation of the internet café (electronic gaming facility).

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

At the public hearing held on March 15, 2021, the property owner was present and indicated he was available for any questions the Council may have however he did not voice support or opposition. No other persons came forward to speak for or against the request.

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

Date: 3/22/21

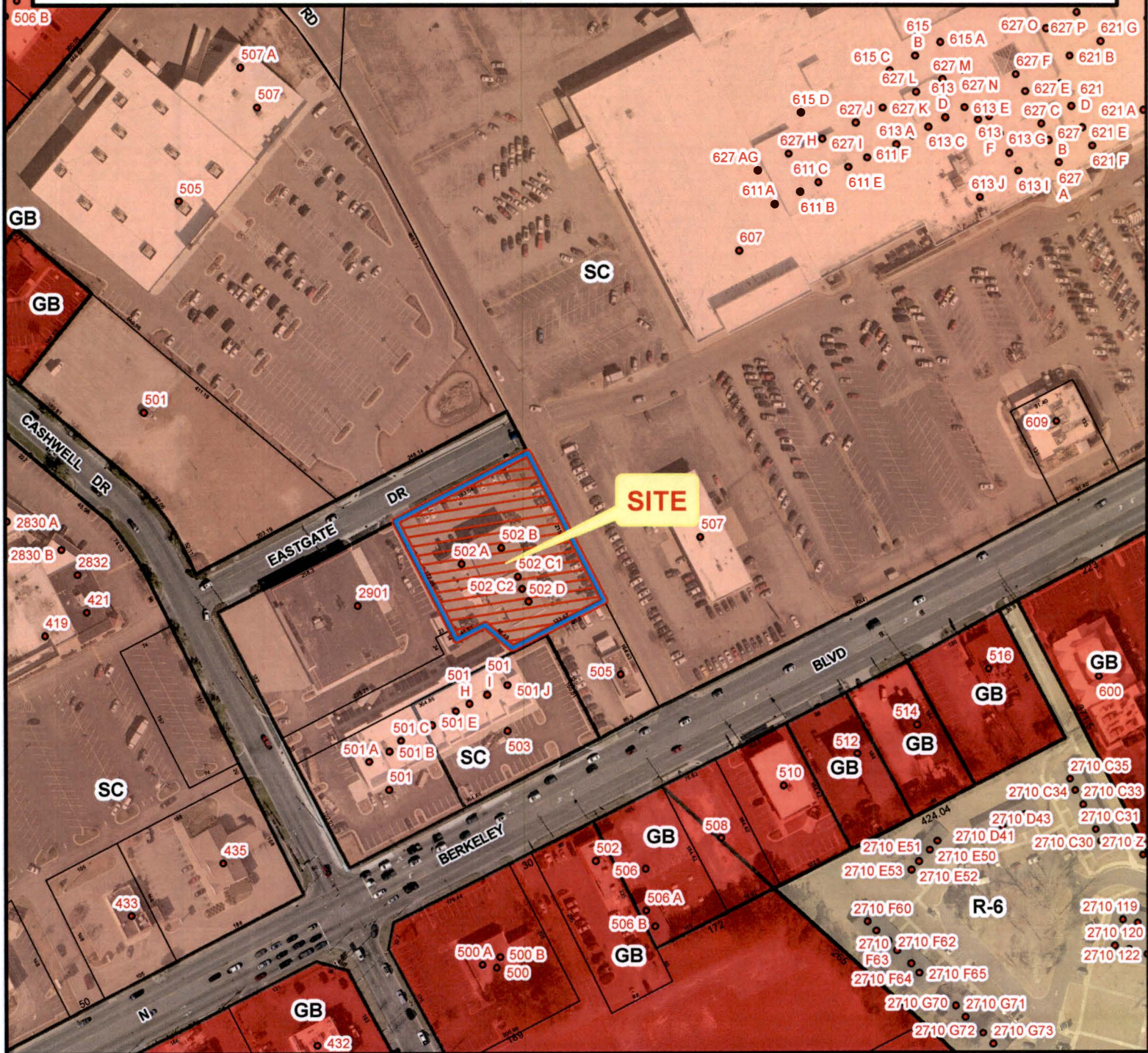
  
\_\_\_\_\_  
Planning Director

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

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



# Z-3-21 BARNES JEWELERS BUILDING REZONING REQUEST: FROM SHOPPING CENTER (SC) TO GENERAL BUSINESS (GB)



## REZONING REQUEST:

**CASE NO:** Z-3-21  
**OWNER:** Mohammed Ewais  
**APPLICANT:** Doyce & Stephen Barnes  
**REQUEST:** From Shopping Center (SC) to General Business (GB)  
**PIN #:** 3519-43-4371  
**LOCATION:** 502 Eastgate Drive

0 65 130 260  
Feet



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# Z-3-21 BARNES JEWELERS BUILDING REZONING REQUEST: FROM SHOPPING CENTER (SC) TO GENERAL BUSINESS (GB)



## **REZONING REQUEST:**

**CASE NO:** Z-3-21  
**OWNER:** Mohammed Ewais  
**APPLICANT:** Doyce & Stephen Barnes  
**REQUEST:** From Shopping Center (SC) to General Business (GB)  
**PIN #:** 3519-43-4371  
**LOCATION:** 502 Eastgate Drive

0 65 130 260  
 Feet



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# Z-3-21 BARNES JEWELERS BUILDING REZONING REQUEST: FROM SHOPPING CENTER (SC) TO GENERAL BUSINESS (GB)



## REZONING REQUEST:

**CASE NO:** Z-3-21  
**OWNER:** Mohammed Ewais  
**APPLICANT:** Doyce & Stephen Barnes  
**REQUEST:** From Shopping Center (SC) to General Business (GB)  
**PIN #:** 3519-43-4371  
**LOCATION:** 502 Eastgate Drive

0 65 130 260 Feet



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**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
APRIL 5, 2021 COUNCIL MEETING**

- SUBJECT:** **CU-2-21 A&M Café** – (Electronic Gaming Facility) South side of Eastgate Drive between Mall Road and Cashwell Drive.
- BACKGROUND:** The applicant is requesting a Conditional Use Permit for the operation of an internet café (electronic gaming facility). Subject property is located at 502-C2 Eastgate Drive.
- In conjunction with the request, the applicant has requested a change of zone for the subject property (Z-3-21) which is part of a larger parcel of privately-owned property from Shopping Center (SC) to General Business (GB) zoning district.
- Internet cafés are allowed in the General Business (GB) zoning districts only after the obtainment of a Conditional Use Permit approved by City Council.
- On May 8, 2017, City Council amended the City’s Electronic Gaming Ordinance. The following requirements were approved as they pertain to new gaming establishments proposed for operation in the City of Goldsboro’s planning jurisdiction:
- (1) Electronic gaming operations are permitted only in the General Business (GB) zoning district after the obtainment of a Conditional Use Permit approved by City Council.
  - (2) No establishment shall be located within five hundred (500) feet of any residentially zoned or developed property, church, school, day care, playground or public park. Where the proposed establishment is separated from residentially zoned or developed property by a four-lane highway, the five hundred (500) foot separation shall only apply to the properties along the sides and rear of the establishment.
  - (3) No such establishment shall be located within one mile (5,280 ft.) of another such establishment.
  - (4) The hours of operation for such operations shall be limited to 7:00 a. m. to 2:00 a. m.

City Council made no changes to the existing parking requirement of 1.5 spaces per gaming machine.

DISCUSSION: The applicant is requesting a Conditional Use Permit for the operation of an internet café consisting of eighteen (18) gaming machines.

Frontage: 16.5 ft. (Mall Rd.)

Area (Tenant Space): 950 sq. ft. or .02 acres

Access: Access to the commercial strip center is provided by two driveways; one 25 ft. wide driveway along Mall Road and one 20 ft. wide driveway along Eastgate Drive.

Parking: Parking is required at 1.5 spaces per gaming machine. Based on 18 proposed computer gaming stations, 27 parking spaces are required for the internet gaming operation.

Currently, there are 49 parking spaces for the commercial shopping center. Staff has conducted a parking evaluation of current businesses, which operate within the existing shopping center. If the internet café is approved, a total of 65 parking spaces will be required for the site. A parking modification will be necessary or applicant would need to obtain a share parking agreement to meet parking requirements. At this time, the applicant has not been successful with obtaining a parking agreement.

At the public hearing held on March 15, 2021, the attorney representing the applicant spoke in favor of the request. No other persons came forward to speak for or against the request.

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

Date: 3/22/21

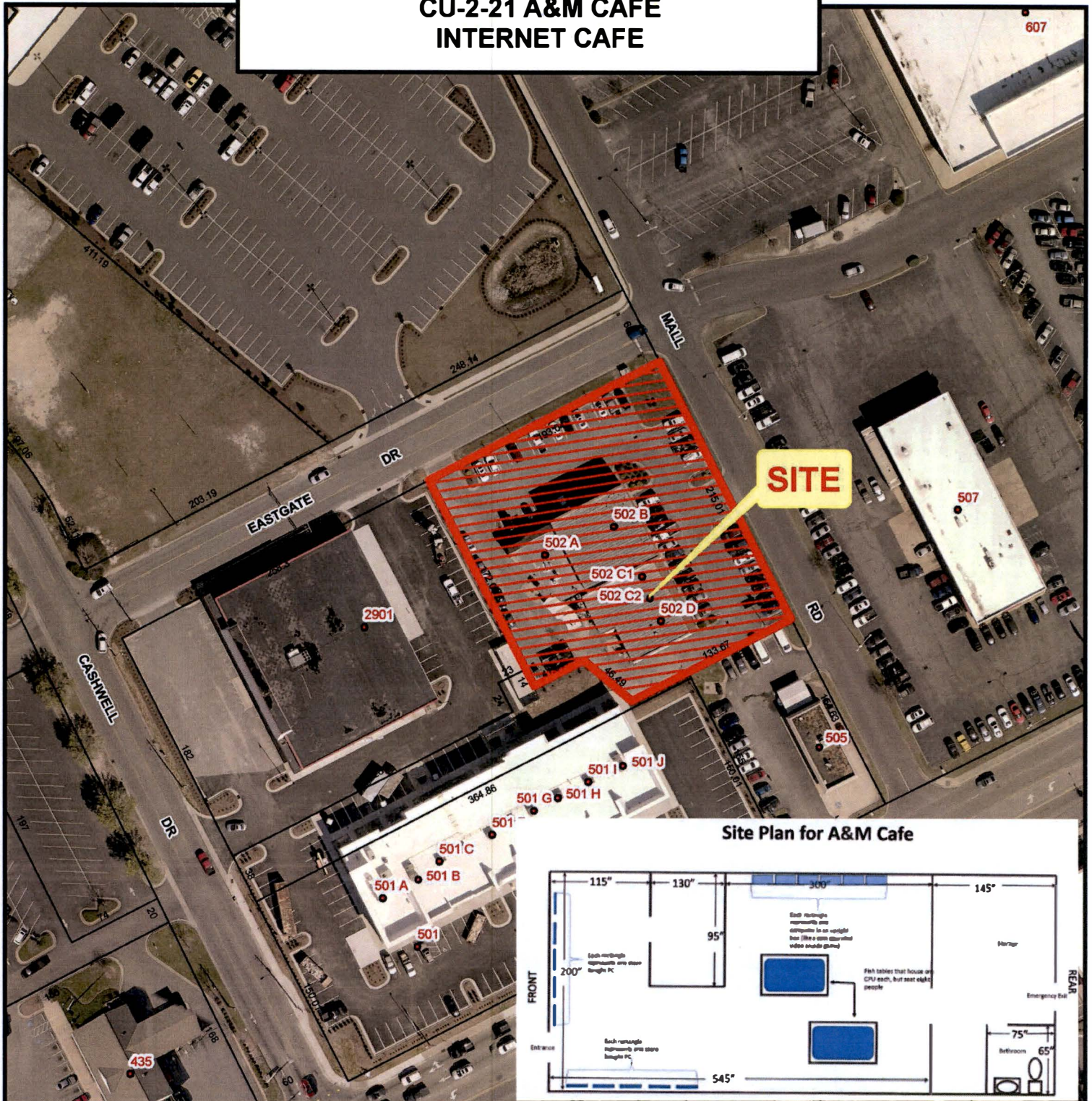
  
Planning Director

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

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



# CU-2-21 A&M CAFE INTERNET CAFE



## CONDITONAL USE REQUEST:

**CASE NO:** CU-2-21  
**REQUEST:** Internet Cafe - 18 game machines  
**APPLICANT:** Mohammed Ewais  
**OWNER:** Doyce & Stephen Barnes  
**LOCATION:** 502 Eastgate Drive - C2  
**NUMBER OF EMPLOYEES:** 3 Employees  
**DAYS / HOURS OF OPERATION:** 7 Days a Week / 12 pm to 12 am  
**Covid hours:** 12 pm to 10 pm

0 37.5 75 150  
 Feet



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

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**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
APRIL 5, 2021 COUNCIL MEETING**

**SUBJECT:** **CU-3-21 New Hope Place Apartments (Multi-Family Dwellings) –**  
North side of Cuyler Best Road between Oxford Boulevard and  
Glendas Drive.

**BACKGROUND:** The applicant requests a Conditional Use Permit for the  
construction of an 80-unit apartment complex located in the R-9  
(Residential) zoning district.

According to the City's Unified Development Code, multi-family  
dwellings are a permitted use in the Residential (R-9) zoning  
district, however, a Conditional Use Permit approved by City  
Council is required for the construction of the apartment  
complex.

Frontage: 460 ft. (Thoroughfare Road)

Area: 13.9 Acres

In November of 2016, Goldsboro City Council approved site and  
landscape plans for the construction of 50 senior apartments  
directly west of the subject property and formally known as the  
Cuyler Springs Senior Living Community.

Existing Use: The property consist of woodlands.

**DISCUSSION:** The submitted preliminary site plan indicates four (4), three-story  
apartment buildings containing a total of 80 units. In addition, a  
community building is also being proposed on site.

Access: Access to the site will be directly from Cuyler Best Road.  
Since Cuyler Best Road is a state-maintained road, NCDOT officials  
have been contacted and are requiring driveway permits, as well  
as, left and right turn lanes along Cuyler Best Road.

Parking: Parking for the site requires two spaces per unit plus .5  
per bedroom over two. 18 of the 80 total units will be 3-bedroom  
units, 62 units will be 1 and 2-bedroom units. A total of 169  
parking spaces are required and 169 spaces have been shown on  
the preliminary site plan.

Sidewalks: The submitted site plan shows 5 ft. wide external sidewalks for the site, however, the developer has requested to pay a fee in lieu of in the amount of \$8,280 since the area is not recommended for sidewalks according to the City's Recommended Pedestrian Plan.

Internal concrete sidewalks are shown providing access to building entrances through sloped ramps and handicap accessible walkways.

Lighting Plan: A commercial lighting plan has not been submitted. Since the subject property is located adjacent to residentially-zoned and developed properties, the developer will be required to submit a lighting plan in compliance with the City's Commercial Lighting ordinance.

Interconnectivity: Interconnectivity has not been shown for the site. The developer is requesting a modification of the City requirement due to the nature of adjacent developments and their existing site conditions.

Engineering: City water and sewer are available to serve the subject property. A portion of the property is located within special flood hazard areas known as the 100, 500-year floodplains, as well as, within the floodway. City Engineering will require approval of storm water calculations and drainage plans prior to issuance of any building permits.

Landscaping: Street trees have been provided along Cuyler Best Road. A Type A 10' wide landscape buffer is required along all property lines and vehicular surface area landscape requirements must be met. Staff is working with the applicant to ensure landscape requirements are met per the requirements of the City's Unified Development Ordinance.

Refuse: Commercial dumpsters will be utilized for garbage collection and have been identified on the submitted site plans. Staff will ensure that dumpster corals are properly constructed and appropriately screened from off-site views in accordance with City standards.

Building elevations: Building elevations have been submitted and indicate the proposed buildings will be constructed of brick veneer and cedar-shake faux-vinyl siding. Roofing materials will be 30-year architectural shingles. Staff will ensure all multi-family

development design standards, including 20% open space requirement, are met per the requirements of the City's Unified Development Ordinance prior to issuance of any building permits.

Annexation: The subject property is located outside the City limits. Since City utilities are located within 1,000 ft. of the site, the developer will be required to connect to City water and sewer, as well as, annex into the City limits.

At the public hearing held on March 15, 2021, the applicant came forward in support of the request and specified a rezoning was not necessary for the proposed use. He indicated 133 units were allowed with the Conditional Use Permit request however, the developer is proposing a maximum of 80 units. Six citizens spoke in opposition primarily citing traffic congestion, safety concerns and potential off-site runoff.

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

Date: 3/22/21

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

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

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



# CU-3-21 NEW HOPE PLACE APARTMENTS 80 UNIT APARTMENT COMPLEX



## CONDITONAL USE REQUEST:

**CASE NO:** CU-3-21  
**REQUEST:** 80 unit Apartment Complex  
**APPLICANT:** Surber Development & Consulting, LLC.  
**OWNER:** Robert Gambella  
**LOCATION:** North side of Cuyler Best Rd. between Oxford Dr. & Glendas Dr.  
**NUMBER OF EMPLOYEES:** 1 Full-time / 1 Part-time

0 125 250 500  
Feet



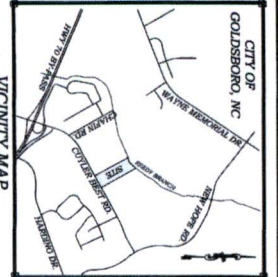
The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the City of Goldsboro, NC. Users of the data represented on this map are hereby notified that 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.





**C D G**  
**CONSOLIDATED DESIGN GROUP**  
CONSOLIDATED DESIGN GROUP, P.L.L.C.  
601 DICKINSON AVE. GREENVILLE, NC 27631  
PHONE - 818.675.3152





VICINITY MAP

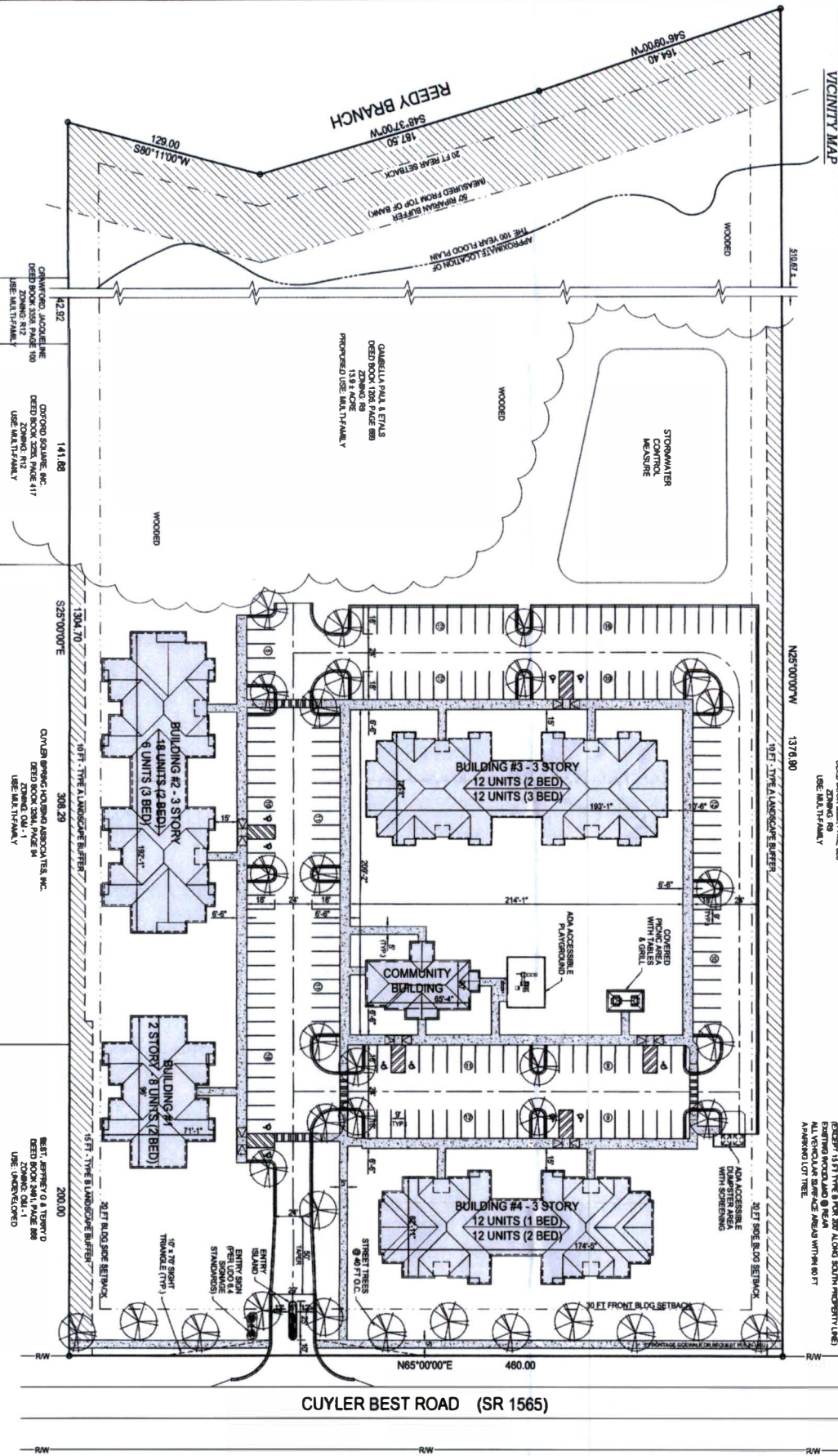
THE CITY OF GOLDSBORO, NC, HAS REVIEWED THE SITE PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE CITY OF GOLDSBORO, NC, ZONING ORDINANCE, CHAPTER 158, ARTICLE 1, SECTION 158-101, AND THE CITY OF GOLDSBORO, NC, SUBDIVISION MAP ACT, CHAPTER 158, ARTICLE 2, SECTION 158-201. THE CITY OF GOLDSBORO, NC, HAS REVIEWED THE SITE PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE CITY OF GOLDSBORO, NC, ZONING ORDINANCE, CHAPTER 158, ARTICLE 1, SECTION 158-101, AND THE CITY OF GOLDSBORO, NC, SUBDIVISION MAP ACT, CHAPTER 158, ARTICLE 2, SECTION 158-201.

THE CITY OF GOLDSBORO, NC, HAS REVIEWED THE SITE PLAN AND FOUND IT TO BE IN CONFORMANCE WITH THE CITY OF GOLDSBORO, NC, ZONING ORDINANCE, CHAPTER 158, ARTICLE 1, SECTION 158-101, AND THE CITY OF GOLDSBORO, NC, SUBDIVISION MAP ACT, CHAPTER 158, ARTICLE 2, SECTION 158-201.



SITE DATA

OWNER: STUBBS DEVELOPMENT AND CONSULTING, LLC  
 STREET ADDRESS: 38 GREEN TREE CIRCLE, GREEN TREE, VA 22070  
 ZONING: R-4  
 LOT: 10  
 AREA: 1.14 ACRES  
 DEED BOOK: 100, PAGE 899  
 DEED REFERENCE: DEED BOOK 100, PAGE 899  
 FLOOD ZONE: 1A  
 FLOOD DATE: 1/1/2010  
 FLOOD MAP: 1A  
 FLOOD ZONE: 1A  
 FLOOD DATE: 1/1/2010  
 FLOOD MAP: 1A  
 FLOOD ZONE: 1A  
 FLOOD DATE: 1/1/2010  
 FLOOD MAP: 1A



# NEW HOPE PLACE APARTMENTS GOLDSBORO, NC

C1

REV. #	DATE	DESCRIPTION
1	10/1/2010	PRELIMINARY
2	10/1/2010	FOR REVIEW ONLY
3	10/1/2010	FOR REVIEW ONLY
4	10/1/2010	FOR REVIEW ONLY
5	10/1/2010	FOR REVIEW ONLY
6	10/1/2010	FOR REVIEW ONLY
7	10/1/2010	FOR REVIEW ONLY
8	10/1/2010	FOR REVIEW ONLY
9	10/1/2010	FOR REVIEW ONLY
10	10/1/2010	FOR REVIEW ONLY



JONES CONSULTING ENGINEERS, P.A.  
 1000 E. 10th St.  
 Goldsboro, NC 27530  
 919.221.3000  
 www.joneseng.com  
 DATE: 10/1/2010  
 DRAWN: 10/1/2010





# NEW HOPE PLACE

## GOLDSBORO, NORTH CAROLINA



### VICINITY MAP



PROJECT NAME	NEW HOPE PLACE
OWNER	NEW HOPE PLACE, LLC
ARCHITECT	CONSOLIDATED DESIGN GROUP, PLLC
DATE	07/27/21
PROJECT NUMBER	21-001
CLIMATEZONE	4
STANDARD UNITS	1 BEDROOM 2 BEDROOM 3 BEDROOM 4 BEDROOM TOTAL
AMOUNT TYPE A UNITS	1 2 3 4
AMOUNT TYPE B UNITS	1 2 3 4
TOTAL	11 21 34 44

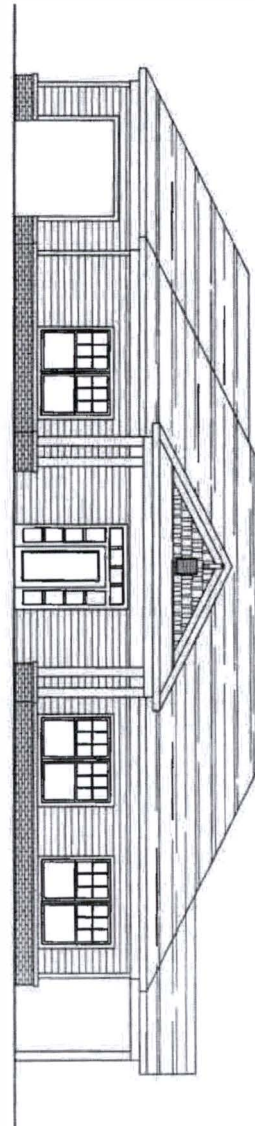
\* WCA A LOW-RISE UNITS CHECKED BY A TYPE A UNIT WITH BOLA IN APPROX  
AND CHECKED FOR THE ALCOHOL AND TOXICITY (P. 100)

SECTION	TYPE	COUNT	WATER FZ	NET WATER FZ	GROUND FZ
1	1 BR	11	6.25	6.25	6.25
2	2 BR	21	12.50	12.50	12.50
3	3 BR	34	18.75	18.75	18.75
4	4 BR	44	25.00	25.00	25.00
TOTAL		110	62.50	62.50	62.50

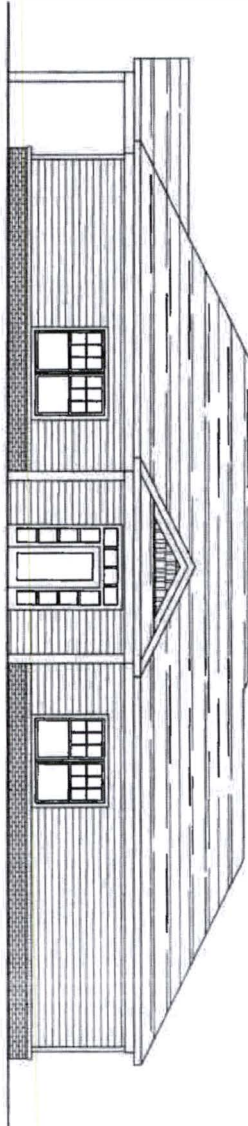
### DRAWING INDEX

DRAWING NUMBER	SEQUENCE NUMBER	DRAWING DESCRIPTION	ORIGINAL DATE	LATEST REVISION DATE
CS 1	01	COVER SHEET, DRAWING INDEX	07/27/21	
CS 2	02	GENERAL NOTES	07/27/21	
CS 3	03	FOUNDATION PLAN - CLIMATEZONE 4	07/27/21	
CS 4	04	FOUNDATION PLAN - BLDG 1	07/27/21	
CS 5	05	FOUNDATION PLAN - BLDG 2 - 1ST AND 2ND FLOORS	07/27/21	
CS 6	06	FOUNDATION PLAN - BLDG 2 - 3RD FLOOR AND ROOF PLAN	07/27/21	
CS 7	07	FOUNDATION PLAN - BLDG 3 - 1ST AND 2ND FLOORS	07/27/21	
CS 8	08	FOUNDATION PLAN - BLDG 3 - 3RD FLOOR AND ROOF PLAN	07/27/21	
CS 9	09	FOUNDATION PLAN - BLDG 4 - 1ST AND 2ND FLOORS	07/27/21	
CS 10	10	FOUNDATION PLAN - BLDG 4 - 3RD FLOOR AND ROOF PLAN	07/27/21	
CS 11	11	FOUNDATION PLAN - CLIMATEZONE 4	07/27/21	
CS 12	12	FOUNDATION PLAN - BLDG 1	07/27/21	
CS 13	13	FOUNDATION PLAN - BLDG 2	07/27/21	
CS 14	14	FOUNDATION PLAN - BLDG 3	07/27/21	
CS 15	15	FOUNDATION PLAN - BLDG 4	07/27/21	
CS 16	16	UNIT FLOOR PLANS	07/27/21	

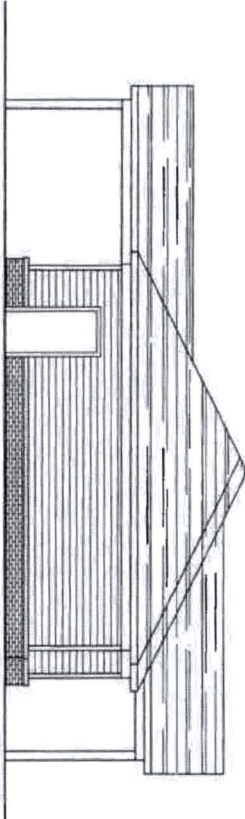




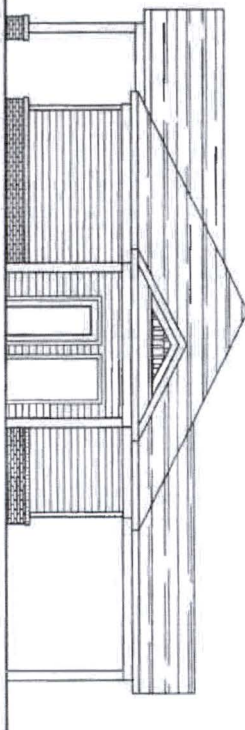
1 Front Elevation  
Scale: 1/8"=1'-0"



2 Rear Elevation  
Scale: 1/8"=1'-0"



3 Maintenance Side Elevation  
Scale: 1/8"=1'-0"



4 Laundry Side Elevation  
Scale: 1/8"=1'-0"

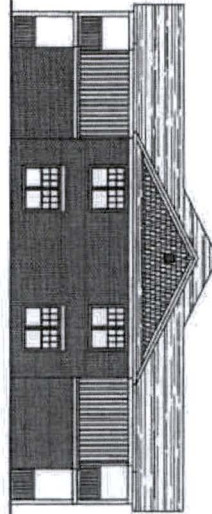
# ELEVATION LEGEND

- 30 YEAR ARCHITECTURAL ONE-SIDED ASPHALT SHINGLES
- 1/4" x 4" HEAVY GAUGE VINYL SIDING - CEDAR SHAKE PROFILE
- 1/4" x 4" HEAVY GAUGE VINYL SIDING - BOARD AND BUTT PROFILE
- 1/4" x 4" HEAVY GAUGE VINYL SIDING - HORIZONTAL LAP S' DETROIT
- BRICK VENEER - RANDOM BOND WITH SOLID AND HONEYCOMB ACROSS

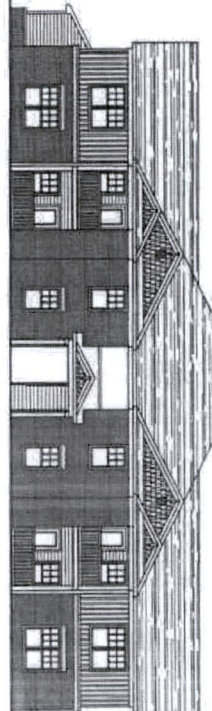
# ELEVATION NOTES

- ALL WINDOWS TO BE INSULATED, DOUBLE-PANE, SINGLE-RISING VINYL AND INCLUDE SCREENS.
- ENTIRE HOUSE TO BE PAINTED WITH BRUSH-APPLIED STAINLESS STEEL METAL STAINLESS WITH A VINYL VENEER.
- FASCIA, FREE BOARD, AND BALCONY BEAMS TO BE WRAPPED WITH ALUMINUM EXTERIOR DOORS TO BE PAINTED TO MATCH EXISTING TRIM.
- REPAIRING LOCKERS AND CORBELS TO BE VINYL.

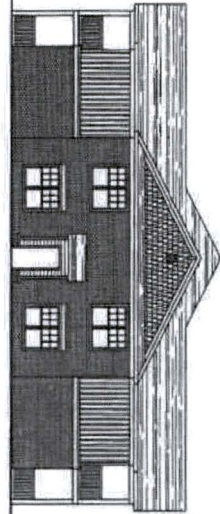
SHEET	SHEET TITLE	DATE	REVISIONS	PROJECT	SCALE	ARCHITECT
A 3.1	STATION ELEVATIONS - OLD HOUSE	DATE: 07/22/2021 ISSUED: PLE APP		NEW HOPE PLACE, LLC NEW HOPE PLACE GOLDSBORO, NORTH CAROLINA		 CONSOLIDATED DESIGN GROUP, PLLC 831 DICKINSON AVE. GREENVILLE, NC 27834 PHONE: (716) 475-1000



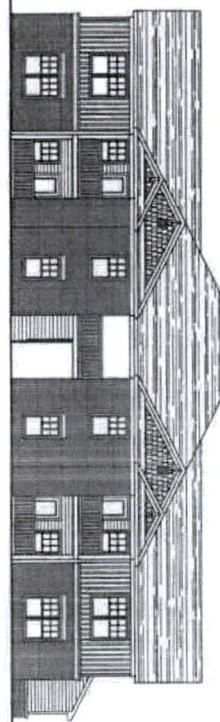
3 Side Elevation  
Scale: 1/8" = 1'-0"



1 Front Elevation  
Scale: 1/8" = 1'-0"



4 Side Elevation  
Scale: 1/8" = 1'-0"






2 Rear Elevation  
Scale: 1/8" = 1'-0"

ELEVATION LEGEND

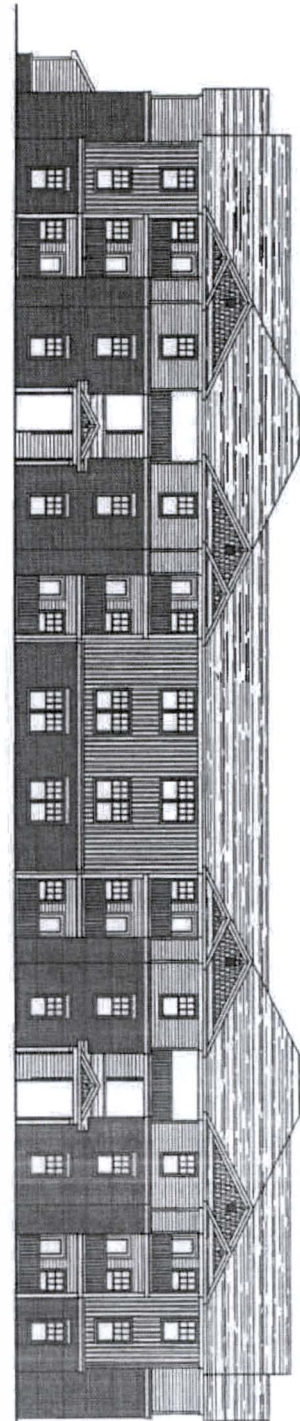
- 30 YEAR ARCHITECTURAL, DIMENSIONAL, ASPHALT SHINGLES
- MIN. 0.04 HEAVY GAUGE VINYL SIDING
- CLAM SHAKL PROFILE
- MIN. 0.04 HEAVY GAUGE VINYL SIDING
- BOARD AND BUTTE PROFILE
- MIN. 0.04 HEAVY GAUGE VINYL SIDING
- HORIZONTAL LAP 5" EXPOSURE
- BLACK VENEER - RAISING BAND WITH SOLIDER AND GUTTER/ACCENT

ELEVATION NOTES

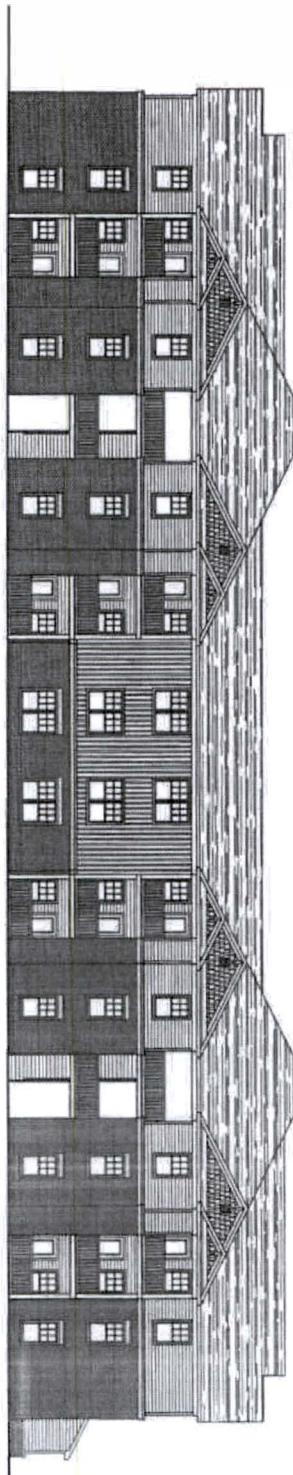
- 1 ALL WINDOWS TO BE INSULATED, DOUBLE-PANE, SIMPLE-RAISED VINYL, AND BRIDGE SOCKETS.
- 2 BALCONY RAILINGS TO BE VINYL WITH 3" TYPICAL SPACING.
- 3 BALCONY FLOORS TO BE CONCRETE WITH A VINYL TONGUE.
- 4 FASCIA, FRIEZE BOARD, AND BALCONY BEAMS TO BE SHIPPED WITH ALUMINUM EXTERIOR DOORS TO BE PAINTED INSULATED STEEL.
- 5 REWORKING LOUVERS AND CORBELS TO BE VINYL.

SHEET	SHEET TITLE	DATE	REVISIONS	PROJECT	SEALS	ARCHITECT
A.3.2	ELEVATION - R001	DATE: 04/20/2021 ISSUED: FIVE APP		NEW HOPE PLACE, LLC NEW HOPE PLACE GOLDSBORO, NORTH CAROLINA	 	 <p>CONSOLIDATED DESIGN GROUP, PLLC 691 DISCIPLINE AVE. GREENVILLE, NC 27834 PHONE: 815.875.1992</p>

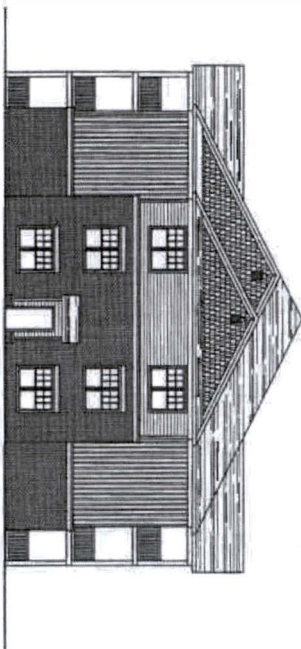




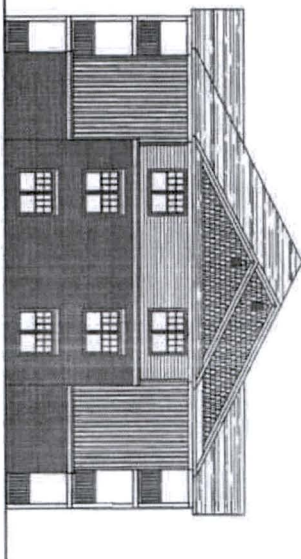
1 Front Elevation Scale: 1/8"=1'-0"



2 Rear Elevation Scale: 1/8"=1'-0"



3 Side Elevation Scale: 1/8"=1'-0"






4 Side Elevation Scale: 1/8"=1'-0"

# ELEVATION LEGEND

- 30 YEAR ARCHITECTURAL HARDWARE
- ASPHALT SHINGLES
- BRK BRK HEAVY GAUGE VIN. Siding
- CEDAR SHAKE FRONT
- LIH LIH HEAVY GAUGE VIN. Siding
- BOARD AND BATTEN PROFILE
- LIH LIH HEAVY GAUGE VIN. Siding
- HORIZONTAL LAP Siding
- BRK BRK - RANDOM BOND WITH SOLID AND REBLANK ACCENT

# ELEVATION NOTES

- 1 ALL WINDOWS TO BE INSULATED, DOUBLE-PANE, SHUTTER-WITH, AND INCLUDE SCREENS
- 2 BALCONY RAILINGS TO BE VINYL WITH BRITONAL METAL STAIRCASE
- 3 BALCONY COLUMNS TO BE CONCRETE WITH BRITONAL METAL STAIRCASE
- 4 CEILING, FLOOR BOARDING AND BALCONY DECKS TO BE FINISHED WITH ALUMINUM
- 5 EXTERIOR DOORS TO BE PAINTED INSULATED STEEL
- 6 REWORKING LANTERS AND CORBELS TO BE VINYL

SHEET	SHEET TITLE	DATE	REVISIONS	PROJECT	SEALS	ARCHITECT
A.3.3	EXTENSION - BLOCK 2	DATE: 01/20/2021 DESIGN: PML/APP		NEW HOPE PLACE, LLC NEW HOPE PLACE GOLDSBORO, NORTH CAROLINA	 	 <p>CONSOLIDATED DESIGN GROUP, PLLC 651 DICKINSON AVENUE, GREENVILLE, NC 27834 PHONE: 252.731.1822</p>