

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

I. Minutes – February 24, 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-2-20 Simmons Business Park – The property is located on the west side of S. George Street and south of W. Cola Drive _____

B. Conditional Use Permits

(1) CU-2-20 Rhodes Crematorium - The property is located at 1002 Ninth Street and zoned General Business (GB). The applicant proposes to add a crematorium to the existing funeral home location _____

C. Site Plans

(1) S-4-20 Wall Recycling – The property is located on the side of N. John Street between N. Center Street and Greenleaf Street _____

IV. UPCOMING PUBLIC HEARING / PLANNING COMMISSION ITEMS

No Items to be heard

**Planning Commission Minutes
February 24, 2020**

The Goldsboro Planning Commission met in regular session on Monday, February 24, 2020 at 7:00 p. m., in the Council Chambers, City Hall. The following members were present or absent:

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

Absent: No members were absent

Also Attending: Ms. Jennifer Collins, Planning Director
Mr. Kenny Talton, Zoning Administrator
Mr. Tim Salmon, City Manager
Ms. Debra Creighton, Secretary

Minutes – January 27, 2019

Mr. Waters moved that the Commission's minutes of January 27, 2020 be approved with the corrections to the January date, and titles of Attendees as presented at the meeting. Mr. Bauer seconded the motion and the motion carried.

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

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 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.

Ms. Collins said the requested zoning is associated with three private individual lots. Ms. Collins said applicant has submitted a site plan that indicates the recombination of the three private lots into one lot for commercial development. Ms. Collins said 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.

Ms. Collins said the hours of operation would be Monday to Friday from 8 am to 5 pm and Saturdays from 8 am to 5 pm. Ms. Collins said the applicant is requesting a modification to the City of Goldsboro requirement for interconnectivity as the adjacent site conditions will not permit interconnectivity.

Ms. Collins said that the City's Comprehensive Land recommends commercial development for the properties.

Ms. Collins said at the public hearing held on February 17, 2020, two people came forward to speak in favor and no one came forward to speak against the request.

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

Mr. Walston moved that the Commission recommend approval of the rezoning request to allow the operation of a tire retail center in conjunction with auto repair and service finding it consistent with the City's adopted Comprehensive Land Use Plan and the modification regarding interconnectivity. Mr. Slater seconded the motion and the motion carried.

B. Site Plan

- (1) **SITE-1-20 - Chick-Fil-A (Site Improvements, Building Addition and Parking Modification)** - Located on the north side of Berkeley Boulevard between Parkway Drive and Hill Drive Circle

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 applicant is proposing to construct a building addition at the rear of the existing restaurant for a cooler and storage space. Ms. Collins said 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.

Ms. Collins said 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. Ms. Collins said 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. Ms. Collins said a total stacking layout has been identified on the submitted site plan for 25 vehicles.

Ms. Collins said the site plan was initially approved by City Council in 2005. Ms. Collins said a total of 53 parking spaces were provided and required based on 1 space per 3 seats plus 1 space per employee. Ms. Collins said 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. Ms. Collins said 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. Ms. Collins said the applicant is requesting a modification from 53 to 40 parking spaces will be required. Ms. Collins said the applicant has a shared parking

agreement between owners of the Berkeley Commons Shopping Center and Chick-Fil-A restaurant executed in July of 2005. Ms. Collins said 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.

Ms. Barnett moved that the Commission recommend approval of the proposed site plan with the requested parking modification from 53 parking spaces to 40 parking spaces. Mr. Waters seconded the motion and the motion carried.

(2) **SITE-3-20 Site and Landscape Plan – Randy Gray (Retail Sales)** - located on the northeast corner of North Berkeley Boulevard and East New Hope Road

Mr. Walston requested to be recused from this item as he has business interest with the property. Mr. Slater made a motion to recuse Mr. Walston from this request. Ms. Barnett seconded the motion and the motion carried.

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 applicant is proposing to operate a gift shop specializing in the sale of hemp products and utilize the same site and landscape plan, previously approved for the two used car lots.

Mr. Talton said the site plan was previously approved in 2013 and 2014 for two car lots with modifications to the street tree and vehicular surface buffer to allow existing plant material to serve in these capacities. Mr. Talton said in addition, a modification of the sidewalks and fee in lieu requirement for both street frontages was approved by Council. Mr. Talton said originally, the site was served by three curb cuts, however, the southernmost driveway on Berkeley Boulevard was closed and appropriate landscaping was installed.

Mr. Talton said that the parking for retail sales, small non-durable goods, is based on 1 space per 250 sq. ft. of gross floor space of the facility. Mr. Talton said 6 spaces are required and 21 parking spaces have been provided to include 1 handicap accessible parking space. Mr. Talton said no additional changes are proposed for landscaping or parking.

Mr. Waters moved that the Commission recommend approval of the site plan request with the previously approved modification of street tree and vehicular surface buffer requirement. Mr. Slater seconded the motion and the motion carried.

C. Subdivision Plans

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

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 according to the submitted preliminary subdivision plat.

Mr. Talton said 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. Mr. Talton said the applicant intended to provide access to a proposed second floor attic office renovation totaling 350 sq. ft. Mr. Talton said the exterior staircase addition and upstairs renovation never commenced.

Mr. Talton said 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.

Mr. Talton said 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.

Mr. Talton said according to the City's Planned Unit Development (PUD) Design Standards, a minimum distance of 25 ft. shall extend around the entire PUD development. Mr. Talton said the applicant has 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.

Mr. Talton said no changes to parking or landscaping are required for the building addition.

Ms. Barnett moved that the Commission recommend approval of the Preliminary Subdivision request with the modification of the building setback from 25 feet to 15 feet. Mr. Walston seconded the motion and the motion carried.

(2) S-2-20 Lanetree Townhomes (PUD) –Preliminary Subdivision Plat (S-11-99) - Located is located on the west side Salem Church Road between Buck Swamp Road and the Little River

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 according to the submitted preliminary subdivision plat, the subject property has been proposed for 73 lots. Mr. Talton said 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.

Mr. Talton said 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.

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

Mr. Bauer moved that the Commission recommend approval of the Preliminary Subdivision request with the modification of curb and gutter and sidewalk requirements for the revised PUD (Planned Unit Development). Mr. Waters seconded the motion and the motion carried.

D. Upcoming Meeting Items.

A. Rezoning

- (1) **Z-2-20 Simmons Business Park**

B. Conditional Use Permits

- (1) **CU-2-20 Rhodes Crematorium**

E. Old Business

Mr. Boyette discussed the previous month's variance request regarding 215 N. Virginia Street, Goldsboro, North Carolina heard on January 27, 2020 with members of the Planning Commission. Mr. Boyette was absent at that meeting.

Mr. Boyette was of the opinion that the variance request for a side yard setback from 8 ft. to 0 ft. was denied based on the a perceived hardship to the adjacent property located at 213 S. Virginia Street.

Mr. Boyette informed the members that the Board of Adjustment's role is to make decisions based on the applicant providing competent, substantial and relevant evidence to convince the decision-making Board that the property meets all of the statutory evidence for a variance and not on the effects, if any, on an adjacent property.

Mr. Boyette stated the findings and facts presented showed that the existing use of the property as a single-family dwelling was non-conforming as it does not meet the current building setbacks in accordance with the City's Unified Development Code.

Mr. Boyette stated that the non-conforming building setbacks were not the result of the applicant actions as the existing dwelling was constructed prior to the adoption of the Unified Development Code.

Mr. Boyette inquired as to if the members desired to reconvene as the Board of Adjustment to reconsider the variance request. If so, a member of the Board would need to make a motion to reconvene, as the Board of Adjustment and a second would be required. If the

majority of the members present voted to reconvene as the Board of Adjustment, the variance request could be reheard.

Ms. Barnett asked about the adjacent property being developed. Mr. Talton said it is not. Mr. Boyette said that the adjacent property is not part of the variance request and cannot be a factor in the decision to grant or deny the variance request.

Ms. Collins said the impression the Board was acting upon at the last meeting was concern in creating a hardship to the adjacent property.

Mr. Bauer wanted to know if the request to create a duplex caused the hardship. Mr. Boyette said the home placement created the hardship regarding the front and side yard setbacks. Mr. Bauer asked if the request would be presented to the Historic District Commission since located in the Historic District. Ms. Collins said that if there were to be any exterior changes, it would be sent to the Historic District Commission for compliance. Mr. Boyette said the site plan if the applicant proceeds for a duplex would be presented to the Planning Commission and City Council for compliance.

Mr. Bauer made a motion to reconvene as the Board of Adjustment to reconsider the side setback variance. Ms. Barnett seconded the motion and the motion carried.

Mr. Boyette opened the Board of Adjustment to discuss reconsideration of the side setback variance of A-4-19 215 N. Virginia Street. Variance #2 Side setback from 8 feet to 0 feet as the facts are that the location home was in place prior to the adoption of the UDO and that the nonconformity was not due to the actions of the applicant.

Mr. Walston made a motion to amend the prior decision and approve the request for A-4-19 Variance #2 side setback request from 8 feet to 0 feet. Mr. Waters seconded the motion and the motion carried.

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
APRIL 6, 2020 COUNCIL MEETING**

SUBJECT: Z-2-20 Simmons Business Park- West side of S. George Street
between Cola Drive and Wayne Avenue (I-2 to GBCD)

BACKGROUND: The site is the former Pepsi-Cola Bottling Co. property.

Frontage: 380. 51ft.

Depth: 1163 ft.

Area: 10.2 acres

Zoning: I-2 General Industry

On April 4, 2017, City Council approved site and landscape plans for Green Tech (Simmons Technical Services) to operate a multi-tenant facility to introduce and promote “green technology” or “environmentally clean” technology to the citizens and businesses of Goldsboro and Wayne County through education, training, employment and entrepreneurship.

Since occupying the facility, the owner has had several inquiries regarding potential uses that are not permitted within the General Industry (I-2) zoning district. However, these same uses are permitted within the General Business (GB) zoning district. Examples include automobile washing establishments (automatic and hand-wash), dry-cleaning (personal), laundries (coin-operated) and clinical, medical and therapeutic offices.

In an effort to provide additional opportunity and space consistent with the applicant’s original request to use the property for “green” or “environmentally clean” technology, education, training, employment and entrepreneurship, the applicant is requesting a zoning change from General Industry (I-2) to General Business Conditional District (GBCD) for the operation of a multi-tenant business park.

Surrounding Zoning:

North: General Industry (I-2);

South: General Industry (I-2);

East: General Industry (I-2); and
West: General Industry (I-2)

DISCUSSION: As previously stated, the applicant is requesting a zoning change from General Industry (I-2) to General Business Conditional District (GBCD), which would limit the property to a multi-tenant business park.

Separate site plan approval is required at the time of rezoning. The applicant has submitted a site plan that indicates the use of the property as a proposed business park and identified as “C Center of Wayne Co. Inc. – Christ in Care, Courage and Character”

The existing building on site contains three areas as follows:

37,350 sq. ft.	Designated for Greenhouse
12,940 sq. ft.	Designated for Classrooms and Offices
9,200 sq. ft.	Designated for Warehouse

If the rezoning is approved, the applicant intends to modify the classroom, office and greenhouse spaces to accommodate uses which are permitted within the General Business zoning district and compliant with the North Carolina State Building Code. Examples include automobile washing establishments (automatic and hand-wash), dry-cleaning (personal), laundries (coin-operated) and clinical, medical and therapeutic offices.

At this time, no other changes to parking or landscaping are required for the site.

No outside storage is proposed. Any outdoor storage proposed in the future must receive City Council approval.

Land-Use Plan: The City’s Comprehensive Land-Use Plan recommends industrial development for the property. However, the Plan also states that the City may consider/support the rezoning of underutilized industrial properties to other zoning categories which may be consistent with the Plan’s goals of business and industrial development.

Engineering: The property is located within a Special Flood-Hazard Area known as the 100-year floodplain. City water and sewer are available to serve the property.

At the public hearing held on March 16, 2020, no one came forward to speak in favor or against the request.

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

Date: _____
_____ Planning Director

Date: _____
_____ City Manager

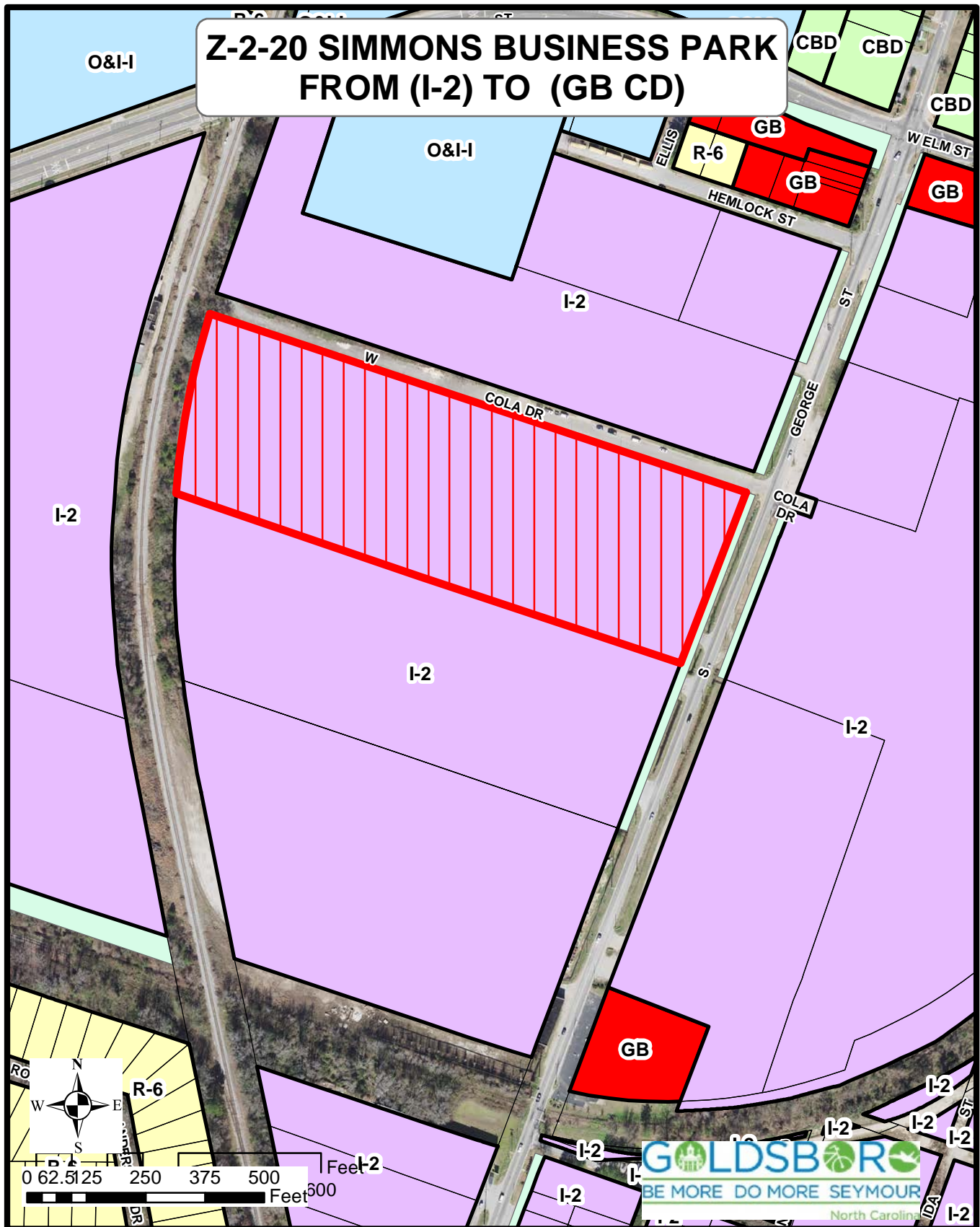
Z-2-20 SIMMONS BUSINESS PARK FROM (I-2) TO (GB CD)



REZONING REQUEST

OWNER: DAVID SIMMONS
REQUEST: I-2 TO GB CD
PROJECT: SIMMONS BUSINESS PARK
PIN #: 2599-63-4521
LOCATION: 701 S. GEORGE STREET

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

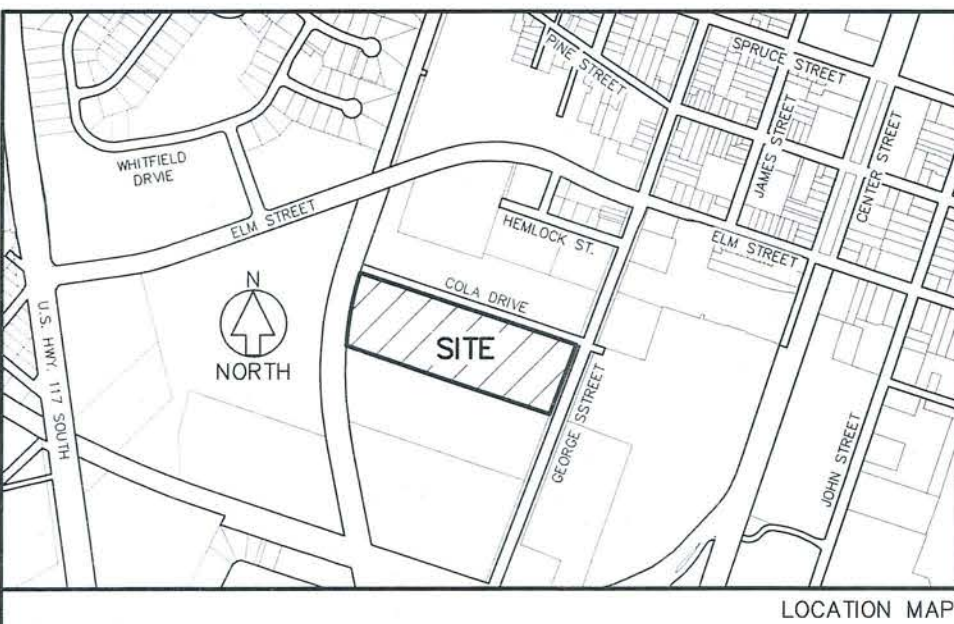
OWNER: DAVID SIMMONS
REQUEST: I-2 TO GB CD
PROJECT: SIMMONS BUSINESS PARK
PIN #: 2599-63-4521
LOCATION: 701 S. GEORGE STREET

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[illegible]

OWNER: DAVID SIMMONS
REQUEST: I-2 TO GB CD
PROJECT: SIMMONS BUSINESS PARK
PIN #: 2599-63-4521
LOCATION: 701 S. GEORGE STREET

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EXISTING PROPERTY ZONE 1-2
(CITY OF GOLDSBORO)

MINIMUM SETBACK REQUIREMENTS
FRONT = 30 FEET
REAR = 20 FEET
SIDE = 15 FEET (SEE NOTE 1)
RESIDENTIAL = 75 FEET (SEE NOTE 1)

NOTE 1 - THE MINIMUM SEPARATION DISTANCE BETWEEN ANY STRUCTURE, STORAGE OR LOADING AREA FROM A RESIDENTIALLY DEVELOPED OR ZONED LOT.

PROPOSED PROPERTY ZONE GB-CD

MINIMUM SETBACK REQUIREMENTS
FRONT = 20 FEET
REAR = 25 FEET
SIDE = 15 FEET

REFERENCE: DEED BOOK 1383 PAGE 156 & PLAT CABINET E SLIDE 257

TOTAL TRACT AREA = 10.28 ACRES±

PIN NUMBER 2599634521

HOURS OF OPERATION 8:00 A.M. TO 5:00 P.M.

PARKING
SCHOOL, TRADE, TECHNICAL OR VOCATIONAL - 1 SPACE PER 200 SQ. FT. OF GROSS FLOOR AREA NOT USED FOR STORAGE.

OFFICES - BUSINESS AND PROFESSIONAL 1 SPACE PER 350 SQ. FT. OF GROSS FLOOR AREA.

12,940 SQ. FT./200 SQ. FT. = 64.7 (65 SPACES)

GREENHOUSE 6 EMPLOYEES - 6 SPACES

WAREHOUSING - 1 SPACE PER 2 EMPLOYEES ON THE MAXIMUM SHIFT, PLUS 1 SPACE FOR EACH VEHICLE STORED ON SITE.

3 SPACES

REQUIRED PARKING
74 SPACES
3 HANDICAP SPACES
77 SPACES TOTAL

PROPOSED PARKING
75 SPACES
3 HANDICAP SPACES
78 SPACES TOTAL

PROPOSED 8" PROTECTED STREET YARD TREES

29 AUTUMN FANTASY MAPLE
MINIMUM HEIGHT AT PLANTING 10 FEET
MINIMUM 2" CALIPER

PROPOSED LANDSCAPE BUFFER

18 AUTUMN FANTASY MAPLE
MINIMUM HEIGHT AT PLANTING 8 FEET
MINIMUM 2" CALIPER

45 ARBORVITAE
MINIMUM HEIGHT AT PLANTING 8 FEET
MINIMUM 2" CALIPER

180 CHINESE LOROPETALUM (BURGUNDY)
MINIMUM HEIGHT AT PLANTING 36 INCHES

180 CARISSA HOLLY
MINIMUM HEIGHT AT PLANTING 18 INCHES



NO.	REVISION	DATE



B. R. KORNEGAY, INC.
LAND SURVEYING • ENGINEERING • PLANNING
License Number: F-1054
300 East Walnut Street
Goldsboro, N.C. 27530
www.kornegaysep.com (919) 735-5886 Fax: (919) 580-9053



SITE PLAN
GOLDSBORO TOWNSHIP
WAYNE COUNTY, N.C.

DRAWN BY: TSB
DESIGNED BY: BRK
DATE: 3-6-2020
SCALE: 1" = 40'

" PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES OR SALES."

C CENTER OF WAYNE COUNTY, INC.
701 SOUTH GEORGE STREET, GOLDSBORO, NORTH CAROLINA 27530
CONTACT: DAVID SIMMONS 919-922-0590

SHEET: 1
OF: 1
WORK ORDER: 200120
CADD DWG: 200120

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
APRIL 6, 2020 COUNCIL MEETING**

SUBJECT: CU-2-20 Rhodes Crematorium – The property is located on the northwest corner of Wayne Memorial Drive and Eighth Street.

BACKGROUND: The applicant requests a Conditional Use Permit to allow the operation of a crematorium. The applicant operates an existing funeral home adjacent to the subject property and located at 1701 Wayne Memorial Drive and formally known as Rhodes Funeral Home and Cremations.

In February of 2011, City Council originally approved site and landscape plans for Rhodes Funeral Home to operate a funeral home located at 1701 Wayne Memorial Drive.

On March 2, 2015, City Council approved site and landscape plans for the applicant to add approximately 2,700 sq. ft. to the existing funeral home for a total of 6,300 sq. ft.

On December 4, 2018, a Certificate of Occupancy was issued for the construction of a 2,500 accessory building located behind the funeral home and used to store automobiles for funeral services.

DISCUSSION: Now, the applicant proposes to operate a crematorium in conjunction with funeral services. Crematoriums are a permitted use in the General Business (GB) zoning district only after the obtainment of a Conditional Use Permit approved by City Council.

In addition, crematoriums must comply with the following regulations and pursuant to North Carolina General Statutes, 90-210.43:

1. The crematory must be accessory to a funeral establishment.
2. The crematory shall not emit any undue smoke, dust, heat or odor.

3. Loading and unloading areas shall be screened from adjacent properties and the public right of way.

The subject property is directly south and across the street from Market Square Shopping Center.

Frontage: Crematory: 75.04 ft. (Ninth Street)
Frontage: Funeral Home: 95.70 ft. (Wayne Memorial Dr.)
Frontage: Funeral Home: 254.27 ft. (Eighth Street)
Area: Crematory: 15,498 or 0.35 acres (Ninth Street)

Total area: Funeral Home and Crematory: 61,129 s.f.
or 1.40 acres

Zoning: General Business

The submitted site plan indicates the construction of a 4,500 sq. ft. facility for the operation of a crematorium. Currently, an existing 950 sq. ft. single-family dwelling occupies the property. The owner intends to demolish or remove the home from the property in order to construct the proposed crematory.

According to the City's Unified Development Code, no more than 50% of the proposed facility shall be of metal construction. Staff is working with the applicant to ensure that the exterior building materials are compliant with City standards.

The applicant is currently working with a design professional to determine an interior layout of the facility which will include a family waiting area, an office, restrooms, storage and an interior garage with access through two-bay garage doors at the rear of the facility.

Hours of Operation: Monday – Friday
9:00 a. m. to 5:00 p. m.

No. of Employees: 1

Access: The developer has proposed one 26 ft. wide driveway cut for the site along Ninth Street providing access to two parking lots at the front and rear of the facility. Another 20 ft. wide access drive is proposed at the rear of the site for traffic circulation from the existing funeral home to the proposed crematory. A driveway permit will be required from City Engineering.

Parking: Parking for the site requires 1 space per employee, plus 1 visitor space. The site plan shows a total of 8 parking spaces to include one handicap accessible space.

Sidewalks and Pedestrian Access: The applicant shows interior sidewalks leading from the parking lot to the building entrances. Exterior sidewalks are shown on the submitted site plan.

Landscaping: The site plan indicates 2 Autumn Fantasy Maples to serve as street trees along Ninth Street. A Type A, 10 ft. wide landscape buffer is shown along the western and southern property lines consisting of Flowering Cherries, Yaupon Hollies and Variegated Privets. An existing Type A buffer exists along the eastern property line and currently satisfies the City's landscape ordinance.

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

Storm water calculations and drainage plans have not been submitted. However, the developer will be required to submit plans approved by City Engineering prior to construction permits being issued.

Refuse collection: An existing 2-bay commercial dumpster coral is located adjacent to the property along the southern property line which serves the funeral home and will serve the proposed crematory. The dumpster is screened from off-site views in accordance with City standards.

Interconnectivity: Interconnectivity has not been identified on the site plan. The applicant believes that interconnectivity would be impractical due to existing site conditions of adjacent properties.

The applicant is requesting a modification of the interconnectivity requirement.

At the public hearing held on March 16, 2020, one person came forward saying they were neither for nor against the request. They spoke about concerns regarding smoke, fumes, and dust they requested the applicant adhere to the State requirements regarding the control measures for the exhaust from the crematorium. No one came forward to speak in against the request.

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

Date: _____
_____ Planning Director

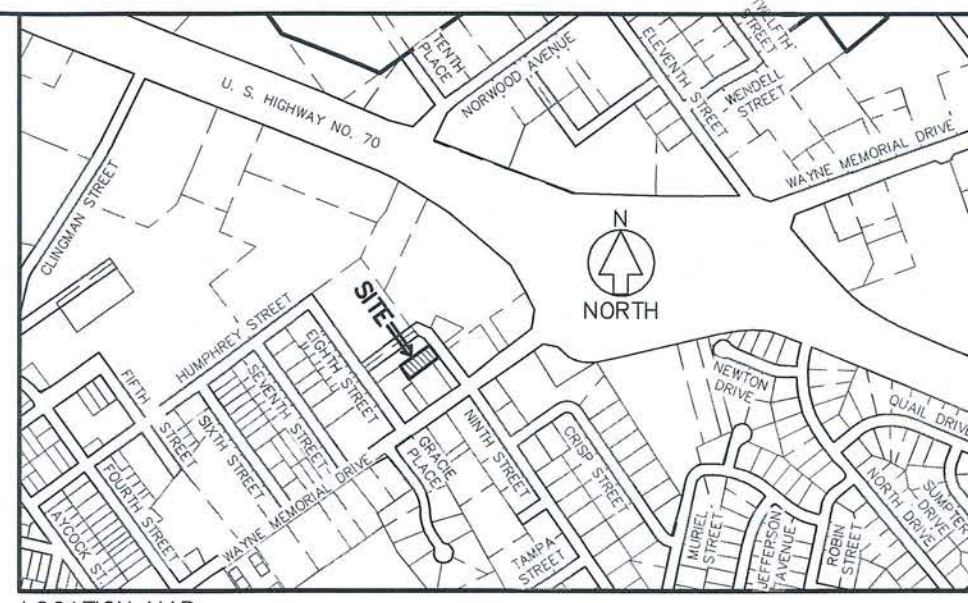
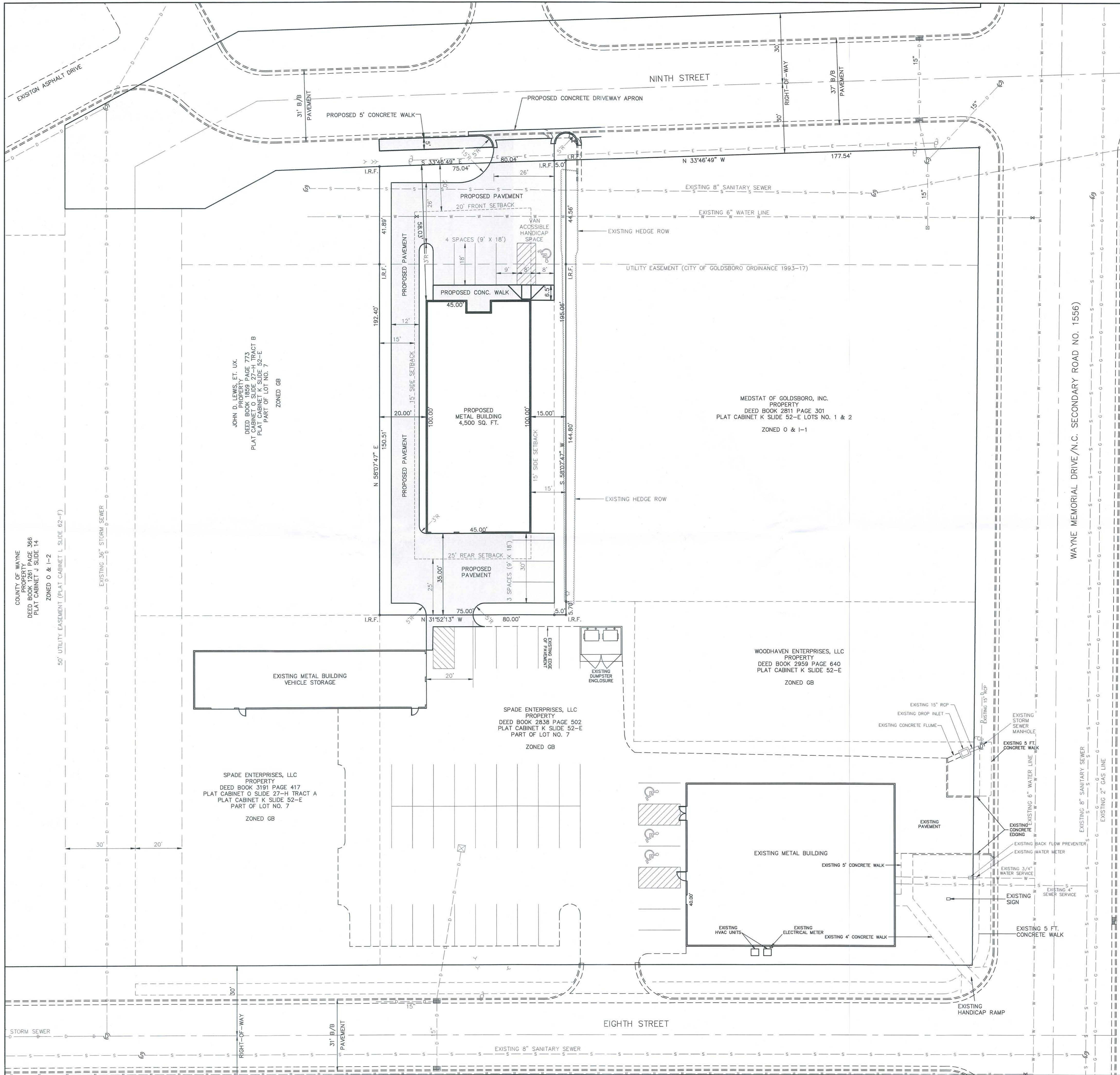
Date: _____
_____ City Manager



CONDITIONAL USE PLAN

CASE #: CU-2-20
APPLICANT: RHODES FUNERL & CREMATIONS INC.
REQUEST: ADDITION OF CREMATORIIUM
PIN #: 3600-60-1280
LOCATION: 1002 NINTH STREET
HOURS OF OPERATION: MONDAY - FRIDAY 8 am - 5 pm
NUMBER OF EMPLOYEES: 1

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FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PROPERTY ZONED GENERAL BUSINESS (GB)

MINIMUM SETBACK REQUIREMENTS

FRONT = 20 FEET
REAR = 25 FEET
SIDE = 15 FEET

PIN NUMBER 3600601280

REFERENCE:

DEED BOOK 3348 PAGE 501
PLAT CABINET K SLIDE 52-E LOTS NO. 3, 4 & 5

TRACT AREA = 15,498 SQUARE FEET OR 0.356 ACRE±

IMPERVIOUS AREA = 11,582 SQUARE FEET OR 0.266 ACRE±

EXISTING BUILDING = 909 SQUARE FEET

PROPOSED BUILDING = 4,500 SQUARE FEET

PARKING

1 SPACE PER EMPLOYEE, PLUS 1 VISITOR SPACE

1 HANDICAP SPACE
7 PARKING SPACES (9' X 18')
8 TOTAL

CREMATORIUM

PERMITTED DISTRICTS
0&1-1, NEIGHBORHOOD BUSINESS, CENTRAL BUSINESS DISTRICT, GENERAL BUSINESS,
HIGHWAY BUSINESS, 1-2 GENERAL INDUSTRY AND PURSUANT TO GS 90-210.43, ANY
CREMATORIUM MAY BE ESTABLISHED IN COMMERCIAL ZONED DISTRICTS THAT ALLOW
FUNERAL HOMES WITHOUT CONDITIONAL USE PERMIT APPROVAL SO LONG AS IT IS
ACCESSORY TO A FUNERAL ESTABLISHMENT.

APPROVAL CRITERIA

1. THE CREMATORY SHALL NOT EMIT ANY UNDUE SMOKE, DUST, HEAT OR ODOR.
2. LOADING AND UNLOADING AREAS SHALL BE SCREENED FROM ADJACENT PROPERTIES AND THE PUBLIC RIGHT OF WAY.

LEGEND

	EXISTING	PROPOSED
EDGE OF PAVEMENT	---	---
CURB & GUTTER	---	---
WATER LINE	---	---
SANITARY SEWER LINE	---	---
STORM DRAINAGE LINE	---	---
GAS LINE	---	---
SANITARY SEWER MANHOLE	⊙	⊙
DROP INLET	⊙	⊙
CURB INLET	⊙	⊙
WATER METER	⊙	⊙
CONCRETE WHEEL STOP	⊙	⊙
HYDRANT	⊙	⊙
VALVE	⊙	⊙
UTILITY POLE	⊙	⊙
GUY WIRE	---	---
WATER LINE	116.00	---
SANITARY SEWER LINE	---	---
DRAINAGE FLOW	---	---
TRAFFIC FLOW	---	---

ELEVATIONS REFER TO MEAN SEA LEVEL (M.S.L.)



SHEET: 2

OF: 4

WORK ORDER: 190515

CADD DWG: 190515

SPADE ENTERPRISES, LLC

223 HARDINGWOOD DRIVE, GOLDSBORO, NORTH CAROLINA 27534-7462

CONTACT: J.B. RHODES, III 919-394-4369

SITE PLAN

PROPOSED CREMATORIUM

DRAWN BY: TSB

DESIGNED BY: JLK

DATE: 2-10-2020

SCALE: 1" = 20'

B. R. KORNEGAY, INC.

LAND SURVEYING • ENGINEERING • PLANNING

300 East Walnut Street

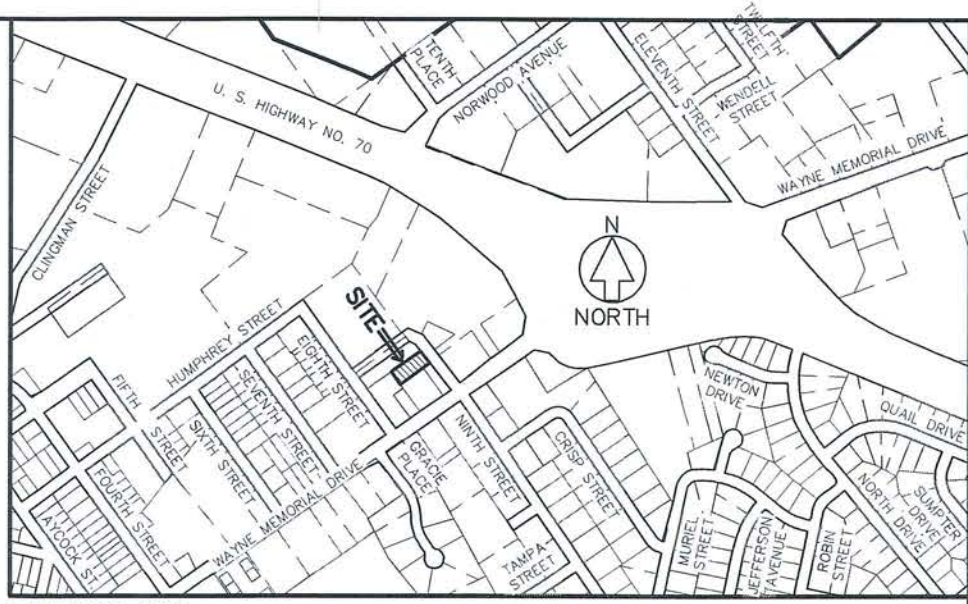
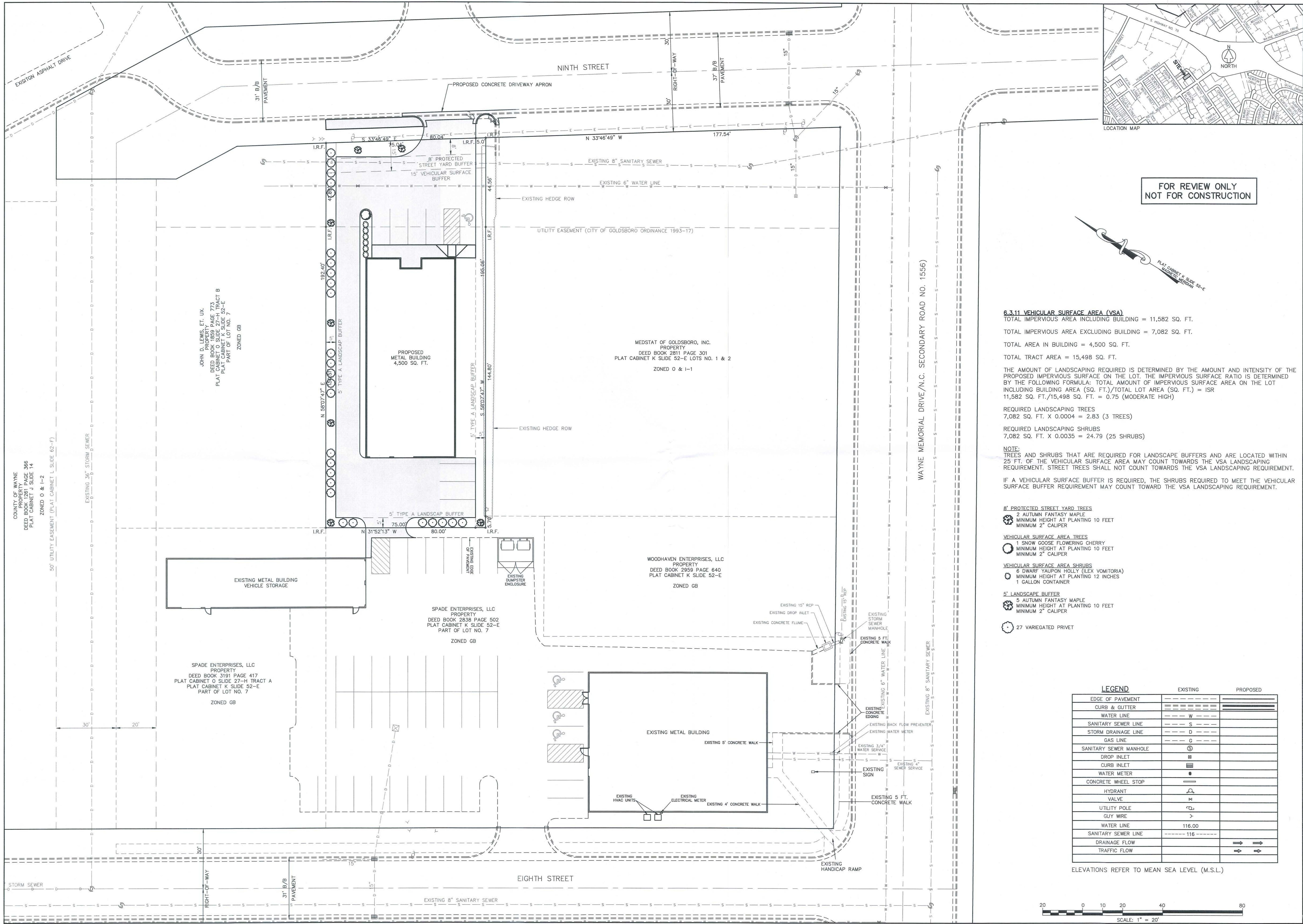
Goldsboro, N.C. 27530

www.kornegayesp.com (919) 735-5866 Fax: (919) 580-9053

CITY OF GOLDSBORO

GOLDSBORO TOWNSHIP

WAYNE COUNTY, N.C.



FOR REVIEW ONLY
NOT FOR CONSTRUCTION

6.3.11 VEHICULAR SURFACE AREA (VSA)

TOTAL IMPERVIOUS AREA INCLUDING BUILDING = 11,582 SQ. FT.
TOTAL IMPERVIOUS AREA EXCLUDING BUILDING = 7,082 SQ. FT.
TOTAL AREA IN BUILDING = 4,500 SQ. FT.
TOTAL TRACT AREA = 15,498 SQ. FT.

THE AMOUNT OF LANDSCAPING REQUIRED IS DETERMINED BY THE AMOUNT AND INTENSITY OF THE PROPOSED IMPERVIOUS SURFACE ON THE LOT. THE IMPERVIOUS SURFACE RATIO IS DETERMINED BY THE FOLLOWING FORMULA: TOTAL AMOUNT OF IMPERVIOUS SURFACE AREA ON THE LOT INCLUDING BUILDING AREA (SQ. FT.)/TOTAL LOT AREA (SQ. FT.) = ISR
11,582 SQ. FT./15,498 SQ. FT. = 0.75 (MODERATE HIGH)

REQUIRED LANDSCAPING TREES
7,082 SQ. FT. X 0.0004 = 2.83 (3 TREES)
REQUIRED LANDSCAPING SHRUBS
7,082 SQ. FT. X 0.0035 = 24.79 (25 SHRUBS)

NOTE:
TREES AND SHRUBS THAT ARE REQUIRED FOR LANDSCAPE BUFFERS AND ARE LOCATED WITHIN 25 FT. OF THE VEHICULAR SURFACE AREA MAY COUNT TOWARDS THE VSA LANDSCAPING REQUIREMENT. STREET TREES SHALL NOT COUNT TOWARDS THE VSA LANDSCAPING REQUIREMENT.

IF A VEHICULAR SURFACE BUFFER IS REQUIRED, THE SHRUBS REQUIRED TO MEET THE VEHICULAR SURFACE BUFFER REQUIREMENT MAY COUNT TOWARD THE VSA LANDSCAPING REQUIREMENT.

8' PROTECTED STREET YARD TREES

2 AUTUMN FANTASY MAPLE
MINIMUM HEIGHT AT PLANTING 10 FEET
MINIMUM 2" CALIPER

VEHICULAR SURFACE AREA TREES

1 SNOW GOOSE FLOWERING CHERRY
MINIMUM HEIGHT AT PLANTING 10 FEET
MINIMUM 2" CALIPER

VEHICULAR SURFACE AREA SHRUBS

6 DWARF YAUPOIN HOLLY (ILEX VOMITORIA)
MINIMUM HEIGHT AT PLANTING 12 INCHES
1 GALLON CONTAINER

5' LANDSCAPE BUFFER

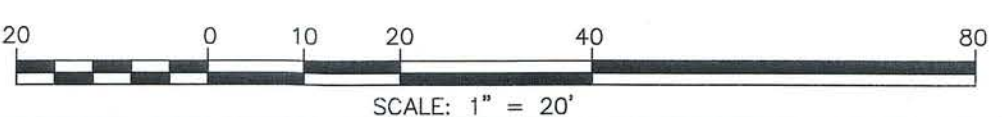
5 AUTUMN FANTASY MAPLE
MINIMUM HEIGHT AT PLANTING 10 FEET
MINIMUM 2" CALIPER

27 VARIEGATED PRIVET

LEGEND

	EXISTING	PROPOSED
EDGE OF PAVEMENT	---	---
CURB & GUTTER	---	---
WATER LINE	---	---
SANITARY SEWER LINE	---	---
STORM DRAINAGE LINE	---	---
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ELEVATIONS REFER TO MEAN SEA LEVEL (M.S.L.)



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CONTACT: J.B. RHODES, III 919-394-4369

DRAWN BY: TSB
DESIGNED BY: JLK
DATE: 2-10-2020
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LANDSCAPE PLAN
PROPOSED CREMATORIUM

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CITY OF GOLDSBORO
GOLDSBORO TOWNSHIP
WAYNE COUNTY, N.C.

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
APRIL 6, 2020 COUNCIL MEETING**

SUBJECT: SITE-4-20 – Wall Recycling, LLC
(Fencing Modification)

BACKGROUND: Subject property is located on the north side of Royall Avenue and the southwest corner of N. John Street between N. Center and Greenleaf Streets

Frontage: ±650 ft. (N. Center St.)

 ±290 ft. (Greenleaf St.)

 ±604 ft. (Royal Ave.)

 ±216 ft. (N. John St.)

Area: 174,321 sq. ft. or 4.0 acres

Zoning: General Business (GB)

Existing use: The property is currently occupied by a scrap metal retail recycling business formerly known as Goldsboro Iron and Metal Company since June of 1973. Wall Recycling, LLC acquired the existing business in June of 2018.

The applicant proposes to extend an existing eight (8) ft. in height, barbed wire and chain-link security fence with privacy slats along the frontage of the site for the purposes of theft prevention and storage of commercial transportation equipment associated with the operation.

According to the City's Unified Development Code, all outdoor storage areas of junk, salvage and recycling operations shall be enclosed by an eight (8) ft. high solid, opaque fence and set back one hundred feet from any public right of way or residentially developed or zoned property and/or fifty feet from any other adjacent property.

DISCUSSION: The submitted site plan indicates an existing single-story, 25,359 sq. ft. commercial building of brick, concrete block and metal-framed construction serving as the principal building and used for office and storage space. Two other accessory buildings (5,000 sq. ft. and 3,000 sq. ft. are located on site and used for sorting, baling

and storing metals. Remaining portions of the site are used for salvaging and recycling operations.

Hours of Operation: Monday-Friday: 8am-4:30pm
Saturday: 8-12 Noon

Employees: 21

As previously stated, the applicant is proposing to install approximately 735 ft. of eight (8) ft. in height, barbed wire and chain-link security fencing with privacy slats to be installed adjacent to the front property line along N. John Street, Greenleaf Street and Royal Avenue.

Commercial property owned by the applicant is located directly across the street from the principal place of business along Atlantic Avenue. Property is used for commercial delivery trucks to park overnight until loads of metal are ready for processing at the principal place of business the next business day.

According to the applicant, multiple break-ins involving theft of metals from delivery trucks have occurred upon commercial property located along Atlantic Avenue. The applicant believes that relocating commercial delivery trucks to the principal place of business along Greenleaf Drive and within the front yard of the site will centralize all salvaging and recycling operations. In addition, the applicant believes that the installation of additional security fencing will deter additional break-ins from occurring in the future.

A modification will be necessary since the City's UDO requires that all outdoor storage areas of junk, salvage and recycling operations are required to be enclosed by an eight (8) ft. in high solid, opaque fence and be set back one hundred feet from any public right of way.

Parking: The existing parking lot located in front of the principal building provides sufficient parking for customers and employees of the business. If the applicant's request is approved, overnight parking spaces for delivery trucks only will be properly identified and separated from customers and employees of the business.

No other changes to the site are proposed or required.

RECOMMENDATION: By motion, accept the recommendation of the Planning Commission and approve the submitted site plan with the following modification:

Modification of fencing requirement that all storage areas of junk, salvage and recycling operations be enclosed by an eight (8) ft. in high solid, opaque fence and be set back one hundred feet from any public right of way.

Date: _____
_____ Planning Director

Date: _____
_____ City Manager

SITE-4-20 WALL RECYCLING Modification - Addition of Fencing



SITE PLAN REQUEST

CASE #: SITE-4-20
APPLICANT: WALL RECYCLING
PIN #: 3509-09-4523
LOCATION: 801 N. JOHN STREET
PROPOSED USE: ADDITION OF FENCING

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.