

**AGENDA
PLANNING COMMISSION
Monday, April 27, 2020**

The Planning Commission will hold their meeting in the Large Conference Room located at the City Hall Annex Building, 200 N. Center Street, Room 206.

Per NC Gov. Cooper's Executive Order 121 restricts mass gatherings to 10 people or less due to COVID-19; therefore, public attendance of the Planning Commission is restricted to those who are on the agenda. The meeting will be streamed live on the City's Facebook page and YouTube.

I. Minutes – March 30, 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. Site Plans

(1) Site-5-20 Allen Grading – The property is located on the south side of Arrington Bridge Road between S. John Street and Westbrook Road _____

(2) Site-6-20 Eastern Regional Pain Specialists – The property is located on the west side of Hospital Road, north of Medical Office Place _____

B. Subdivision Plans

(1) S-4-20 Spring Garden, Section Seven – The property is located on the northwest side of Granville Drive and north of Granville Place _____

IV. UPCOMING PUBLIC HEARING / PLANNING COMMISSION ITEMS

A. Conditional Use Plans

(1) Longhorn Internet Café – The property is located on the east side of US 117 South between Arrington Bridge Road and South George Street

**Planning Commission Minutes
March 30, 2020**

The Goldsboro Planning Commission met in regular session on Monday, March 30, 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

Absent: Mr. Waters

Also Attending: Ms. Jennifer Collins, Planning Director
Ms. Debra Creighton, Secretary

Minutes – February 24, 2019

Mr. Slater moved that the Commission's minutes of February 24, 2020 be approved as presented. Mr. Bauer seconded the motion and the motion carried.

Planning Commission Items:

A. Rezoning

- (1) **Z-2-20 Simmons Business Park** – Located on the West side of S. George Street between Cola Drive and Wayne Avenue

Ms. Collins indicated the location of the request and displayed a zoning map showing the subject property. Photographs of the site were displayed. Ms. Collins said the applicant is requesting a change in zoning from General Industry (I-2) to General Business Conditional District (GB CD), which would limit the property to a multi-tenant business park.

Ms. Collins said that 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". Ms. Collins said the applicant intends to modify the existing classroom, office and greenhouse spaces to accommodate uses which are permitted within the General Business (GB) zoning district and compliant with the North Carolina State Building Code. Ms. Collins said examples of the permitted uses include automobile washing establishments (automatic and hand-wash), dry-cleaning (personal), laundries (coin-operated) and clinical, medical and therapeutic offices.

Ms. Collins said that the City's Comprehensive Land recommends industrial development for the property. Ms. Collins said 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.

Ms. Collins said at the public hearing held on February 17, 2020, no one came forward to speak for or against the request.

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

Mr. Bauer moved that the Commission recommended approval of the amended change of zone request from General Industry (I-2) to General Business Conditional District (GB CD) to allow the property used as a multi-tenant business park finding it consistent with the City's adopted Comprehensive Land Use Plan. Mr. Slater seconded the motion seconded the motion and the motion carried.

B. Conditional Use Site Plan

(1) CU-2-20 – Rhodes Crematorium - on the northwest corner of Wayne Memorial Drive and Eighth Street.

Ms. Collins indicated the location of the request and displayed a map showing the subject property. Photographs of the site were displayed. Ms. Collins said applicant is requesting a Conditional Use Permit for the operation of a crematorium. Ms. Collins said the applicant currently operates an existing funeral home adjacent to the subject property and located at 1701 Wayne Memorial Drive and known as Rhodes Funeral Home and Cremations.

Ms. Collins said the submitted site plan indicates the construction of a 4,500 sq. ft. facility for the operation of a crematorium. Ms. Collins said currently, an existing 950 sq. ft. single-family dwelling occupies the property. Ms. Collins said the owner intends to demolish or remove the home from the property in order to construct the proposed crematory. Ms. Collins said according to the City's Unified Development Code (UDO), no more than 50% of the proposed facility shall be of metal construction. Ms. Collins said staff is working with the applicant to ensure that the exterior building materials are compliant with City standards.

Ms. Collins said in addition to Unified Development Ordinance (UDO) requirements, 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.

Ms. Collins said 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. Ms. Collins said 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. Ms. Collins said a driveway permit would be required from City Engineering. Ms. Collins said the applicant believes that interconnectivity would be impractical due to existing site conditions of adjacent properties. Ms. Collins said the applicant is requesting a modification of the interconnectivity requirement.

Ms. Barnett moved that the Commission recommend approval of the proposed site plan with the requested modification of the interconnectivity requirements, and the applicant will submit the necessary Stormwater, evaluations and driveway permits as required by Staff. Mr. Walston seconded the motion and the motion carried.

C. Site Plans

- (1) S-4-20 Wall Recycling (Fencing Modification)** - Located on the north side of Royall Avenue and the southwest corner of N. John Street between N. Center and Greenleaf Streets

Ms. Collins indicated the location of the request and displayed a map showing the subject property. Photographs of the site were displayed. Ms. Collins said applicant is requesting site plan approval 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.

Ms. Collins said 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. Ms. Collins said there are two other accessory buildings (5,000 sq. ft. and 3,000 sq. ft.) located on site and used for sorting, baling and storing metals. Ms. Collins said the remaining portions of the site are used for salvaging and recycling operations.

Ms. Collins said according to the applicant, multiple break-ins involving theft of metals from delivery trucks have occurred upon commercial property located along Atlantic Avenue. Ms. Collins said 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. Ms. Collins said in addition, the applicant believes that the installation of additional security fencing will deter additional break-ins from occurring in the future.

Ms. Collins said that a modification would be necessary since the City's Unified Development Ordinance (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.

Mr. Bauer moved that the Commission recommend approval of the Site and Landscape plan with modifications to the fence setback requirement of 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. Mr. Slater seconded the motion and the motion carried.

D. Upcoming Meeting Items – No Public Hearing items for April 2020

Adjournment:

There being no further business, the meeting was adjourned at 7:19 p.m.

Debra Creighton, Secretary
Goldsboro Planning Commission

Approved: _____

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
MAY 4, 2020 COUNCIL MEETING**

SUBJECT: SITE-5-20 JBA Properties, LLC (Contractor's Office and Storage Yard)

BACKGROUND: The property is located on the south side of Arrington Bridge Road between S. John Street and Westbrook Road.

Frontage:	588 ft.
Average Depth:	629 ft.
Area:	358,037 sq. ft. or 8.2 acres
Zoning:	I-2 (General Industry)

Existing use: The site is clear and vacant.

DISCUSSION: The submitted site plan indicates a single-story, 12,400 sq. ft. commercial building proposed for use as a contractor's office, workshop and warehouse storage facility. The proposed office will contain 4,000 sq. ft. The proposed workshop will contain 4,800 sq. ft. The Warehouse will contain 3,600 sq. ft.

A proposed storage yard with gravel surfaces is indicated at the rear of the site and will contain approximately 40,000 sq. ft. of storage area for commercial trucks and heavy equipment operation. A 6 ft. in height opaque, chain-link security fence will surround the storage yard.

Hours of Operation:	Monday-Friday 6:00am – 6:00 pm
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Number of Employees:	10
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Access: The site will be served by a 125 ft. wide curb cut proposed off Arrington Bridge Road and subject to NCDOT approval.

A 25 ft. wide paved access drive will extend westward approximately 240 ft. from Arrington Bridge Road to a terminus

providing access to two parking lots located in front and along the southern side of the proposed facility.

Parking: Parking for the site requires 1 space per 350 sq. ft. of office area, 1 space per 2 employees on the maximum shift plus 1 space for each vehicle stored on site for warehousing and 1 space per working bay for automotive service, inspection and repair plus 1 space per employee. A total of 26 parking spaces have been provided including 1 handicap accessible parking space. 25 parking spaces are required. 22 spaces are proposed at the front of the commercial building and 4 are proposed along the southeast side.

Sidewalks and Pedestrian Access: According to the City's Unified Development Code, sidewalk construction is required for new commercial development. The submitted site plan does not indicate the installation of exterior sidewalks along Arrington Bridge Road. The applicant is requesting a modification of the requirement to install 463 linear feet of sidewalk along Arrington Bridge Road. If approved by City Council, the applicant will be required to pay \$8,334.00 in lieu of sidewalk construction to the City of Goldsboro.

6.5 ft. wide interior sidewalks have been provided for pedestrian access leading from the parking lots to the building entrances using private walkways and handicap ramps.

Landscaping: Since the subject property is zoned I-2 (General Industry), a Type A, 10 ft. wide landscape buffer is proposed along the southern and southeast property lines. The site plan indicates a required Type C, 20 ft. wide landscape buffer along the northwest property lines since the adjacent property is zoned O&I-1 (Office and Institutional). Existing woodlands located at the rear of the property along the southern property line are proposed as the required Type A, 10 ft. wide buffer yard.

A total of 13 street trees are proposed along Arrington Bridge Road. A total of 4 large trees will serve as parking lot trees.

Dry detention ponds and swales will serve as proposed BMP's for the site and will be located in the front and rear yards of the property subject to approval by City Engineering. Ponds shall be screened with evergreen shrubs in accordance with the City's landscape ordinance.

Commercial Lighting Plan: Commercial lighting plans have not been submitted, however, staff will work with the applicant to ensure that proposed lighting is compliant with the City's commercial lighting ordinance.

Engineering: Portions of the property are located within the City's Special Flood Hazard Areas known as the 100-year floodplain. Any proposed development within Special Flood Hazard Areas will require approval from City Engineering before construction permits can be issued.

City water is available to serve the property. City sewer is not available to serve the property, however, City sewer is located within 1,000 ft. of the subject property. According to the City's Unified Development Code, applicants shall connect to City water and sewer systems if proposed developments are within 1,000 ft. of City utilities.

Wayne County Environmental Health has been contacted to perform a septic evaluation for the site. The applicant desires to install an on-site septic system in lieu of connection to City sewer. As such, if the proposed site is suitable for on-site septic systems, a modification will be necessary.

Storm water calculations, grading and drainage plans have been submitted and are subject to approval by City Engineering.

Interconnectivity: Interconnectivity has not been shown on the submitted site plan. Applicant states interconnection will not be practical since the proposed use of the subject property and the existing use of properties adjacent to and along Arrington Bridge Road are incompatible.

Refuse collection: Commercial dumpsters are proposed at the rear of the property and screened from off-site views in accordance with City regulations.

Temporary Modular: If approved by City Council, the applicant proposes the placement of a temporary modular office unit to conduct business operations while the new office, workshop and warehouse facility is being constructed along Arrington Bridge Road.

The temporary modular office is proposed at 800 N. William Street directly across the street from the Wayne County Detention Center. The property is zoned I-2 (General Industry). Applicant intends to operate for a period not to exceed six (6) months until construction has been completed at the new site.

Modifications: The applicant is requesting the following modifications:

1. Modification to install City sidewalks and pay \$8,334.00 in lieu of sidewalk construction.
2. Modification to connect to City sewer.
3. Modification of interconnectivity.

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

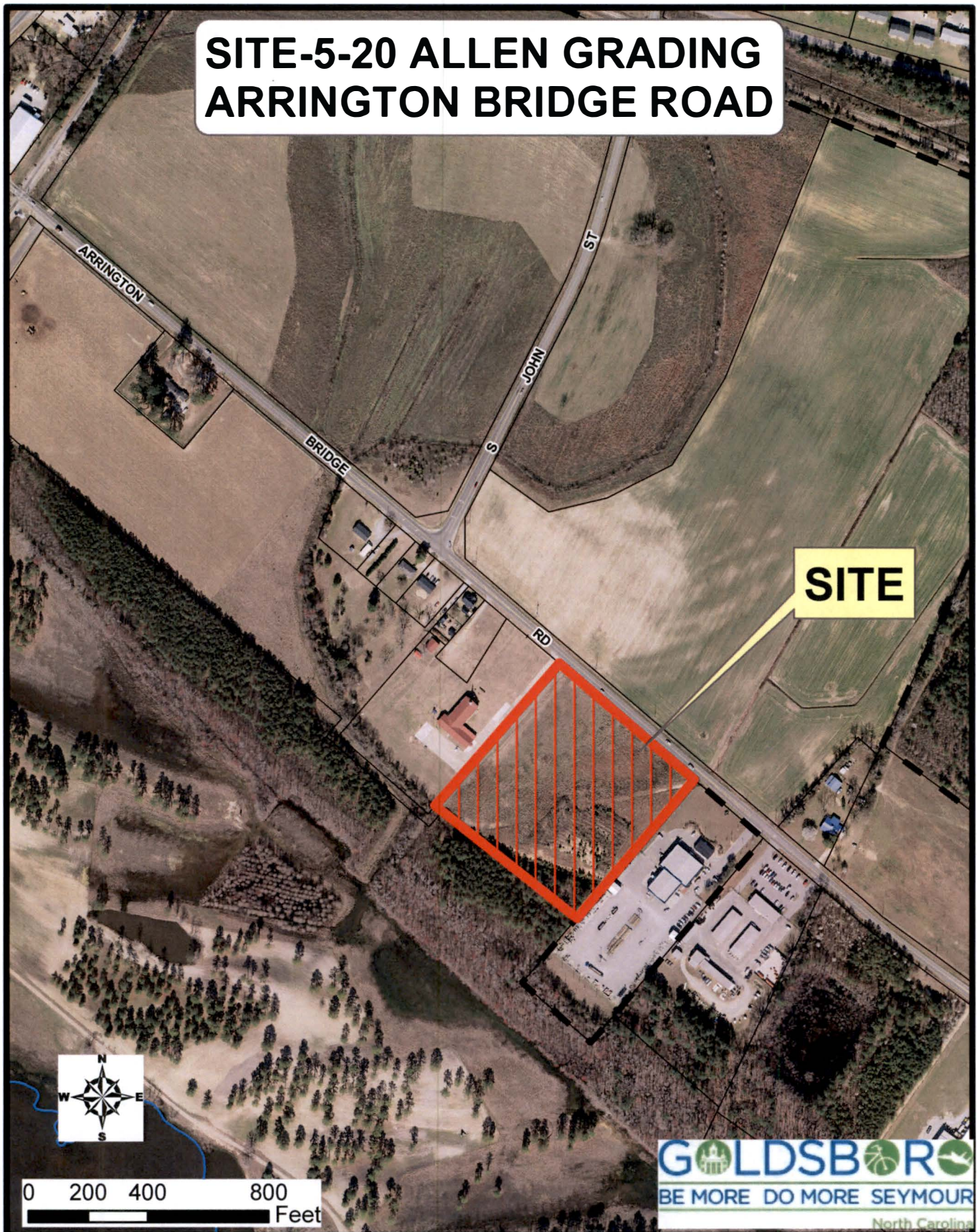
Date: _____

Planning Director

Date: _____

City Manager

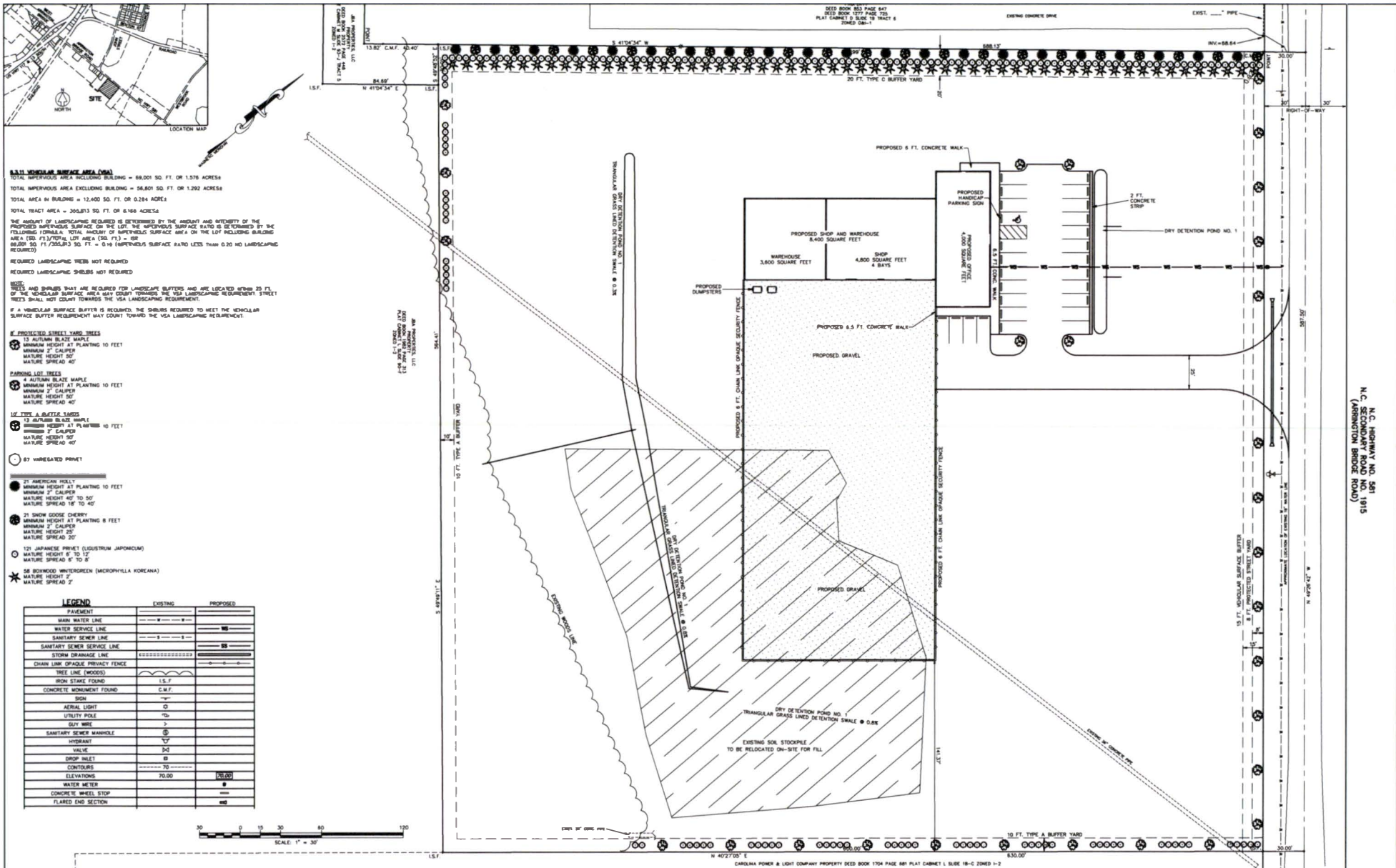
SITE-5-20 ALLEN GRADING ARRINGTON BRIDGE ROAD



SITE PLAN REQUEST

CASE #: SITE-5-20
APPLICANT: JBA PROPERTIES, LLC
PIN #: 2598-42-7606
LOCATION: 0 ARRINGTON BRIDGE RD
PROPOSED USE: CONTRACTOR OFFICE, GARAGE WITH STORAGE

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



**CITY OF GOLDSBORO
AGENDA MEMORANDUM
MAY 4, 2020 COUNCIL MEETING**

SUBJECT: SITE-6-20 Emergent Investments, LLC (Medical Office Facility)

BACKGROUND: The property is located on the west side of Hospital Rd. north of Medical Office Place.

Frontage: 166 ft.

Average Depth: Approximately 639 ft.

Area: 134,121.24 sq. ft. or 3.079 acres

Zoning: Office & Institutional-1

Existing use: Almost half of the property is clear and vacant. The remaining acreage consists of existing woodlands.

DISCUSSION: The submitted site plan indicates a single-story, 7,201 sq. ft. building proposed for use as a medical office facility.

Hours of Operation: Monday-Friday
9:00am – 5:00 pm

Number of Employees: 19

Access: The site will be served by a 60 ft. wide curb cut proposed off Hospital Road and is not subjected to NCDOT approval. A driveway permit will be required from City Engineering.

A 26 ft. wide paved access drive with curb and gutter will extend westward approximately 285 ft. from the terminus providing access to three parking lots located in front of, behind, and along the southern side of the proposed medical office facility.

Parking: Parking for the site requires 6 spaces per doctor and 1 per employee. A total of 61 parking spaces have been provided including 3 handicap accessible parking spaces. 17 spaces are shown in the front parking lot, 29 spaces are shown in the side parking lot, and 15 are shown in the rear parking lot.

Sidewalks and Pedestrian Access: 4 ft. wide exterior sidewalks are shown on the submitted site plan. City sidewalks are required to be a minimum of 5 ft. wide. Staff will ensure developer installs sidewalks to City standards.

6.5 ft. wide interior sidewalks have been provided for pedestrian access leading from the parking lots to the building entrances using private walkways and handicap ramps.

Landscaping: Since the subject property is zoned O&I-1 (Office and Institutional) and is located adjacent to other similarly-zoned properties, a Type A, 5 ft. wide landscape buffer is proposed along the northern, eastern and southern property lines.

Existing woodlands located at the rear of the property along the western property line are proposed as the required Type C, 20 ft. wide buffer yard adjacent to residentially-zoned properties.

A total of four street trees are proposed along Hospital Road. In addition, 27 small shrubs are proposed for use as the required vehicular surface buffer.

Building Elevations: Building elevation renderings have not been submitted. However, the applicant has informed Staff that the exterior building materials will consist of brick-veneer, hardy-plank siding, exterior insulation finishing systems (EIFS), and a shingle roof. Once building elevation renderings have been submitted, Staff will ensure that they are in compliance with City performance standards.

Commercial Lighting Plan: Commercial lighting plans have not been submitted, however, staff will work with the applicant to ensure that proposed lighting is compliant with the City's commercial lighting ordinance.

Engineering: Portions of the property are located within the City's Special Flood Hazard Areas known as the 500-year floodplain, 100-year floodplain and the Floodway. Any proposed development within Special Flood Hazard Areas will require approval from City Engineering before construction permits can be issued.

City water and sewer are available to serve the property.

Stormwater calculations, grading and drainage plans have been submitted and are subject to approval by City Engineering.

Interconnectivity: Interconnectivity has not been shown on the submitted site plan. Applicant states that interconnectivity would be impractical due to topography and that additional access drives between private properties would result in a loss of required parking spaces.

Refuse collection: A 11ft. x 14 ft. concrete pad is shown at the end of the access drive for the location of a commercial dumpster. The dumpster shall be screened according to City standards.

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

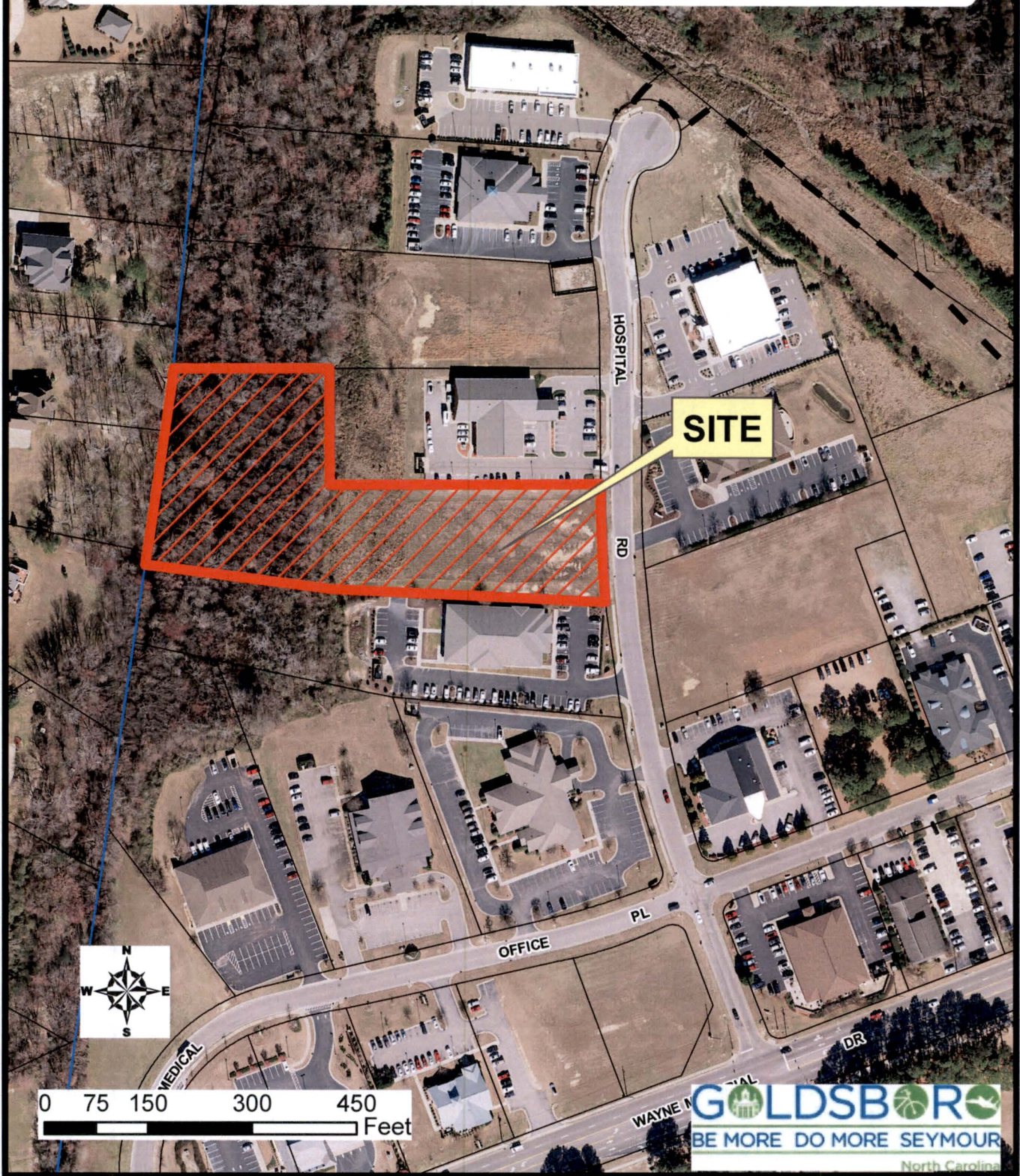
Date: _____

Planning Director

Date: _____

City Manager

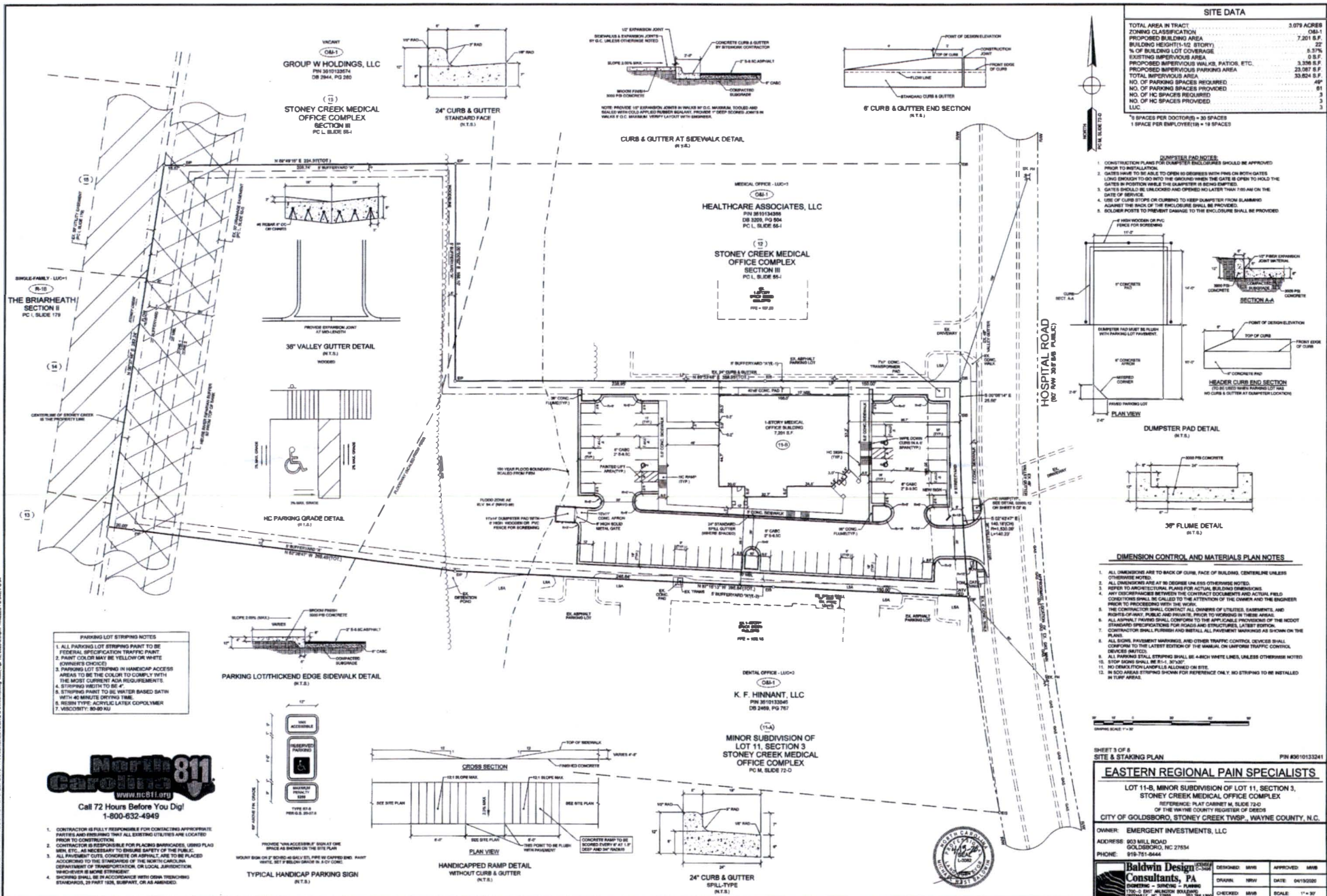
SITE-6-20 EASTERN REGIONAL PAIN SPECIALISTS 2605 HOSPITAL ROAD



SITE PLAN REQUEST

CASE #: SITE-6-20
APPLICANT: EMERGENT INVESTMENTS
PIN #: 3610-13-3241
LOCATION: 2605 HOSPITAL RD
PROPOSED USE: MEDICAL OFFICE

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**CITY OF GOLDSBORO
AGENDA MEMORANDUM
MAY 4 2020 COUNCIL MEETING**

SUBJECT: S-4-20 Stoney Creek Builders (Three-lot Preliminary Subdivision Plat)

BACKGROUND: The property is located within Spring Garden Subdivision which is located on the north side of Fedelon Trail between Salem Church Road and U.S. Highway 117 North.

Goldsboro City Council approved the original subdivision plat for Spring Garden, Section 1 in 1979.

The parcel of property proposed for subdivision is located between Granville Place and Erin Place.

The applicant proposes to subdivide the subject property into three private lots for sale and single-family residential development.

Total Area: 3.84 acres
Total Lots: 3

Lot No. 1: ± 1.28 acres
Lot No. 2: ± 1.28 acres
Lot No. 3: ± 1.28 acres

Zoning: R-20 Residential
(Watershed Protection Area)

Existing: Currently, the subject property consists of woodlands and is undeveloped.

DISCUSSION: As previously stated, the applicant proposes to subdivide the property into three private lots for sale and single-family development.

Engineering: The property is not located within a Special Flood Hazard Area.

City water is available to serve the property. However, inadequate pressure exists for domestic and fire protection

purposes. City Engineering is currently in the process of investigating measures for increasing water pressure within the subdivision. Alternatively, if City water pressure is not adequate, Staff has been informed by Wayne County's Environmental Health Department that on-site private water supply wells may be utilized subject to County approval.

Approximately one-half of the approved subdivision is located in the City limits. The other half, including the subject property, is located outside the City limits. As such, the subject property will be served by Belfast Fire Department.

City sewer is not available to serve the property. Septic systems are proposed and must be approved in accordance with Wayne County's Environmental Health Department before building permits can be issued.

Because the subject property is located within a Watershed Protection Area, the lots cannot exceed 24% built-upon area.

RECOMMENDATION:

By motion, accept the recommendation of the Planning Commission and

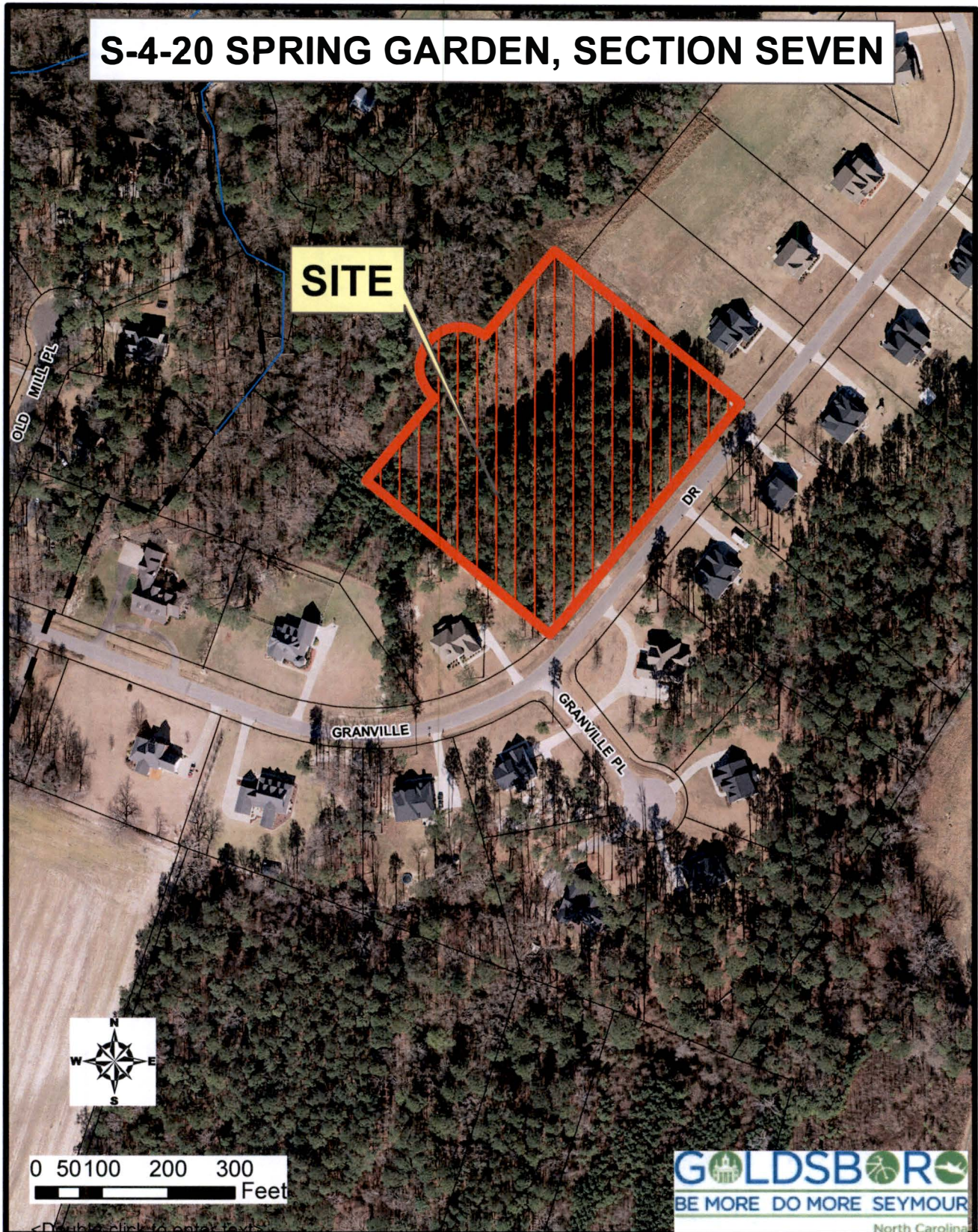
Date: _____

Planning Director

Date: _____

City Manager

S-4-20 SPRING GARDEN, SECTION SEVEN



PRELIMINARY SUBDIVISION REQUEST

CASE #: S-4-20
APPLICANT: STONEY CREEK BUILDERS
OWNER: PHILIP ROBSON dba STONEY CREEK BUILDERS
PIN #: 3600-09-9243
LOCATION: GRANVILLE DRIVE

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.



PROPERTY ZONED R-20 (CITY OF GOLDSBORO)

MINIMUM SETBACK REQUIREMENTS

FRONT YARD = 45 FEET
REAR YARD = 25 FEET
SIDE YARD = 20 FEET
CORNER YARD = 40 FEET

MAXIMUM HEIGHT = 35 FEET

MAXIMUM BUILT-UPON AREA

LOT NO. 1 = 0.73 ACRES±
LOT NO. 2 = 0.73 ACRES±
LOT NO. 3 = 0.73 ACRES±

TAX PARCEL: 3600099243

REFERENCE: DEED BOOK 3508 PAGE 042

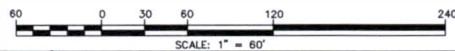
ACREAGE IN TOTAL TRACT = 3.849 ACRES±
ACREAGE IN PARK OR OTHER LAND USE = NONE
NUMBER OF LOTS = 3
AVERAGE LOT SIZE = 55,881 SQUARE FEET OR 1.283 ACRES±
MINIMUM LOT SIZE = 53,988 SQUARE FEET OR 1.239 ACRES±
LINEAL FEET IN STREETS = NONE

NOTE:
THE PROPERTY IS LOCATED IN THE WAYNE WATER SUPPLY WATERSHED AREA.

NOTE (FIRE PROTECTION)
THE CITY OF GOLDSBORO SERVES THE ENTIRE SUBDIVISION WITH A 6-INCH WATER SERVICE LINE, HOWEVER, THERE IS NOT ADEQUATE WATER PRESSURE FOR FIRE PROTECTION PURPOSES.
THE PROPERTY IS LOCATED IN THE BELFAST FIRE DISTRICT.

NOTE FLOOD HAZARD
THE PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA AND FLOODWAY AREA. FOR FLOOD HAZARD DATA AND FLOODWAY DATA REFER TO FIRM FLOOD INSURANCE RATE MAP NORTH CAROLINA MAP NUMBER 3720351800K EFFECTIVE DATE JUNE 20, 2018.

LEGEND
● CONCRETE MONUMENT CONTROL CORNER
I.R.S. IRON ROD FOUND
I.R.F. IRON ROD FOUND
C.M.F. CONCRETE MONUMENT FOUND
RATIO OF PRECISION MINIMUM 1/10,000
NO HORIZONTAL CONTROL WITHIN 2,000 FEET
AREA COMPUTED BY D.M.D. METHOD



PRELIMINARY PLAN
SPRING GARDEN - SECTION SEVEN
STONEY CREEK TOWNSHIP
WAYNE COUNTY, N.C.

DRAWN BY: TSB
DESIGNED BY: BRK
DATE: 4-2-2020
SCALE: 1" = 60'

OWNER & DEVELOPER
PHILIP ROBON
dba STONEY CREEK BUILDERS
1000 CREEK FRONT COURT, WILLOW SPRINGS, NORTH CAROLINA 27592
252-775-1786

SHEET:
1
OF: 1
WORK ORDER:
200158
CADD DWG:
200158