

**AGENDA
PLANNING COMMISSION
Tuesday, May 26, 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 – April 27, 2020

II. BOARD OF ADJUSTMENT PUBLIC HEARING

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

No items to be reviewed by the Board of Adjustment

III. PLANNING COMMISSION ITEMS

A. Conditional Use Permit

- (1) CU-3-20 Longhorn Business Center** - East side of US 117 South between _____
Arrington Bridge Road and South George Street

B. Site Plans

- (1) Site-8-20 Wayne Christian Academy** – The property is located on the west _____
side of Patetown Road between Kearney Lane and W. New Hope Road

- (2) Site-9-20 William Raymond** – The property is located on the west side of S. _____
John Street between Olivia Lane and Wayne Avenue

IV. UPCOMING PUBLIC HEARING / PLANNING COMMISSION ITEMS

A. Rezoning Requests

- (1) Z-3-20 Adamsville Gateway Center, LLC.** – 201-214 S Berkeley Blvd.

B. Conditional Use Plans

- (1) CU-4-20 Ace Hardware & Flex Space** – 107 & 109 Mollie Drive

Planning Commission Minutes
April 27, 2020

The Goldsboro Planning Commission met in regular session on Monday, April 27, 2020 at 7:00 p. m., in the Council Chambers, City Hall. The following members were present or absent:

~~Mrs. Batnett~~

Mr. Bauer

Mr. Boyette

Mr. Walston

Mr. Slater

Absent:
Mr. Waters

Also Attending: Ms. Collins, Planning Director

Ms. Debra Creighton, Secretary

Mr. Kenneth Talton, Zoning Administrator

Minutes – March 30, 2019

Mr. Walston moved that the Commission's minutes of March 30, 2020 be approved as presented. Mr. Bauer seconded the motion and the motion carried.

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.

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 for a contractor's office, workshop and warehouse storage facility. Ms. Collins said 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.

Ms. Collins said 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.

Ms. Collins said 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.

Ms. Collins said a 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.

Ms. Collins said that three modifications would be necessary for this site plan. Ms. Collins said a modification regarding the installation of sidewalks; the applicant has said they will pay the fee in lieu of \$8,334.00 of construction. Ms. Collins said a modification to connect to City sewer would be required. Ms. Collins said a modification to the interconnectivity requirement would be required.

Mr. Bauer moved that the Commission recommend approval of the Site and Landscape plan with modifications to the sidewalk installation, connection to City sewer and interconnectivity requirements. Mr. Walston seconded the motion and the motion carried.

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

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 for medical office.

Ms. Collins said the submitted site plan indicates a single-story, 7,201 sq. ft. building proposed for use as a medical office facility. Ms. Collins said interior sidewalks been provided for pedestrian access leading from the parking lots to the building entrances using private walkways and handicap ramps.

Ms. Collins said that 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.

Ms. Collins said a modification to the interconnectivity requirement would be required.

Mr. Walston moved that the Commission recommend approval of the Site and Landscape plan with modification to the interconnectivity requirement. Ms. Barnett seconded the motion and the motion carried.

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.

Mr. Talton indicated the location of the request and displayed a map showing the subject property. Photographs of the site were displayed. Mr. Talton said the

submitted preliminary subdivision plat Goldsboro City Council approved the original subdivision plat for Spring Garden, Section 1 in 1979. Mr. Talton said the parcel of property proposed for subdivision is located between Granville Place and Erin Place.

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

Mr. Talton said 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.

Mr. Talton said that 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.

Mr. Talton said 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.

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

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

C. Upcoming Meeting Items – May 18, 2020

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

Adjournment:

There being no further business, the meeting was adjourned at 7:26 p.m.

Debra Creighton, Secretary
Goldsboro Planning Commission

Approved: _____

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
June 1, 2020 COUNCIL MEETING**

SUBJECT: CU-3-20 Jerry Futrell – East side of US 117 South between Arrington Bridge Road and South George Street (Increase in electronic gaming machines from 50 to 100 for existing Internet Café)

BACKGROUND: An internet café was previously approved for 20 gaming machines at this location on September 3, 2013. On June 2, 2014, City Council denied a request to increase the number of gaming machines from 20 to 35 based on requiring 2 parking spaces per machine.

On August 4, 2014, the Council approved a parking ordinance amendment to the City's UDO requiring 1.5 parking spaces per machine. In addition, they approved the previous owner's request to allow an increase in the number of gaming machines from 20 to 35.

The previous owner closed the business in March of 2016 upon order from the District Attorney's office. Once software upgrades were installed and in compliance with State law, he reapplied for a Conditional Use Permit to operate an internet café in accordance with the City's Unified Development Ordinance. City Council approved site, landscape and floor plans for the previously approved 35 gaming machines on January 3, 2017.

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.

On February 3, 2020, City Council approved a request by the applicant to amend a Conditional Use Permit for the operation of an internet café to increase the number of gaming machines from 35 games to a maximum of 50 gaming machines. 52 existing paved parking spaces were available to serve the site.

The applicant contended that the City's commercial parking ordinance requiring 1.5 parking spaces per gaming machine was excessive based on the fact that only one customer could operate one gaming machine at any one time.

DISCUSSION:

Now, the applicant is requesting to amend an existing Conditional Use Permit for the operation of an internet café to increase the number of gaming machines from 50 to 100.

Frontage: 454.3 ft. (US 117)
Area: 97,220 sq. ft., or 2.23 acres
Zoning: General Business
Hours of Operation: 10:00 a.m. to 2 a.m. (7 days)
No. of Employees: 2 (17 employees; maximum 2 per shift)

Site and landscape plans for this operation were previously approved with Conditional Use Permit #CU-16-16. The following modifications were also approved:

- a. Rear yard landscape buffer due to grade separation at railroad tracks.
- b. Vehicular surface buffer at front due to existing paving and public right-of-way;
- c. Street tree requirement; and
- d. Distance from residentially zoned property from 200 ft. to 125 ft.

Parking: As previously stated, parking is required at 1.5 space per gaming machine. Currently, there are 52 paved parking spaces to serve the site. 150 parking spaces are required. The applicant is proposing to pave an additional 50 parking spaces for a total of 102 parking spaces. Previous parking modifications have been granted by City Council for electronic gaming operations at one (1) space per gaming machine. A modification from 150 to 102 parking spaces will be necessary.

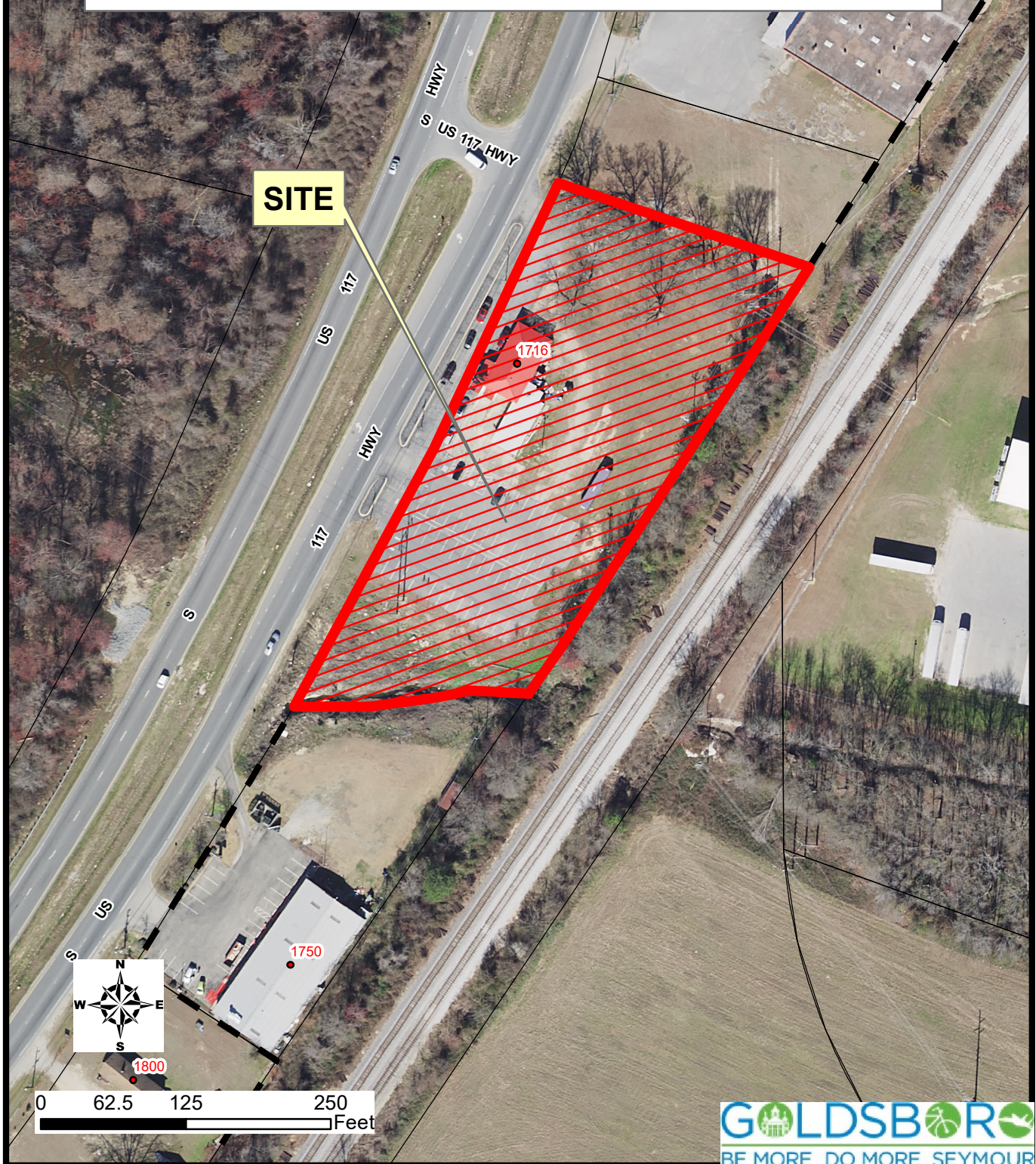
At the public hearing held on May 18, 2020, the applicant came forward to speak in favor of the request and no one appeared to speak against the request.

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

Date: _____
Planning Director

Date: _____
City Manager

**CU-3-20 LONGHORN INTERNET CAFE
REQUEST: ADDITIONAL ELECTRONIC GAMES TO 100**



CONDITIONAL USE PLAN

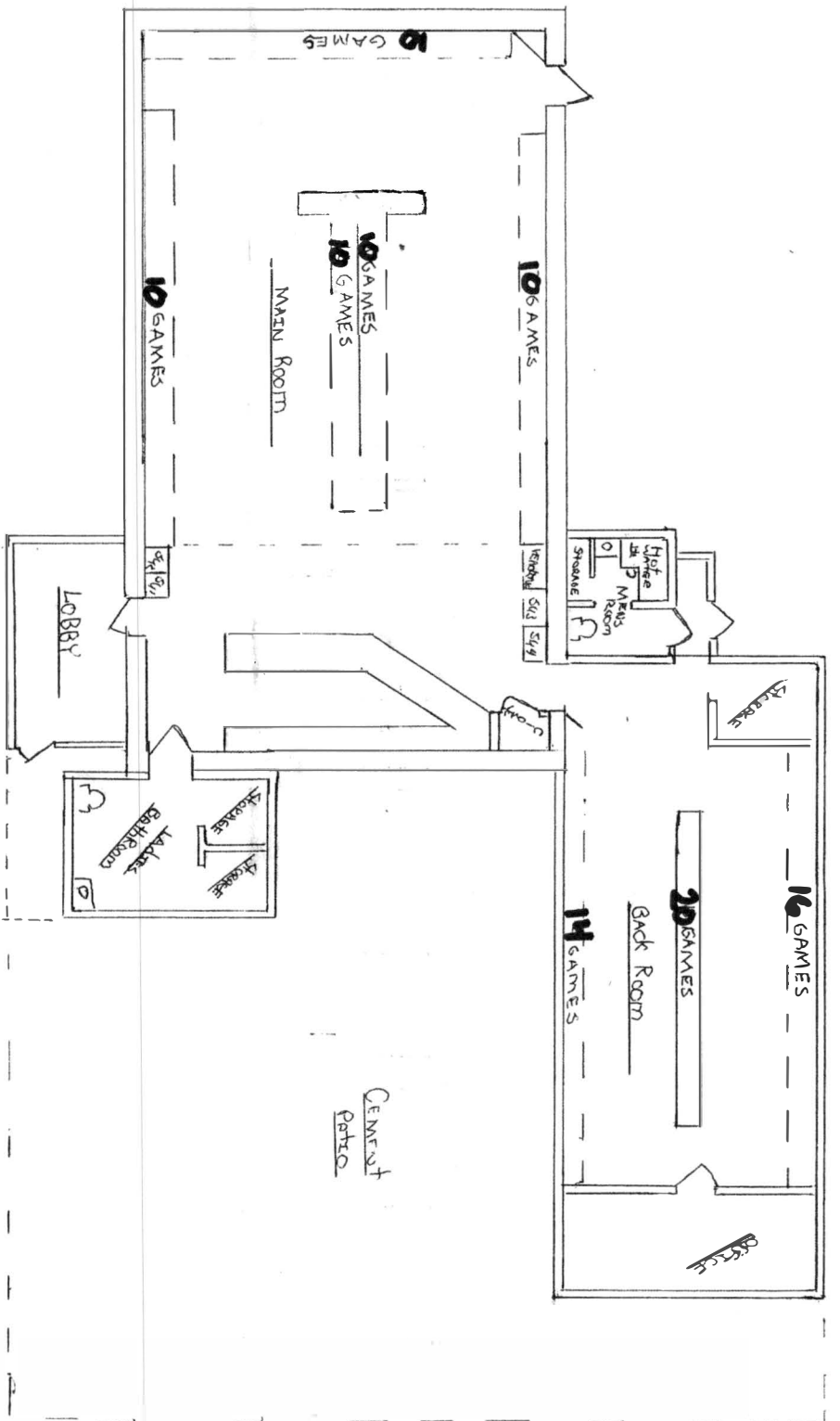
CASE #: CU-3-20
APPLICANT: LONGHORN BUSINESS CENTER
REQUEST: ADDITIONAL ELECTRONIC GAMES TO 100 GAMES
PIN #: 2598-45-6535
LOCATION: 1716 S. US 117
HOURS OF OPERATION: 9 A.M. TO 2 A.M / 7 DAYS A WEEK
NUMBER OF EMPLOYEES: 17 EMPLOYEES / 2 PER SHIFT

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.

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CASE #:	CU-3-20
APPLICANT:	LONGHORN BUSINESS CENTER
REQUEST:	INCREASE ELECTRONIC GAMES TO 100 GAMES
PIN #:	2598-45-6535
LOCATION:	1716 S. US 117 HWY
HOURS OF OPERATION:	9 am - 2 am / 7 DAYS PER WEEK
NUMBER OF EMPLOYEES:	17 EMPLOYEES / 2 PER SHIFT

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Proposal of Expansion of

Game Terminals from

50 to 100 units

Lone Horn Business Center	
SCALE: 60 to 1	APPROVED BY: J. H. F.
DATE: 4-13-20	DRAWN BY: J. H. F.
REVISIONS:	REVISIONS:
KT	DRAWING NUMBER: 0004

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
JUNE 1, 2020 COUNCIL MEETING**

SUBJECT: SITE-8-20 Daniels & Daniels Construction Co., Inc. - (Wayne Christian School Classroom Expansion and Parking Lot Addition)

BACKGROUND: The property is located on the west side of Patetown Road between Kearney Lane and W. New Hope Road.

Frontage: ±2,000 ft.
Area: 25.41 acres
Zoning: Office and Institutional (O&I-1)

According to the City's Unified Development Code, nonresidential developments that disturb greater than one acre shall be approved by the City Council. The proposed development will disturb approximately 2.0 acres.

DISCUSSION: The submitted site plan indicates a single-story, 3,156 sq. ft. building of wood-framed construction proposed for use as STEM (Science, Technologies, Engineering, and Mathematics) classrooms and used by high-school students in the 9th through 12th grades.

The floorplan for the proposed classroom expansion indicates that the facility will consist of 2 science classrooms, a prep station and restrooms for students and staff.

Access: The site is served by one main access located at the intersection of Patetown Road and Catherine Street. The main exit for the site is located at the intersection of Patetown Road and W. New Hope Road.

An existing 25 ft. wide paved access drive extends throughout the site providing access to all campus academic, daycare and recreational facilities.

Parking: A new parking lot for the STEM classrooms is shown directly south of the proposed facility approximately 120 ft. south from the main school parking lot and 40 ft. east of the on-site day care parking lot.

Parking for the school is based on 1 space per classroom or 1 space per 5 seats in the main assembly area, whichever is greater. The school's

existing gymnasium serves at the main assembly area on campus. The gymnasium has a maximum capacity of 450 persons according to the Certificate of Occupancy issued by City Fire Marshall's Office in March of 2002. According to the City's parking ordinance, 90 parking spaces are required for the site.

Currently, there are 149 existing parking spaces for the site. The applicant is proposing 18 additional parking spaces for the new STEM classrooms to include two new handicap accessible parking spaces. When construction is complete, a total of 167 parking spaces will be available to include 8 handicap accessible parking spaces for students and staff of the school.

Pedestrian Access: 5 ft. wide interior sidewalks have been provided for pedestrian access leading from the proposed parking lot to the building entrances using private walkways and handicap ramps. Exterior sidewalks are not required since the building or parking area is not expanded more than 50% and the site is not recommended for sidewalks on the City's Pedestrian plan.

Landscaping: Two large trees are proposed for the new STEM classrooms' parking lot in accordance with the City's landscaping ordinance. No other landscaping is required or proposed for the site.

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.

Building Elevations: Exterior building components will consist of masonry, clear glazing, brick-veneer, wood columns and architectural asphalt roofing shingles.

Engineering: The property is not located within a Special Flood Hazard area. The property is served by City water and sewer. City Engineering is currently in the process of reviewing drainage plans and is awaiting storm water calculations for the proposed site improvements. Construction permits will not be released until City Engineering requirements have been satisfied.

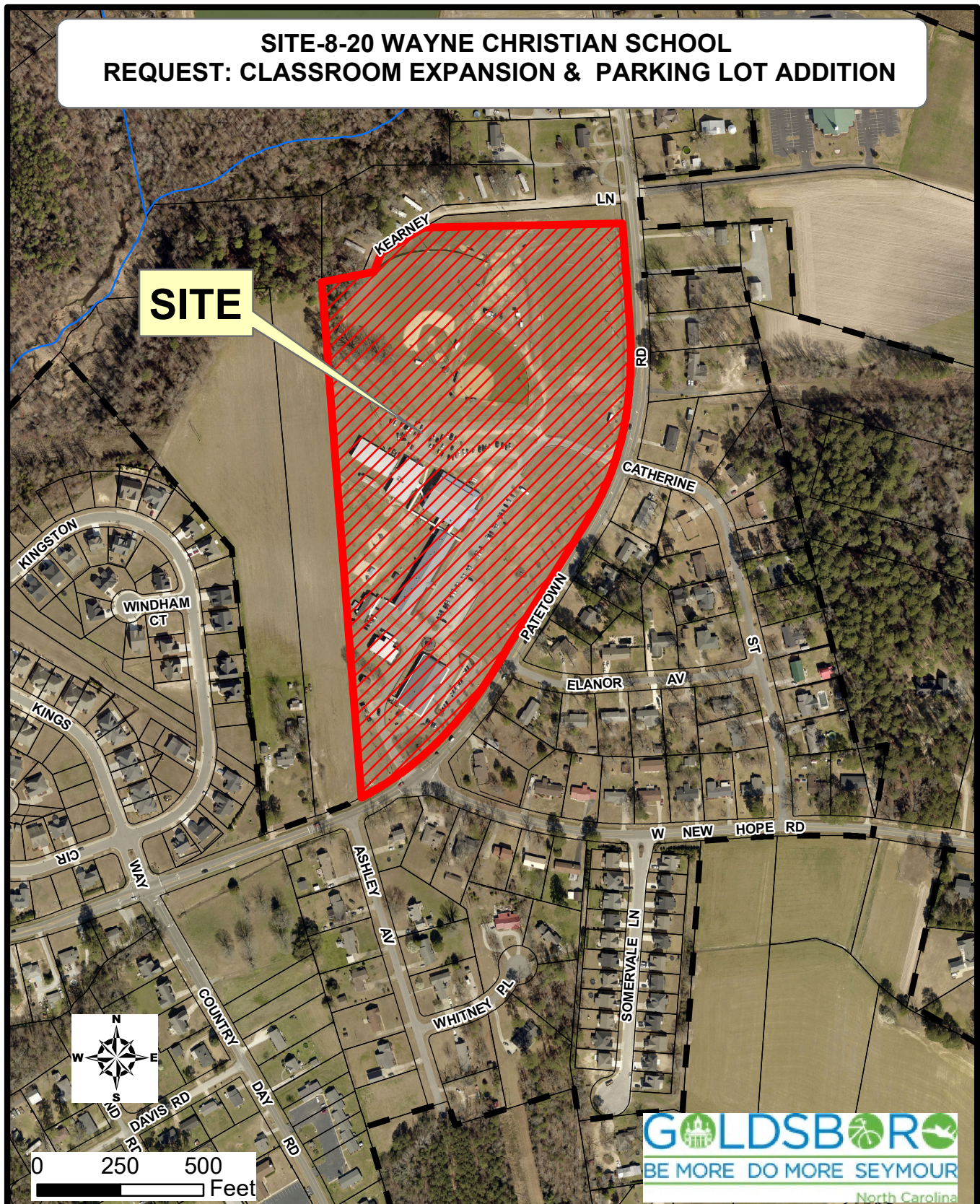
Refuse Collection: An existing 50 ft. wide by 15 ft. wide screened dumpster coral serves as the school's solid waste collection receptacle and is located behind the existing daycare facility.

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

Date: _____
_____ Planning Director

Date: _____
_____ City Manager

**SITE-8-20 WAYNE CHRISTIAN SCHOOL
REQUEST: CLASSROOM EXPANSION & PARKING LOT ADDITION**



SITE PLAN

CASE #: SITE-8-20
APPLICANT: WAYNE CHRISTIAN SCHOOL
PIN #: 3600-88-4839
LOCATION: 1201 E. PATETOWN RD
PROPOSED USE: CLASSROOM EXPANSION & PARKING LOT ADDITION

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[illegible]

Parking Requirements:

[illegible]

Easting Building
3,165 sq. ft.

7

WITHOUT THE ADDITIONAL

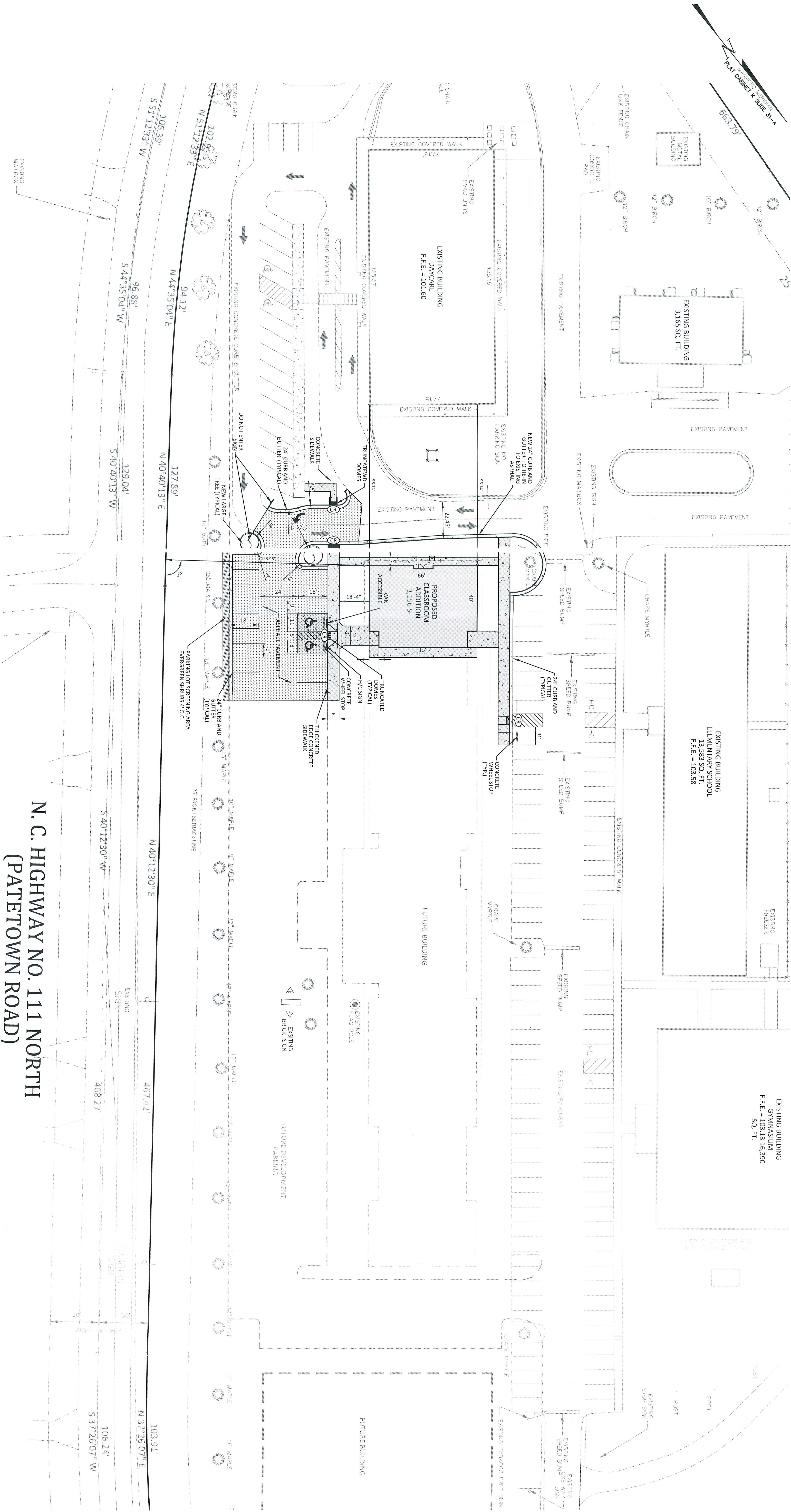
1. ALL LINK SYSTEMS SHALL BE DESIGNED FROM OPEN-GRIT SURFWEAR.
2. WHEN A SURFWEAR JOINT/SEAM APPEARS DAMAGED OR WHEN EXCESSIVE VIBRATION HAS OCCURRED, THE SURFWEAR SHALL BE REPAIRED OR REPLACED. THE REPAIR SHALL BE REPORTED TO THE SUPERVISOR OF THE DISTRICT OF THE CITY OF LOS ANGELES AND THE REPORT TO RECORDING SUPERVISOR SHALL INCLUDE A PHOTOGRAPH OF THE DAMAGE AND THE LOCATION OF THE DAMAGE.
3. A REPAIRING CONTRACTOR SHALL BE IN THE CITY OF LOS ANGELES CONTRACTORS LIST AND THE REPAIRING CONTRACTOR SHALL BE QUALIFIED TO REPAIR JOINTS AND SEAMS OF THE LINKING SYSTEMS.
4. THE REPAIRING CONTRACTOR SHALL BE QUALIFIED TO REPAIR JOINTS AND SEAMS OF THE LINKING SYSTEMS.
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9. THE REPAIRING CONTRACTOR SHALL BE QUALIFIED TO REPAIR JOINTS AND SEAMS OF THE LINKING SYSTEMS.
10. THE REPAIRING CONTRACTOR SHALL BE QUALIFIED TO REPAIR JOINTS AND SEAMS OF THE LINKING SYSTEMS.

(continued)

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1000000

- Cover
- Overall Site Layout
- Classroom Addition Site Plan
- Demolition & Erosion Control Plan
- Utilities Plan
- Grading, Drainage & Erosion Control Plan
- Details
- 1 Sheet



N. C. HIGHWAY NO. 111 NORTH
(PATE TOWN ROAD)

Vegetation Legend:

- PROPOSED LARGE TREE
- PROPOSED LARGE STREET TREE
- PROPOSED EVERGREEN SHRUBS

SHEET NAME:
ENLARGED SITE
& LANDSCAPING
PLAN

PHASE:
Remain Documents

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUE DATE: 4/17/2020	
2	PROJECT #: 20006	
3	DRAWN BY: R.J.L.	



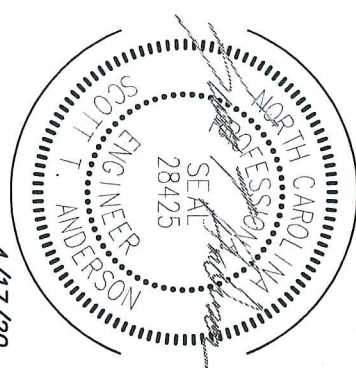
SCALE 1 inch = 30 ft

Wayne Christian School
New Science Classrooms

1201 Patetown Rd,
Goldsboro, NC 27530
ID #: xxxxx

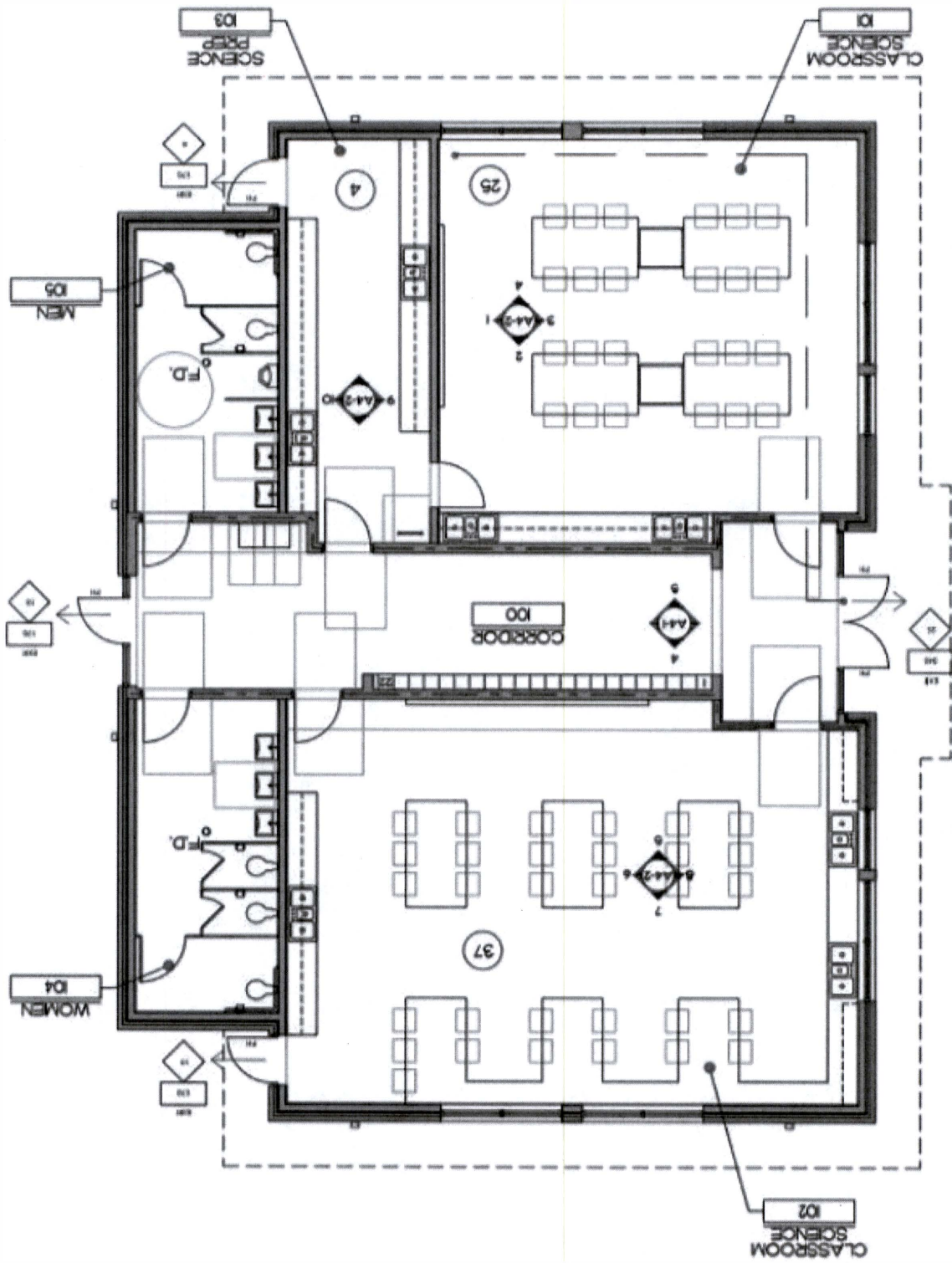
INTREPID
ARCHITECTURE

2104 CROOKED CREEK RD.
GREENVILLE, NORTH CAROLINA 27858
albimelawhorn@gmail.com
p 252.902.4046
www.intrepidarchitecture.com



ARK CONSULTING
ENGINEERS & PLANNERS
2755 B CHARLES BLVD.
GREENVILLE, NC 27858
(252) 558-0888
www.arkconsultinggroup.com

SHEET NUMBER
C-2.1



WCS - New Science Classrooms



**CITY OF GOLDSBORO
AGENDA MEMORANDUM
JUNE 1, 2020 COUNCIL MEETING**

SUBJECT: SITE-9-20 Aesthetics 1st Fitness & Nutrition (Site Modification)

BACKGROUND: The property is located on the west side of S. John Street between Olivia Lane and Wayne Avenue.

Frontage: 205 ft.
Area: 82,873 sq. ft. or 1.90 acres
Zoning: I-2 (General Industry)

Existing use: The commercial property was formerly known as Whites Tire Service and Repair. It was completely renovated in 2018 for the manufacturer of commercial cabinet slides and most recently permitted as an interior and exterior commercial painting contractor's office.

Applicant is proposing to utilize the existing property as a fitness center. According to the City of Goldsboro's Unified Development Code, fitness centers are a permitted use within I-2 (General Industry) zoning district.

DISCUSSION: The submitted site plan indicates a single-story, approximately 7,200 sq. ft. commercial building of metal framed construction proposed for use as a fitness center.

The floor plan for the proposed facility consists of two physical fitness work out areas, offices, storage space and restrooms for customers and employees.

Days/Hours of Operation: Monday-Friday: 5:00am-8:00am
5:00pm-8:00pm

Access: The site is accessed by an existing concrete apron which fronts S. John Street approximately 130 ft.

Parking: Parking for the fitness center requires 1 space per 100 sq. ft. of customer participation area. The submitted floor plan indicates two work out areas for clients of the fitness center. Based on 3,000 sq. ft. of customer participation area, 30 parking spaces are required for the site.

As previously stated, an existing concrete apron fronts the facility. Once used as employer, employee and customer parking, the apron does not qualify as an area for parking in accordance with the City's current off-street parking ordinance. According to the ordinance, parking spaces shall be arranged to require ingress and egress from the lot to the public street by forward motion of the vehicle. Currently, not enough space exists in front of the facility to prevent employees and customers from backing into the public right of way off S. John Street when exiting the site. A total of 5 spaces are available for parking at the northern (3) and southern (2) end of the building.

A gravel parking lot exists behind the facility to accommodate the remaining 25 parking spaces required for the fitness center. However, City ordinances require the parking lot to be paved. The applicant states that he offers group fitness programs consisting of not more than 8-10 people per session and that 30 parking spaces are excessive and not necessary to accommodate the parking needs of his clients.

In addition to providing parking at the rear of the facility, the applicant intends to utilize the gravel surfaces for an outdoor fitness area and states that paved surfaces would not be practical or safe for workouts. Due to the limited size of his classes and to financial hardships associated with COVID-19, the applicant is requesting a paving modification for the existing gravel parking lot located at the rear of the property for a period of 1 year.

Landscaping: The applicant has not submitted a landscape plan for the proposed fitness center. Street trees are required along S. John Street. Due to existing asphalt and concrete vehicular surface areas, the applicant is asking for a modification of required street trees along S. John Street.

Engineering: Portions of the property are located within Special Flood Hazard areas known as the floodway and the 500 and 100 year floodplain.

If required to have paved parking spaces, drainage plans and storm water calculations shall be reviewed and approved by City Engineering before occupancy of the facility.

Pedestrian Access: Concrete and handicap accessible walks have been provided for pedestrian access leading from the parking lots to the building entrances. According to the City's Pedestrian plan, exterior sidewalks are not required for the site.

Refuse collection: A concrete pad is shown at the rear of the facility for the location of a commercial dumpster. The dumpster pad is screened in accordance with City standards.

Modifications: The applicant is requesting the following modifications:

1. Modification of paved parking at the rear of the property for one year
2. Modification of street trees along S. John Street

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

Date: _____
_____ Planning Director

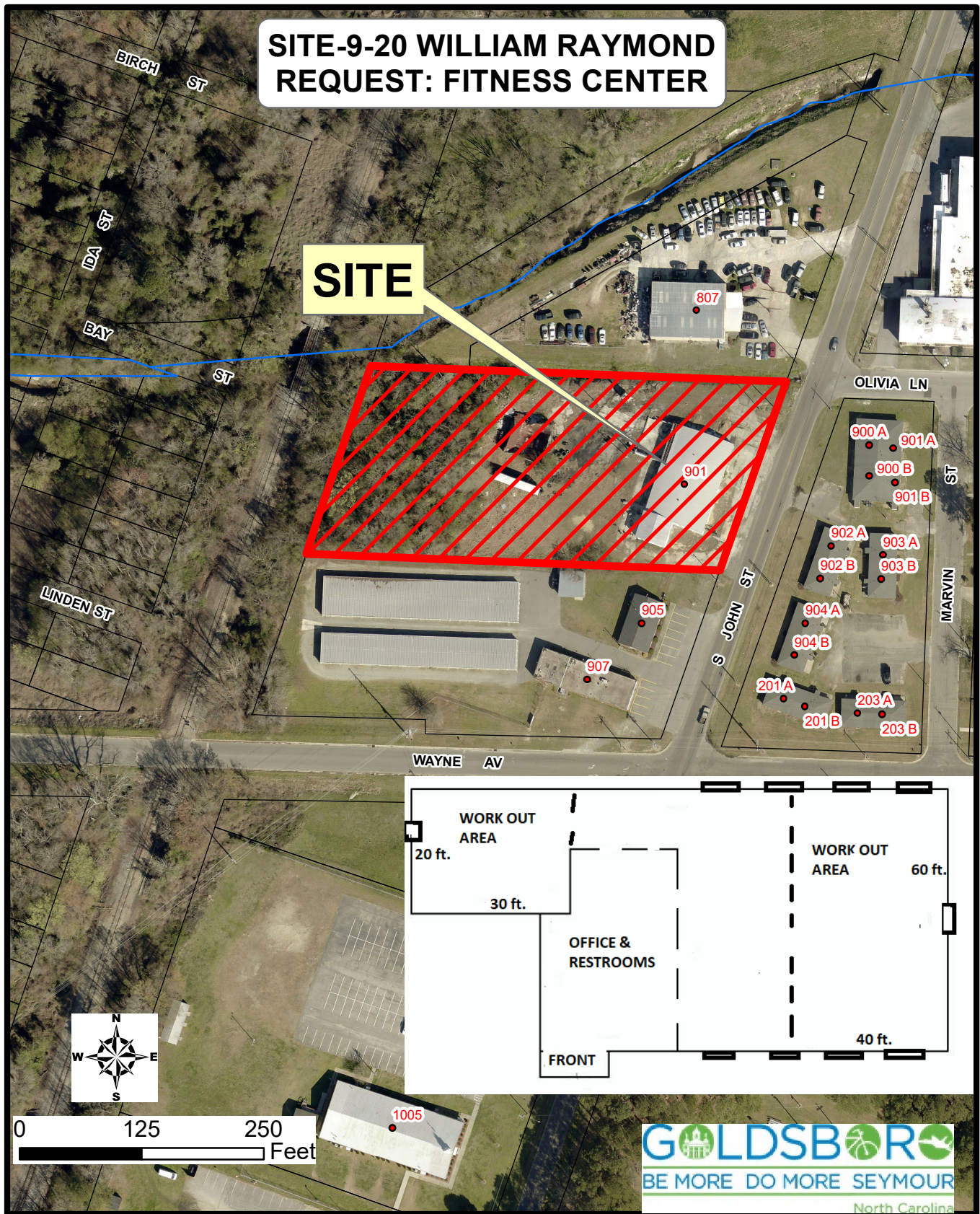
Date: _____
_____ City Manager



SITE PLAN

CASE #: SITE-9-20
APPLICANT: WILLIAM RAYMOND
PIN #: 2599-71-7425
LOCATION: 901 S. JOHN ST.
PROPOSED USE: FITNESS CENTER

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SITE PLAN

CASE #: SITE-9-20
APPLICANT: WILLIAM RAYMOND
PIN #: 2599-71-7425
LOCATION: 901 S. JOHN ST.
PROPOSED USE: FITNESS CENTER

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