

**AGENDA  
PLANNING COMMISSION  
Monday, July 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 147 restricts mass gatherings 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 – June 29, 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. Planning Commission meeting time change – Effective August 31, 2020** \_\_\_\_\_

**B. Conditional Use Permit Request:**

- (1) CU-5-20 Kiapo Copeland – 110 E. Mulberry Street** – The property is located on the north side of E. Mulberry Street between Center Street and John Street \_\_\_\_\_

**C. Site Plan Request:**

- (1) Site-12-20 Auto-Owners Life Insurance – 400 Commerce Court** – The property is located on the northeast corner of Commerce Court and Gateway Drive \_\_\_\_\_
- (2) Site-16-20 Hamilton Funeral Home – 423 S. James Street** – The property is located on the west side of S. James Street between W. Pine Street and W. Elm Street \_\_\_\_\_

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

**None at this time**

**Planning Commission Minutes  
June 29, 2020**

The Goldsboro Planning Commission met in regular session on Monday, June 29, 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

Absent: Mr. Walston  
Mr. Waters

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

**Minutes – May 26, 2019**

Mr. Bauer moved that the Commission's minutes of May 26, 2020 be approved with the corrections as submitted at meeting. Mr. Slater seconded the motion and the motion carried.

**Planning Commission Items:**

**A. Rezoning Request:**

- (1) **Z-3-20 Adamsville Gateway Center LLC.** – East side of S. Berkeley Boulevard between E. Elm Street and East Street

Ms. Collins indicated the location of the request and displayed a zoning map showing the subject property. Photographs of the site were displayed. Ms. Collins said the applicant requests to amend the existing General Business Conditional District (GBCD) zoning district to allow the following uses to be added as permitted uses for the site: pet grooming, laundromats/dry cleaning (personal), health spas, tanning salons, fitness centers, martial arts studios, nail salons, copying/printing services, offices to include business, medical and professional and travel agencies.

Ms. Collins said the submitted site plan indicates an existing 6,965 sq. ft., single-story, brick-veneer and concrete block commercial building. Currently, the commercial building is separated into seven (7) tenant spaces. If the rezoning is approved, new uses must meet building code regulations as regulated by the North Carolina State Building Code. Ms. Collins said no other changes to parking or landscaping are required for the site and no outside storage is proposed. Ms. Collins said any outdoor storage proposed in the future must receive City Council approval.

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

Ms. Collins said at the public hearing held on June 15, 2020, the applicant came forward to speak in favor of the request and no one came forward to speak against the request.

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

Ms. Barnett moved that the Commission recommend approval of the rezoning request to allow to amend the existing General Business Conditional District (GBCD) zoning district to allow the following uses to be added as permitted uses for the site: pet grooming, laundromats/dry cleaning (personal), health spas, tanning salons, fitness centers, martial arts studios, nail salons, copying/printing services, offices to include business, medical and professional and travel agencies finding it consistent with the City's adopted Comprehensive Land Use Plan and the modification regarding interconnectivity. Mr. Slater seconded the motion seconded the motion and the motion carried.

## **B. Conditional Use Permit**

- (1) **CU-4-20 Ace Hardware and Flex Space** – The property is located on the east side of Mollie Drive between Miles Lane and Southeast Drive.

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 retail sales to include outside storage. In conjunction with the request, the applicant is asking for separate site plan approval for the construction of a 21,105 sq. ft. multi-tenant commercial center.

Ms. Collins said the submitted site plan indicates the recombination of two private lots for the construction of a single-story, 21,105 sq. ft. metal building used for commercial development. Ms. Collins said Ace Hardware intends to occupy 11,025 sq. ft. of commercial building space. The hardware store proposes to occupy an additional 3,937 sq. ft. for outside retail sales and storage. Ms. Collins said the remaining 6,143 sq. ft. of commercial tenant space would be divided into five (5) separate tenant spaces for rent or lease. At this time, there are no proposed uses for the (flex) spaces.

Ms. Collins said parking for the proposed hardware store requires 1 space per 500 sq. ft. of gross floor area. Ms. Collins said parking for the remaining commercial retail spaces requires 1 space per 250 sq. ft. of gross floor area. Ms. Collins said a total of 42 parking spaces are required for the site. Ms. Collins said the site plan reflects 46 parking spaces have been provided to include 2 van accessible handicap parking spaces. Ms. Collins said the submitted site plan proposes a 12 ft. wide stacking lane sufficient for 4 vehicles

along the northern building wall should a tenant opt to provide pick up window services in the future.

Ms. Collins said the landscape plan shows 7 Autumn Blaze Maples are proposed as street trees along Mollie Drive. Ms. Collins said a Type A, 5 ft. wide buffer is proposed along the northern and southern property lines consisting of Blaze Maples and Variegated Privets. Ms. Collins said Snow Goose Flowering Cherries and Dwarf Yaupons would serve as vehicular surface area plantings. Ms. Collins said there is an existing Type C, 20 ft. wide landscape buffer required and present along the eastern property line adjacent to residentially zoned property.

Ms. Collins said the owner is in the process of choosing exterior building components for the proposed commercial multi-tenant space. Ms. Collins said Staff would ensure that commercial design guidelines are incorporated into the construction of the commercial building.

Ms. Collins said the existing 5 ft. wide exterior sidewalks are shown on the submitted site plan. Ms. Collins said the applicant shows interior sidewalks leading from the parking lot to the building entrances through sloped walkways and handicap ramps.

Ms. Collins said interconnectivity has not been identified on the site plan. Ms. Collins said the applicant believes that interconnectivity would be impractical due to location of an underground storm sewer along the southern property line. Ms. Collins said the applicant is requesting a modification of the interconnectivity requirement along the southern property line. Staff is working with the developer to provide interconnectivity along the northern property line.

Ms. Collins said at the public hearing held on June 15, 2020, no one appeared to speak for or against this request.

Mr. Bauer moved that the Commission recommend approval of the Conditional Use Permit for retail sales to include outside storage with the requested modification for interconnectivity. Mr. Slater seconded the motion and the motion carried.

### **C. Site Plans**

- (1) **Site-13-20 1900 N. Berkeley** – The property is located on the northeast corner of North Berkeley Boulevard and East New Hope 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 to operate an ice cream and shaved ice business and wishes to utilize the same site and landscape plan, previously approved for the two used car lots and retail sales establishment.



Ms. Collins said 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. Ms. Collins said that 6 spaces are required and 21 parking spaces have been provided to include 1 handicap accessible parking space.

Ms. Collins said there are no exterior improvements proposed for the existing facility. Any interior renovations will require a commercial building permit and compliance with the North Carolina State Building Code. Ms. Collins said no other changes to the parking or landscaping are proposed.

Mr. Bauer moved that the Commission recommend approval of the Site and Landscape plan. Ms. Barnett seconded the motion and the motion carried.

**D. Upcoming Meeting Items – July 13, 2020**

**Conditional Use Requests:**

(1) **CU-5-20 Kiapo Copeland** – 110 E. Mulberry Street

**Adjournment:**

There being no further business, the meeting was adjourned at 7:16 p.m.

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Debra Creighton, Secretary  
Goldsboro Planning Commission

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

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
AUGUST 3, 2020 COUNCIL MEETING**

**SUBJECT:** CU-5-20 Kiapo Copeland (110 E. Mulberry Street) – Subject property is located on the north side of E. Mulberry Street between Center Street and John Street.

**BACKGROUND:** The applicant is requesting a Conditional Use Permit to allow the operation of a Place of Entertainment (Paint and Play) with ABC for Brown Bagging.

Frontage: 58.33 ft.

Depth: 89.55 ft.

Area: 5,099 sq. ft.

Zoning: Central Business District (CBD)

The applicant has proposed to up-fit an existing one-story 1,749 sq. ft. concrete commercial building for the operation of a Paint and Play facility.

Since the site is located within the Historic District, any exterior improvements to the building will be required to receive a Certificate of Appropriateness from the Historic District Commission.

The property was previously occupied as a church.

**DISCUSSION:** As previously stated, the applicant request to operate a Paint and Play facility within an existing building and allow customers the option of brown bagging at the facility. Activities such as painting lessons and paint parties will be available on-site. Brown bagging would be limited to a 6-pack of beer or 1-bottle of wine per customer.

The applicant's floor plan indicates a painting area to include no more than 6 tables to accommodate a maximum of 15 occupants including an office space and a restroom.

Days/hours of Operation: Tuesday – Saturday  
7:00 p.m. – 11:00 p.m.  
Employees: 1

The Unified Development Ordinance specifies that required parking standards would not apply in the Central Business District within an area bounded by the south side of Ash Street, the east side George Street, the north side of Chestnut Street and the west side of William Street. Since the subject site is located within this area, no off-street parking is required.

Refuse Collection: The applicant will utilize roll-out carts for garbage collection purposes.

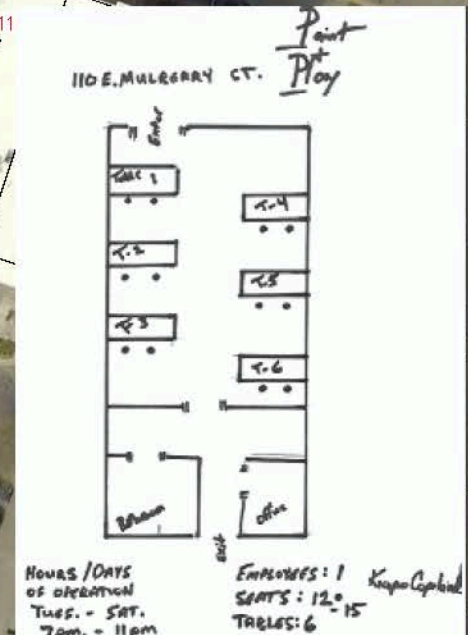
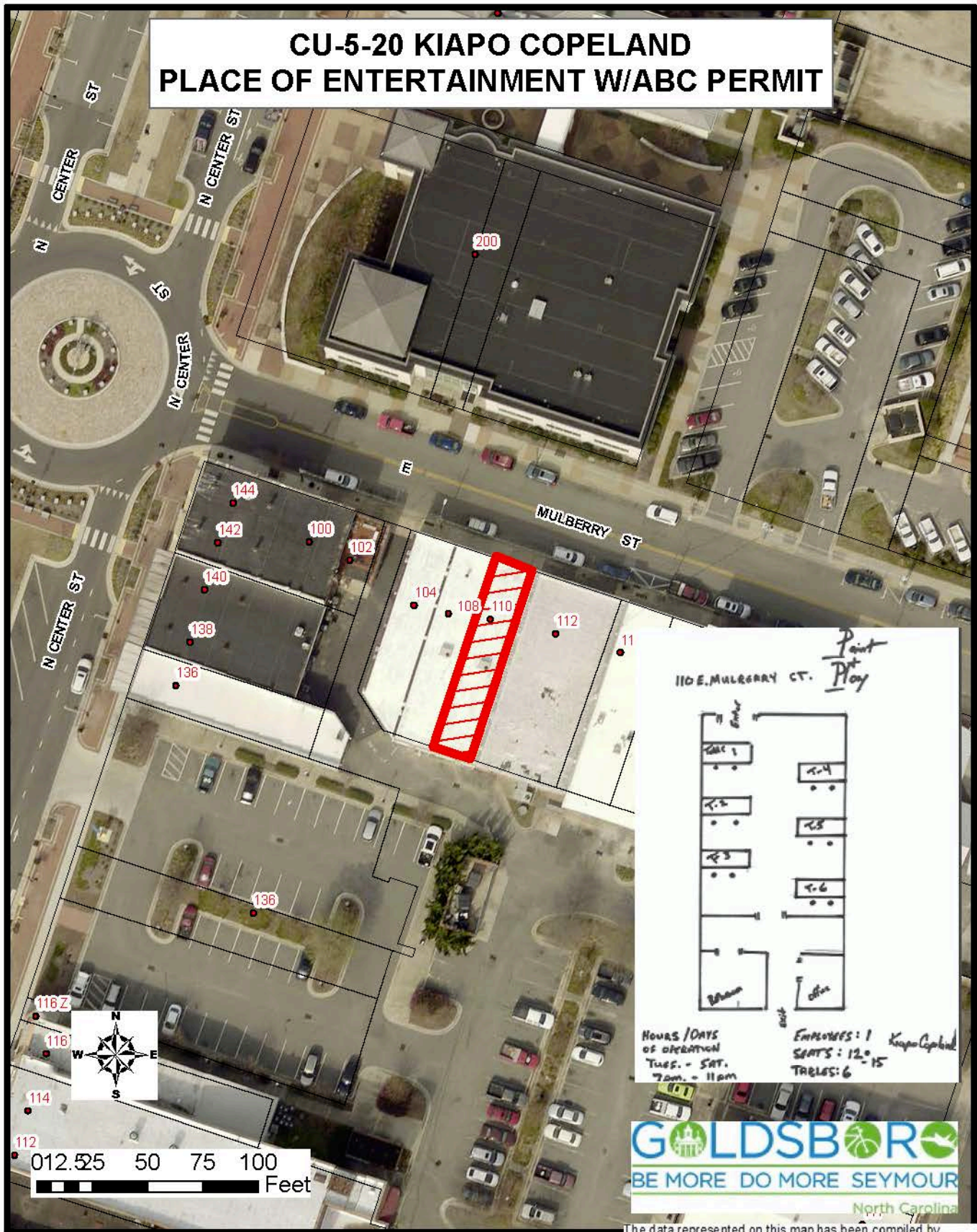
At the public hearing held on July 13, 2020, the applicant spoke in favor of the request and no one spoke in opposition.

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

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

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

# CU-5-20 KIAPO COPELAND PLACE OF ENTERTAINMENT W/ABC PERMIT

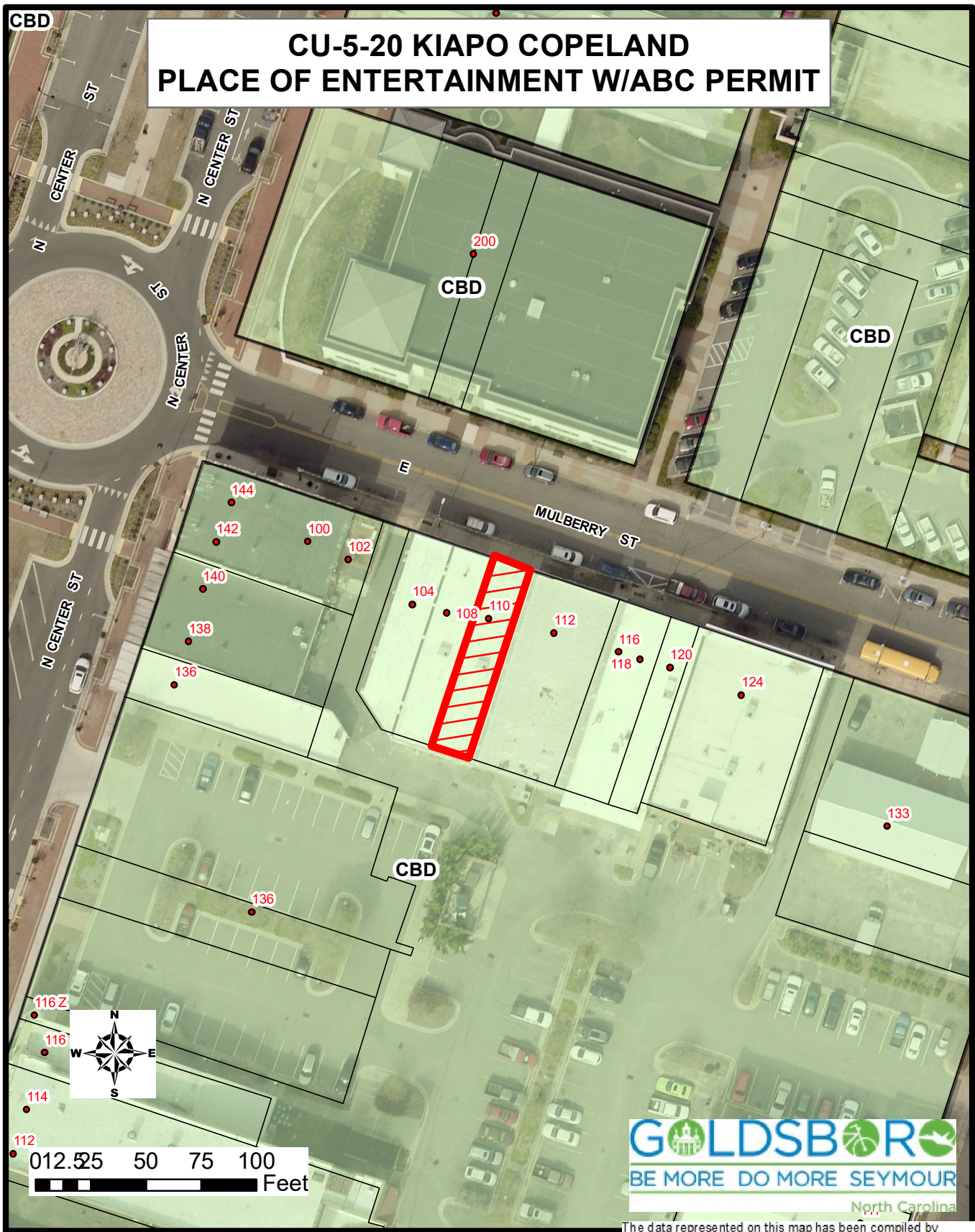


## CONDITIONAL USE PLAN

CASE #: CU-5-20  
REQUEST: PLACE OF ENTERTAINMENT W/ABC PERMIT  
PIN #: 2599-96-2240  
LOCATION: 110 E. MULBERRY STREET  
HOURS OF OPERATION: TUES - SAT 6 pm - 11 pm  
NUMBER OF EMPLOYEES: 1

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# **CONDITIONAL USE PLAN**

<b>CASE #:</b>	<b>CU-5-20</b>
<b>REQUEST:</b>	<b>PLACE OF ENTERTAINMENT W/ABC PERMIT</b>
<b>PIN #:</b>	<b>2599-96-2240</b>
<b>LOCATION:</b>	<b>110 E. MULBERRY STREET</b>
<b>HOURS OF OPERATION:</b>	<b>TUES - SAT 6 pm -11 pm</b>
<b>NUMBER OF EMPLOYEES:</b>	<b>1</b>

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**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
AUGUST 3, 2020 COUNCIL MEETING**

**SUBJECT:** Site-12-20 – Auto Owners Life Insurance - Site, Landscape and Building Elevation Plans-Building Additions and Parking Lot Expansion for Auto Owners Life Insurance Co.

**BACKGROUND:** The property is located on the northeast corner of Commerce Court and Gateway Drive.

Frontage: 541 ft. (Commerce Court)  
745 ft. (Gateway Drive)

Depth: 566 ft.

Area: 437,365 sq. ft. or 10.04 acres

Zoning: Industrial Business Park-1

The site has been identified as Lot No. 4 in the Wayne County Industrial and Business Park and formerly known as Strickland Insurance Group, Inc.

The proposed building expansions and parking lot addition disturb 6.71 acres. Non-residential developments on parcels that disturb greater than one acre require City Council approval.

**DISCUSSION:** The submitted site plan indicates an existing single-story, brick-veneer office building of approximately 17,444 sq. ft. and an existing single-story, brick-veneer accessory building used as a conference center of approximately 8,928 sq. ft.

The applicant is proposing a two-part phased building addition and office renovation of the existing principle office building. Phase I construction will consist of a 32,794 sq. ft. building addition. Phase II construction will consist of a 23,732 sq. ft. building addition.

In conjunction with phased office building additions and renovations, the applicant is proposing the addition of 315 parking spaces to the existing site.

Access: An existing 24 ft. wide curb cut exists off of Commerce Court providing access to the site. A new 24 ft. wide curb cut is proposed off of Gateway Drive and will provide access to parking spaces located at the front and rear of the site.

Parking: Parking for the business requires 1 space per 350 sq. ft. of gross floor area. Currently, the site consists of 118 parking spaces.

As previously stated, the applicant is proposing to add 315 parking spaces to the site for a total of 433 required parking spaces to include include 10 handicap accessible spaces, 6 of which are van accessible.

Landscaping: 7 Autumn Blaze Maples are proposed as street trees along Mollie Drive. A Type A, 5 ft. wide buffer is proposed along the northern and southern property lines consisting of Blaze Maples and Variegated Privets. Snow Goose Flowering Cherries and Dwarf Yaupons will serve as vehicular surface area plantings.

An existing Type C, 20 ft. wide landscape buffer is required and present along the eastern property line adjacent to residentially-zoned property.

Building Elevations: Exterior building components for the proposed office building additions include brick-veneer, composite metal panels, metal copings, and aluminum curtain walls with insulated glazing.

Sidewalks and Pedestrian Access: Existing 6 ft. wide exterior sidewalks are shown on the submitted site plan. The applicant indicates new interior sidewalks leading from the new parking lot expansion to the building entrances through sloped walkways and handicap ramps.

Commercial Lighting: Commercial lighting plans have not been submitted. However, all exterior lighting improvements proposed for the site shall be in accordance with the City's commercial lighting design standards.

Engineering: The property is not located within a Special Flood Hazard area. Water is available to serve the property and is provided by Eastern Wayne Sanitary District. City sewer is available to serve the property. Storm water calculations and drainage plans have not been submitted. Commercial building permits cannot be issued until all City engineering requirements have been satisfied.

AICUZ: The site falls within the 70-74 day-night average sound level (DNL) noise zone of Seymour Johnson Air Force Base. Base officials have indicated that a noise level reduction (NLR) of 25 decibels is required for the proposed commercial development to be compatible within the noise zone.

Refuse Collection: A solid waste commercial dumpster enclosure has been provided for tenants of the commercial center and is shown along the southeastern property line located behind the proposed

hardware store. The dumpster will be located in a coral and screened from off-site views in accordance with City standards.

WCDA: In accordance with the City’s Unified Development Ordinance, a letter of recommendation from Wayne County Development Alliance and the County of Wayne was submitted indicating their support of the applicant’s expansion in Park East and that the applicant’s development proposal meets the covenants and requirements for the industrial park.

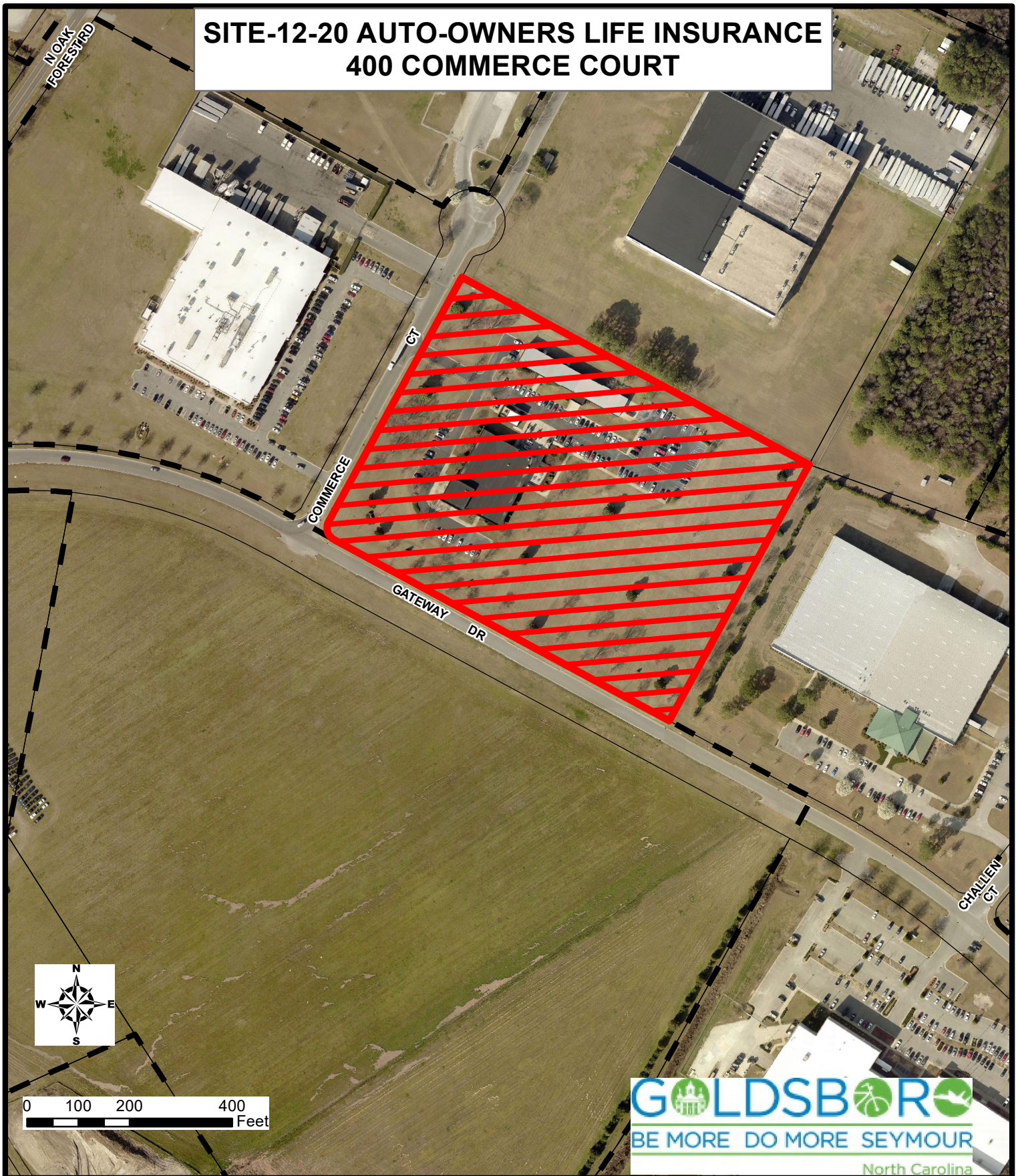
RECOMMENDATION: By motion, accept the recommendation of the Planning Commission and .....

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

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



# SITE-12-20 AUTO-OWNERS LIFE INSURANCE 400 COMMERCE COURT



## SITE PLAN

**CASE #:** SITE-12-20  
**APPLICANT:** AUTO-OWNERS INSURANCE COMPANY  
**PIN #:** 3529-02-5193  
**LOCATION:** 400 COMMERCE COURT  
**PROPOSED USE:** PHASED BUILDING ADDITIONS & PARKING LOT EXPANSION

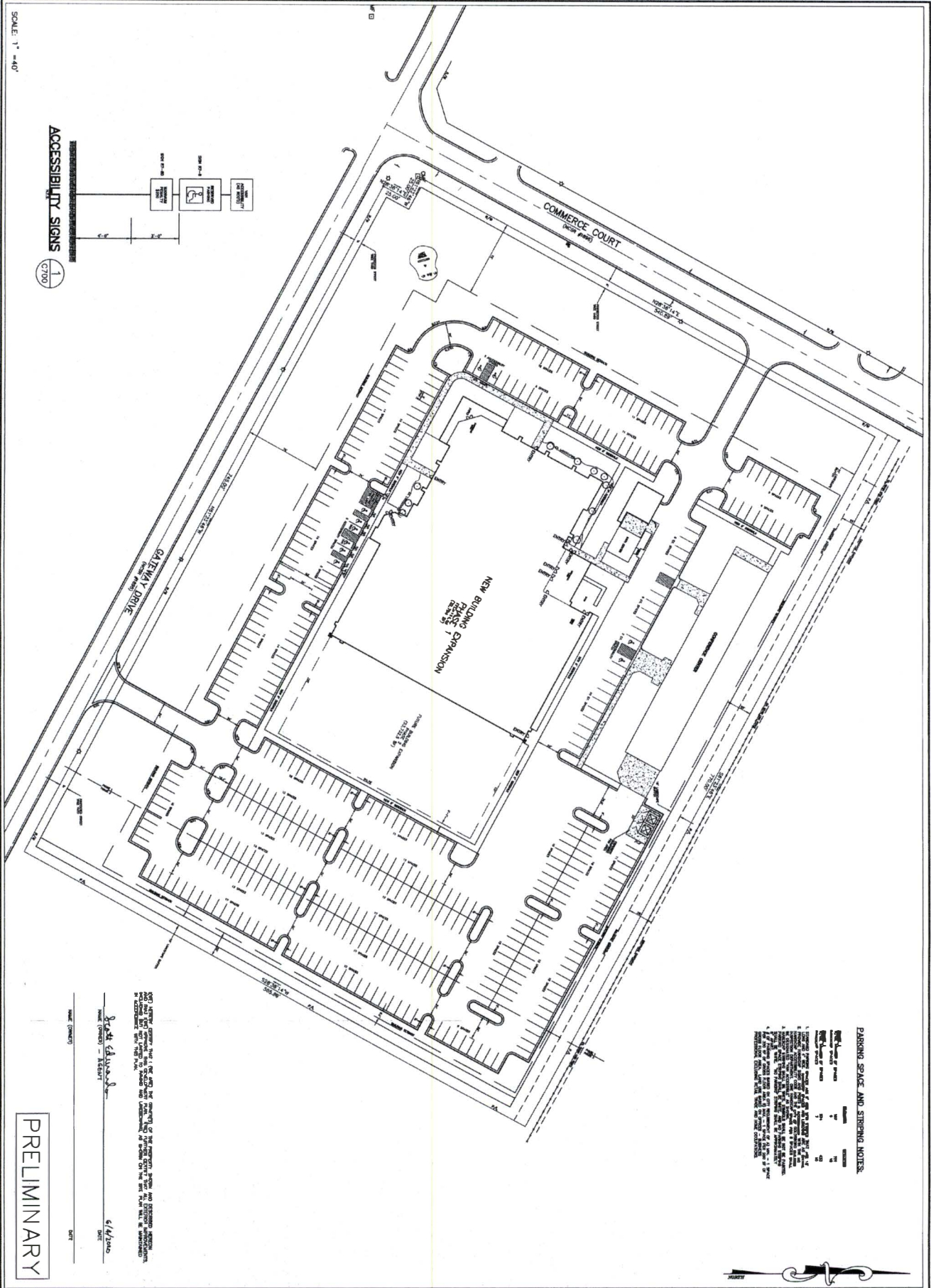
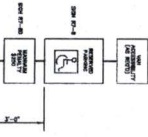
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SCALE: 1" = 40'

ACCESSIBILITY SIGNS

1  
C700



PARKING SPACE AND STRENGTH NOTES:

1. ALL PARKING SPACES SHALL BE 20' X 8'.
2. ALL DRIVE AISLES SHALL BE 24' WIDE.
3. ALL PARKING SPACES SHALL BE PAVED WITH ASPHALT.
4. ALL DRIVE AISLES SHALL BE PAVED WITH ASPHALT.
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PRELIMINARY

6/6/2020  
DATE  
6/6/2020  
DATE  
6/6/2020  
DATE

PARKING LOT LAYOUT

C700

2018-087

Atlantic Casualty Insurance Company/  
Auto-Owners Insurance Company  
Headquarters Renovation and Addition  
400 Commerce Court  
Goldsboro, NC 27534

6240 W. MI. AVE.  
LANSING, MI 48217  
T. 313.333.0577  
www.mayottegroup.com

MAYOTTE GROUP  
ARCHITECTS

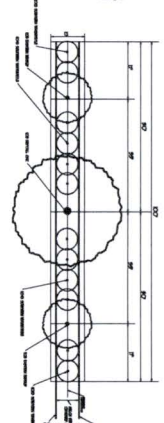
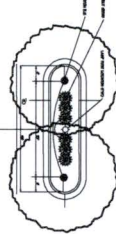
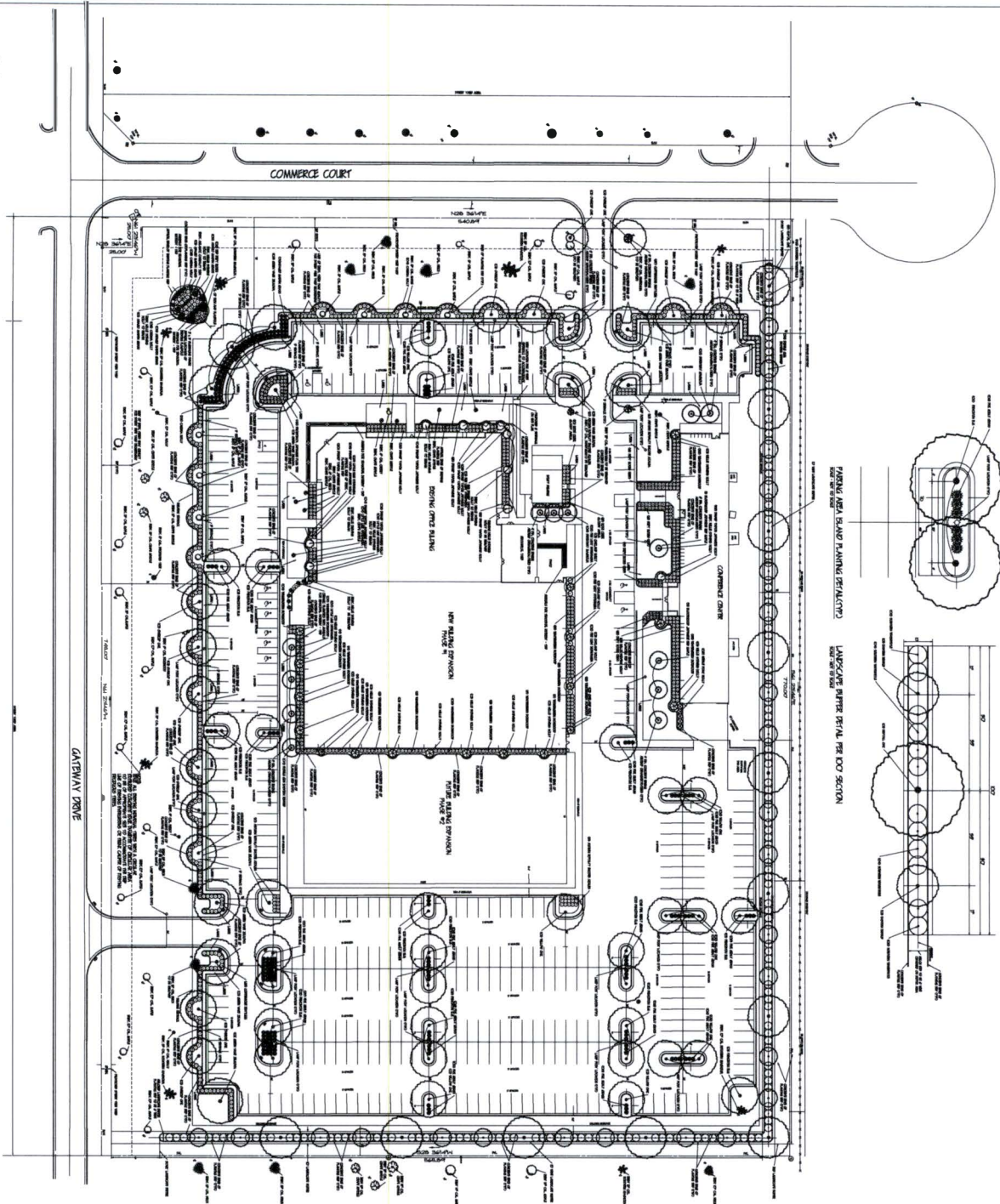


CO-OPERATIVE COMPANY, INC.  
ARCHITECTS



DESIGNED BY  
ESE  
CHECKED BY  
ESE

04.24.2020  
95%\_OWNER\_REVIEW  
06.04.2020\_UPDATE



# LANDSCAPE BUFFER AREA

## LANDSCAPE BUFFER DATA

### LANDSCAPE BUFFER AREA REQUIREMENTS

1. BUFFER WIDTH: 10' MIN.	2. BUFFER HEIGHT: 6' MIN.
3. BUFFER MATERIAL: 10' MIN. WIDE	4. BUFFER COLOR: 10' MIN. WIDE
5. BUFFER TYPE: 10' MIN. WIDE	6. BUFFER LOCATION: 10' MIN. WIDE

### PLANT MATERIAL SCHEDULE

### STREET YARD AREA DATA

### STREET YARD AREA REQUIREMENTS

### PLANT MATERIAL SCHEDULE

### VEHICULAR SURFACE AREA DATA

### VEHICULAR SURFACE AREA REQUIREMENTS

### PLANT MATERIAL SCHEDULE

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### VEHICULAR SURFACE AREA DATA

### VEHICULAR SURFACE AREA REQUIREMENTS

# LANDSCAPE PLAN

SCALE: 1" = 40' - 0"

DATE: MARCH 30, 2020

REVISION DATE: APRIL 24, 2020





**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
AUGUST 3, 2020 COUNCIL MEETING**

**SUBJECT:** SITE-16-20 Site and Landscape Plans-Hamilton Funeral Home Building Renovation and Parking Lot Improvements

**BACKGROUND:** The property is located on the west side of S. James Street between W. Pine Street and W. Elm Street.

Frontage: 194.25 (S. James Street)

Area: 40,075 sq. ft. or .92 acres

Zoning: Central Business District (CBD)

The site has been operated as a funeral home since the mid 70's and formerly known as Hamilton Funeral Home. Recently, the property was sold and the new owner intends to operate a funeral home under the same business name.

**DISCUSSION:** Building and Lot: The site contains an existing principle building which was constructed before the adoption of City ordinances. As such, it does not meet the current side yard setback requirements for structures located in the Central Business District. A minimum side yard setback of 15 ft. is required along the northern property line where approximately 90 ft. of the existing structure encroaches into the setback. A modification from 15 ft. to 0 ft. will be necessary.

The submitted site plan indicates an existing single-story, brick-veneer building of approximately 10,583 sq. ft. The applicant is proposing a renovation of the entire facility. Rooms will consist of an assembly/sanctuary area with a seating capacity of 106 occupants, a viewing room, an embalming room, a dressing room, a waiting room, a conference room, offices, storage areas and restrooms for customers and staff.

In conjunction with the renovation of the entire facility, the applicant is proposing the reconfiguration and design of an existing parking lot that will accommodate a total of 28 parking spaces.

Access: Two existing 20 ft. wide curb cuts provide access to the site off of S. James Street and are located adjacent to the

northern and southern property lines. The applicant is proposing to widen both driveway cuts to 24 ft. In addition, the applicant is proposing to provide a 24 ft. wide access aisle that connects both access points to a new parking lot located at the front of the facility.

Parking: Parking for the business requires 1 space per 5 seats or 1 space per 50 sq. ft. of floor area in the main assembly area, whichever is greater, plus 1 vehicle stored on site. Currently, the site plan indicates 28 parking spaces. 32 spaces are required. Staff is working with the applicant to ensure compliance with the City's off-street parking requirements.

A 15 ft. wide access drive has been shown along the southern property line that will provide access to parking for vehicles stored on site and to serve as an off-street loading zone.

Landscaping: New Oak trees will serve as required street trees for the site. Since parking is within 15 ft. of the public right of way, a vehicular surface buffer will be required. The site plan indicates that the buffer will consist of Dwarf Burford Hollies and Daruma Loropetulum.

Required Type A, 10 ft. wide landscape buffers are required along the northern, western and southern property lines. The submitted site plan indicates buffer yards will consist of Magnolia, Cherry, Elm and Crepe Myrtle trees combined with Hollies, Camellias, Gardenias and Ligustrums.

As previously stated, since the existing structure encroaches into the side setback along the northern property line for approximately 90 ft., the required Type A, 10 ft. wide landscape buffer cannot be installed. A modification will be necessary.

Existing vegetation will serve as the required Type A landscape buffer along the Western property line.

Building Elevations: Exterior building components for the proposed renovation include brick-veneer walls and columns with insulated glazing.

Sidewalks and Pedestrian Access: 4 ft. and 6 ft. wide interior sidewalks are shown on the submitted site plan. The site plan indicates new interior sidewalks leading from the new parking lot at the front and rear of the facility to building entrances through

sloped walkways and handicap ramps. Existing 5 ft. wide exterior sidewalks are located in front of the facility along S. James Street.

Commercial Lighting: Commercial lighting plans have not been submitted for the site. Staff will ensure that the applicant complies with the City's commercial lighting ordinance.

Engineering: The property is not located within a Special Flood Hazard area. City water and sewer are available to serve the property. Grading and drainage maps and storm water calculations have been submitted and under review by City Engineering. Construction permits cannot be issued until City Engineering requirements have been satisfied.

Refuse Collection: A solid waste commercial dumpster enclosure has not been shown on the submitted site plan. The applicant will be required to install a dumpster enclosure upon the property. The enclosure shall be located in a coral and screened from off-site views in accordance with City standards.

Modifications: The applicant is requesting the following modifications.

1. Side yard building set back requirement for approximately 90 ft. from 15 ft. to 0 ft. along the northern property line.
2. Type A, 10 wide landscape buffer for approximately 90 ft. along the northern property line.

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

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

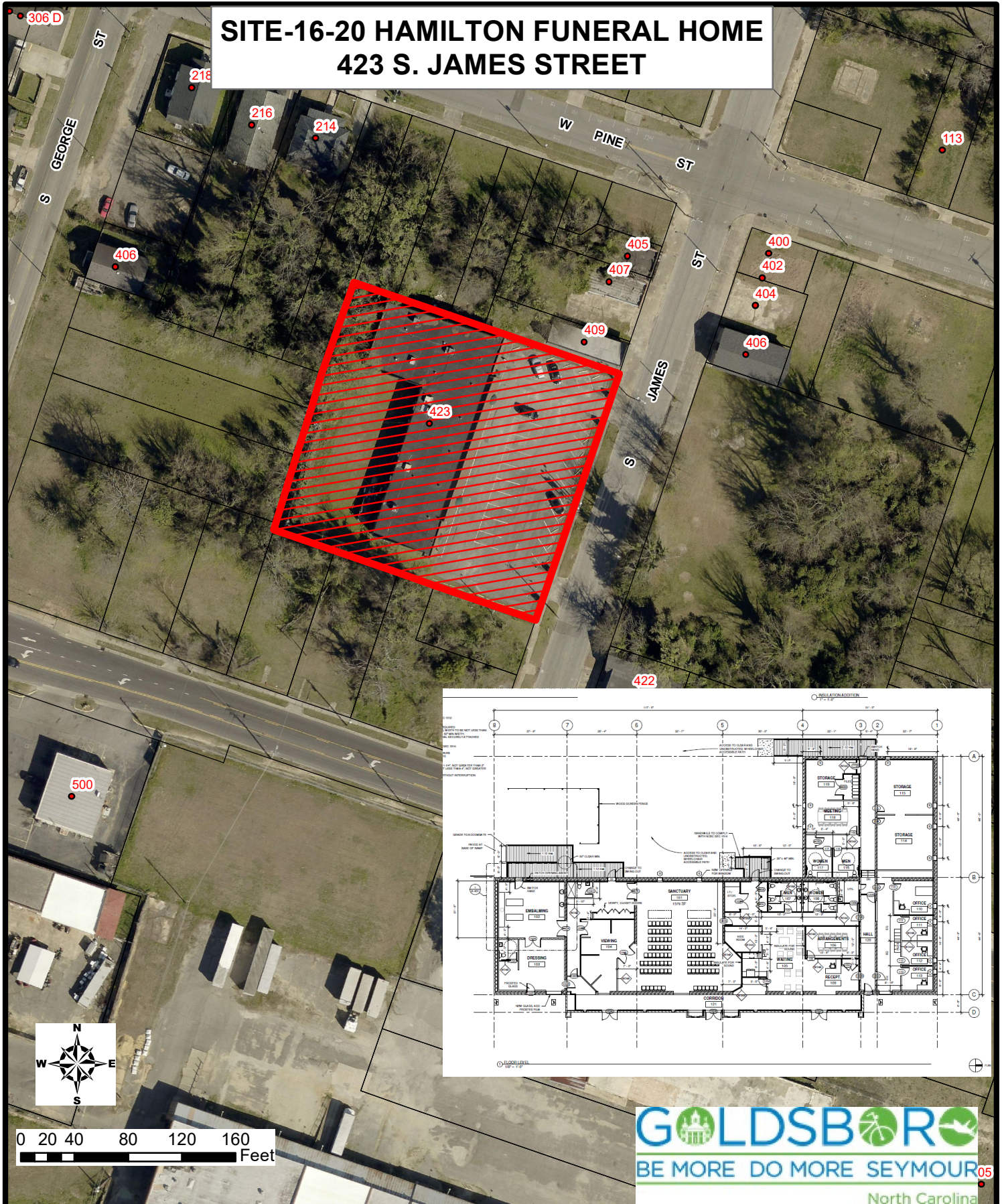
\_\_\_\_\_  
Planning Director

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

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



# SITE-16-20 HAMILTON FUNERAL HOME 423 S. JAMES STREET



## SITE PLAN

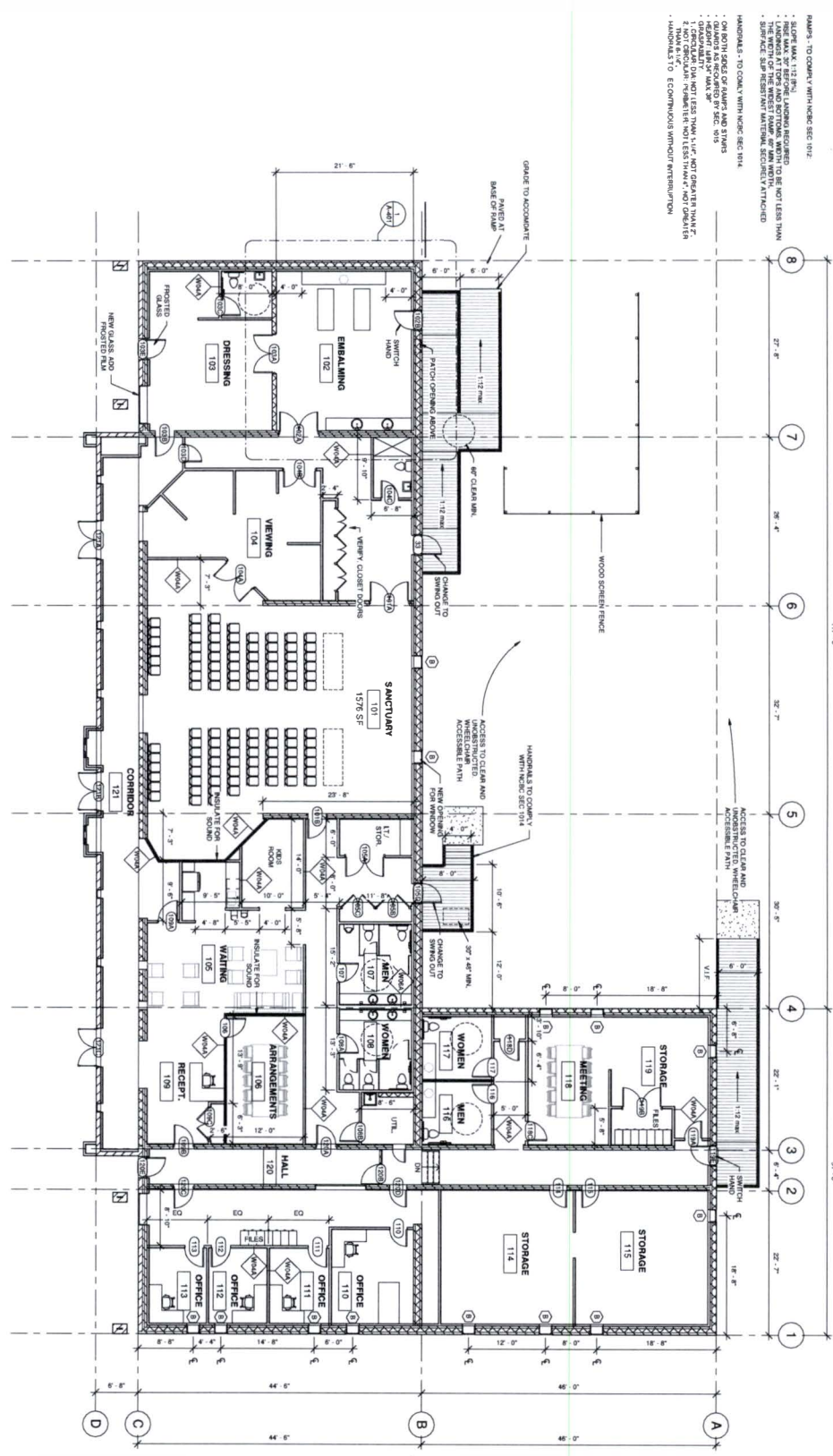
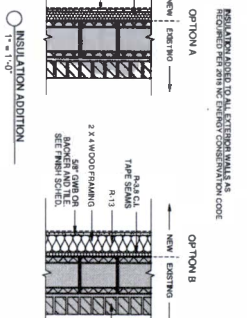
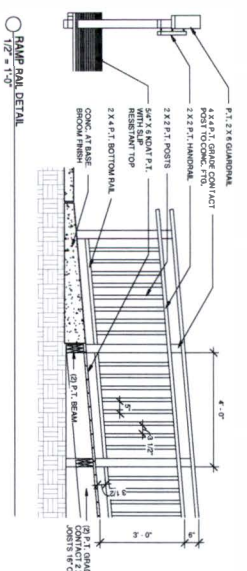
**CASE #:** SITE-16-20  
**APPLICANT:** RANDOLPH McMILLAN  
**PIN #:** 2599-74-7358  
**LOCATION:** 423 S. JAMES STREET  
**PROPOSED USE:** FUNERAL HOME



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.



SHIPMAN ENGINEERING, PLLC  
NCELS LICENSE P-1963



**HAUCH DESIGN**  
architecture  
1118 South Main Street, Raleigh, NC 27604  
404.999.7118  
hauchdesign.com



**PERMIT DRAWINGS**

Issue Dates / Revisions:

No.	Description	Date
1	Issue	08-20-2023

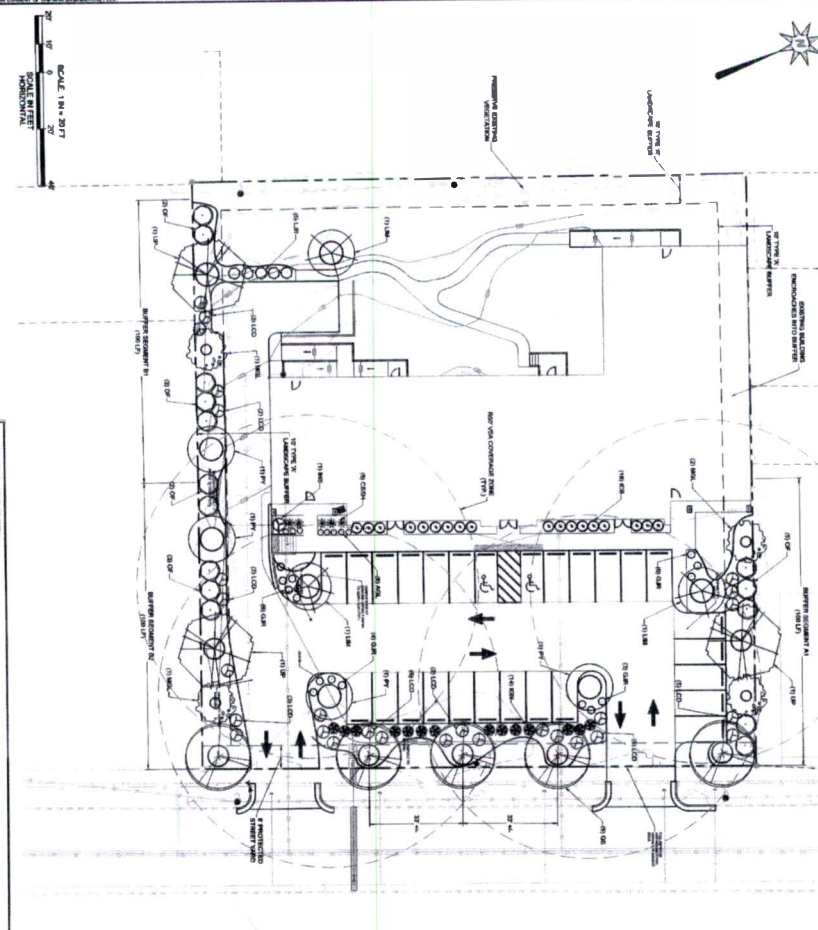
Owner: Randy McMillan  
5003 Vesta Mill Pkwy Rd.  
Raleigh, NC 27608

**A-101**

**FLOOR PLAN**

Sheet Scale: As Indicated





S . J A M E S S T  
60' PUBLIC R/W

[illegible]

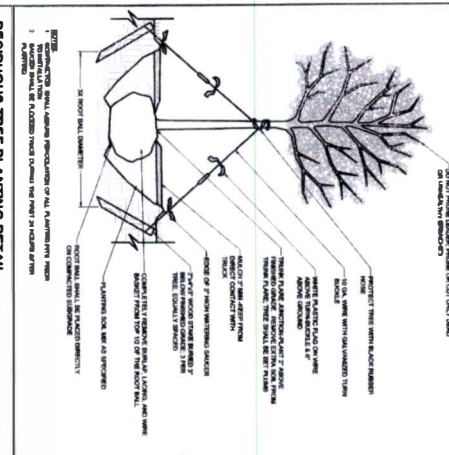
THE RUTHERFORD UNIVERSITY LIBRARY

GENERAL NOTES

[illegible]

15

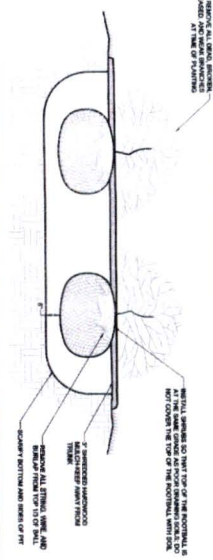
### DECIDUOUS TREE PLANTING DETAIL



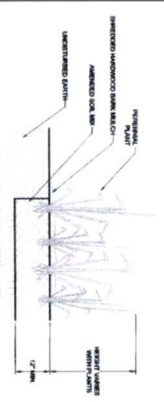
VEHICULAR SURFACE AREA (VSA) CALCULATIONS

[illegible]

**SHRUB PLANTING DETAIL**  
**NOT TO SCALE**



## ANNUAL/PERENNIAL PLANTING BED DETAIL



IMPORTANT NOTE: PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROUNDS OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.

## INSPECTIONS & GUARANTEES

1. UPON COMPLETION OF CLASSIFIED INSTALLATION, THE LABORATORY CONNECTION SHALL BE REINFORCED BY THE INSTALLATION OF A STEEL BRACE, WHICH SHALL BE WELDED TO THE REINFORCING BARS AND THE STEEL BRACE SHALL BE WELDED TO THE STEEL BRACE.
2. ALL EXISTING STEEL MEMBERS SHALL BE DISMANTLED FOR THE SAME. THE STEEL BRACE SHALL BE WELDED TO THE STEEL BRACE AND THE STEEL BRACE SHALL BE WELDED TO THE STEEL BRACE.
3. ALL EXISTING STEEL MEMBERS SHALL BE DISMANTLED FOR THE SAME. THE STEEL BRACE SHALL BE WELDED TO THE STEEL BRACE AND THE STEEL BRACE SHALL BE WELDED TO THE STEEL BRACE.
4. REINFORCE ALL STEEL MEMBERS WITH THE STEEL BRACE AND THE STEEL BRACE SHALL BE WELDED TO THE STEEL BRACE AND THE STEEL BRACE SHALL BE WELDED TO THE STEEL BRACE.

## CONSTRUCTION & INSTALLATION

1. Define **CONNECTION** as a **COMBINATION** of **RELATION** and **COMPARISON** (CONNECTION = RELATION + COMPARISON).
2. Explain the difference between **RELATION** and **COMPARISON** (RELATION is a comparison of two things, while COMPARISON is a comparison of two things).
3. Explain the difference between **RELATION** and **COMPARISON** (RELATION is a comparison of two things, while COMPARISON is a comparison of two things).
4. Explain the difference between **RELATION** and **COMPARISON** (RELATION is a comparison of two things, while COMPARISON is a comparison of two things).
5. Explain the difference between **RELATION** and **COMPARISON** (RELATION is a comparison of two things, while COMPARISON is a comparison of two things).

**HAMILTON FUNERAL HOME**  
CITY OF GOLDSBORO      WAYNE COUNTY, NORTH CAROLINA

## LANDSCAPING PLAN

SHIPMAN  
ENGINEERING

137 MIDDLEGREEN PLACE  
HOLLY SPRINGS, NC 27540  
919.900.0006

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L-01