

**AGENDA  
PLANNING COMMISSION  
Monday, September 28, 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 163 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 channel.*

**I. Minutes – August 31, 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 for Board of Adjustment Review**

**III. PLANNING COMMISSION ITEMS**

**A. Rezoning Requests:**

(1) **Z-4-20 606 N. Berkeley Blvd** – Located on the southwest corner of N. Berkeley Boulevard and Langston Drive \_\_\_\_\_

a) **Associated Site Plan: Site-18-20 Take 5 Auto** \_\_\_\_\_

(2) **Z-5-20 1804 N. Berkeley Blvd** – Located on the southeast corner of N. Berkeley Boulevard and Maplewood Drive \_\_\_\_\_

b) **Associated Site Plan: Site-19-20 Wooten Development** \_\_\_\_\_

**IV. UPCOMING PUBLIC HEARING AND PLANNING COMMISSION OCTOBER 2020**

**B. Rezoning Requests:**

(1) **Z-6-20 2003 – 2207 E. Ash Street**

(2) **Z-7-20 1301 Wayne Memorial Drive**

(3) **Z-8-20 316 Belfast Road**

a) **Associated Site Plan: Site-21-20 Jones Sawmill**

**Planning Commission Minutes  
August 31, 2020**

The Goldsboro Planning Commission met in regular session on Monday, August 31, 2020 at 6:00 p. m., in the Large Conference Room located at the City Hall Annex Building, City Hall. The following members were present or absent:

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

Absent: None

Also Attending: Mr. Kenneth Talton, Assistant Planning Director  
Mr. Ron Lawrence, City Attorney  
Ms. Debra Creighton, Secretary

**Minutes – July 27, 2020**

Mr. Walston moved that the Commission's minutes of July 27, 2020 be approved with as submitted. Mr. Waters seconded the motion and the motion carried.

**Board of Adjustment Items:**

**A. A-1-20 Major Home Occupation – 601 Gloucester Road**

Mr. Talton identified the location of the request and displayed a zoning map showing the subject property. Mr. Talton said the applicant proposes the operation of a one-chair hair salon within her single-family dwelling.

Mr. Talton said the subject property is located in a Residential 12 (R-12) zoning district. Mr. Talton said the operation of a one-chair beauty salon is allowed as a major home occupation only after obtainment of a special use permit approved by the Board of Adjustment. Mr. Talton said that all property owners residing within 100 ft. of the subject property were notified of the major home occupation public hearing by mail. Mr. Talton said in addition, signs were placed on the property indicating that a public hearing for the major home occupation was scheduled.

Mr. Talton read into the record the following approval criteria for Major Home Occupations requiring a Special Use Permit:

1. Not more than one person who does not reside on the premises is employed by the home occupation;

2. Not more than one exterior unilluminated sign not exceeding two square feet as visible evidence of the conduct of the operation;
3. There is no outdoor display or storage of goods associated with the home occupation;
4. No additional parking areas other than driveways shall be located in the required front setback;
5. No wholesale or retail sales of goods shall occur on the premises; and
6. Barber and beauty shops and hair, nail and skin care businesses shall be limited to one-chair operations.
7. The major home occupation permit shall be issued to the applicant at the residence indicated on the application and shall not run with the land.
8. Changes to the intensity, use or to another dwelling or structure on the property or a change in the applicant for which the original permit was issued shall require a new application for a special use permit.
9. The Board of Adjustment shall conduct a public hearing for the proposed major home occupation and shall approve the special use permit before operation of the same.

Mr. Talton read into the record Approval Criteria for all Home Occupations as follows:

1. The business or occupation shall be located entirely within the principle structure or accessory structure. The business shall not occupy more than twenty-five percent of the total gross floor area of the combined structures (principle and accessory) or five hundred square feet, whichever is less.
2. If an accessory building is used for a home occupation, such accessory building shall meet all required setbacks and height of a principle building within the residential zone in which it is located. If such accessory building does not meet setback requirements, it may be used only for the storage of goods and materials related to the home occupation.
3. The principle person or persons providing the service or conducting the business shall reside in the dwelling on the premises.
4. Any home occupation occupying an accessory building, notwithstanding the home occupations permitted under the definition of minor home occupations,

shall require a public hearing by the Board of Adjustment before a special use permit is issued.

5. Outdoor storage of goods and materials shall be prohibited. Storage of goods and materials are permissible only to the extent that they are incidental to the services being provided through the home occupation. Sales of goods and materials on the premises shall be prohibited except that items for sale incidental to the service being provided through the home occupation may be permitted.
6. Home occupations shall not use any equipment or process that creates noise, vibration, smoke, dust, glare, fumes, odor or electronic interference detectable at the lot line. In the 5-55 Updated: July 15, 2019 case of electrical interference, no equipment or process shall be used which creates a visual or audible interference in radio or television receivers off the premises or causes fluctuations in line voltages off the premises.
7. Home occupations shall not cause a change in the external appearance of the existing structures on the premises.
8. The “residential character” of the premises and building within which the home occupation is being conducted shall be maintained at all times and shall not be changed.
9. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood. Parking requirements shall conform to the requirements of this Ordinance, and shall be provided within an area on the lot other than the established front setback; the established front setback being that area from the front property line to the front line of the building extending side lot line to side lot line.
10. All vehicles used in the conduct of the home occupation shall be of a size, and located on the premises in such a manner, so as not to disrupt the quiet nature and visual quality of the neighborhood.

Mr. Talton cited the findings of fact as follows:

- The subject property is located at 601 Gloucester Road, Goldsboro, North Carolina.
- The subject property is located inside the City limits of the City of Goldsboro.
- City water and sewer services are available to serve the property.

- The home and lot are located in an R-12 (Residential) zoning district.
- Major home occupations are allowed in the R-12(Residential) zoning district only after the obtainment of a Special Use Permit approved by the Board of Adjustment.
- The applicant is proposing to enclose an existing one-car garage (13 ft. x 27 ft.) for approximately 400 sq. ft. for the operation of the major home occupation (one-chair salon) if the special use permit is approved by the Board of Adjustment. (See attached application, Appendix A; see floor plan Appendix B)
- A public hearing was scheduled for the proposed major home occupation in the Large Conference Room located at the City Hall Annex Building, Room 206 at 200 N. Center Street in Goldsboro, North Carolina for August 31, 2020 and advertised in Goldsboro's News-Argus on August 13, 2020 and August 20, 2020. (See Appendix C)
- The submitted application and accompanying plans comply with the provisions of the Home Occupation Ordinance in accordance with Section 5.5.4 Special and Conditional Use Specific Regulations

Mr. Talton read into the record the Special Use Permit Criteria for Approval by the Board of Adjustment as follows:

If the application and accompanying plans for a special use permit comply with all the provisions of the Home Occupation Ordinance, the Board of Adjustment shall issue the requested permit unless it concludes, based upon the information submitted at the hearing that if completed as proposed the development:

1. Will substantially endanger the public health or welfare; or
2. Will substantially injure the beneficial use of adjoining or abutting property; or
3. Will not be in harmony with existing development and uses within the area in which it is located; or
4. Will not be in general conformity with the Comprehensive Plan, Thoroughfare Plan or other plan officially adopted by City Council.

Note: The permit issuing Board may not attach additional conditions that modify or alter the specific requirements set forth in this Ordinance, unless the development in question presents extraordinary circumstances. Extraordinary

circumstances may include unexpected conditions that negatively affect nearby residential uses or previously unrecognized external consequences that require mitigation. All additional conditions or requirements shall be entered on the permit and are enforceable in the same manner and same extent as any other requirement of this Ordinance.

Without limiting the foregoing, the permit issuing Board may attach to a permit a condition limiting the permit to a specified duration.

**Due to NC Gov. Cooper's Executive Order 147 restricts mass gatherings due to COVID-19; therefore, public attendance of the Planning Commission was restricted to those who are on the agenda. Mr. Talton stepped into the lobby area and read the approval criteria for the participants who wished to speak for or against this item.**

Mr. Boyette opened the public hearing and asked whether anyone wished to speak in opposition of the Major Home Occupation request.

Mr. James Jones, 207 Glen Oak Drive, Goldsboro, NC was sworn in to speak to the Board of Adjustment regarding this case. Mr. Jones stated is a resident of Handley Acres. Mr. Jones said the request should not be approved as it is against the Restrictive Covenants of Spring Valley subdivision. Mr. Jones said he has a petition of 66 signatures of the residents of Spring Valley and Handley Acres who are opposed to the home occupation. Mr. Jones said he was providing copies of the Spring Valley Restrictive Covenants, signed petition and Ms. Fryar-Oliver's deed showing the reference to the covenants. Mr. Jones said the request is against the nature of a single-family residential neighborhood in that it is a business operation. Mr. Jones said this type of business would cause additional traffic through the neighborhood. Mr. Jones said the neighborhood currently has issues traffic due to the greenway and people parking along both sides of the streets.

Ms. Nancy McCall, 205 Glen Oak Drive, Goldsboro, NC was sworn in to speak to the Board of Adjustment. Ms. McCall said that she is opposed to the request, as it would be violating the Spring Valley Restrictive Covenants. Ms. McCall said she has lived here for 28 years and there have no businesses in the neighborhood. Ms. McCall said she is very concerned about resale values of the homes if the salon is to be permitted. Ms. McCall said she understood the request is only for a one-chair salon but knows that hair salons often are behind and then there are multiple persons waiting. Ms. McCall said she has great concern regarding parking for the business along with the current issues of on-street parking. Ms. McCall said the sanitation department often could not get through the street due to the cars parked on both sides.

Mr. Gerard McCall 205 Glen Oak Drive, Goldsboro, NC was sworn in to speak to the Board of Adjustment. Mr. McCall said the issues with the on-street parking has caused the sanitation department delays attempting to get around the parked cars. Mr. McCall said the restrictive covenants have been in place since 1965 and no one has a home business.

Mr. Christian Dumond, 602 Gloucester Road, Goldsboro, NC was sworn in to speak to the Board of Adjustment. Mr. Dumond said the concern he has is regarding the clientele traffic associated with a beauty salon. Mr. Dumond said both Handley Acres and Spring Valley residents are all in opposition of this request. Mr. Dumond said ignoring the Restrictive Covenants would create ill will from the neighbors.

Mr. Boyette opened the public hearing and asked whether anyone wished to speak in favor of the Major Home Occupation request.

Ms. Cartwright, Goldsboro, NC was sworn in to speak to the Board of Adjustment. Ms. Cartwright said that her daughter has been a hard worker and dedicated to her profession. Ms. Cartwright said she wants to see her daughter succeed and continue her work.

Mr. Boyette opened the public hearing and asked whether the applicant would like to speak on the Major Home Occupation request.

At this time the applicant, Ms. Washandra Fryer-Oliver, 601 Gloucester Road, Goldsboro came forward to speak to the Board of Adjustment. Ms. Fryar-Oliver said it saddened her to hear her neighbors speak against her. Ms. Fryar-Oliver said she was renting a booth on Ash Street when Matthew came through and the salon owner could not reopen. Ms. Fryar-Oliver said she then moved to another location on Ash Street and now Covid-19 has closed that location. Ms. Fryar-Oliver said she only wants to have her business at the home to maintain her clientele and her cosmetology license. Ms. Fryar-Oliver said she has been a member of the Goldsboro Chamber of Commerce since 2009. Ms. Fryar-Oliver said she has her Masters in Cosmetology and teaches; she said if she cannot operate, she could lose her license. Mr. Fryar-Oliver said there is a circular drive and the clients would use not the street for parking.

Mr. Bauer asked the hours of operation and any signage. Ms. Fryar-Oliver said 9:30 a.m. to 5:00 p.m. and no signage.

Mr. Boyette asked whether anyone else wished to be heard. Having none, Mr. Boyette closed the public hearing. Mr. Boyette asked the members if there was any discussion regarding the Major Home Occupation request.

Mr. Ron Lawrence, City of Goldsboro Attorney, reminded the Board they must look at #3 of the Special Use Permit criteria for approval in that it specifies "and" therefore, they must review the immediate existing areas.

Mr. Slater said would we consider the uses in proximity and surrounding her property. Mr. Bauer said the covenants go with the land and #3 would not be in harmony with the existing development.

Ms. Barnett made a motion to approve the Major Home Occupation request. Mr. Boyette asked for a second; having none, the motion failed.

Mr. Walston made a motion to deny on the basis the request would not be in harmony with #3 of the Special Use Permit criteria for approval due to the Spring Valley Restrictive Covenants. Mr. Bauer seconded the motion, Ms. Barnett and Mr. Slater were in opposition, and the vote carried 3-2 to deny the Major Home Occupation request.

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## **Planning Commission Items:**

### **A. Site Plans**

**(1) Site-17-20 Precision Tune** – The property is located on the south side of N. Spence Avenue

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 applicant is requesting site plan approval proposing a facility as an automobile inspection, repair and service center. Mr. Talton said the submitted site plan indicates a two-story, brick-veneer commercial building consisting of approximately 7,017 sq. ft.

Mr. Talton said the floor plan has been provided which consists of a waiting room, laptop/internet bar, kid zone, offices, parts/supply storage area and restrooms for customers and employees of the business on the first floor of the facility fronting Spence Avenue. Mr. Talton said ten (10) garage bays are located at the rear of the facility for automobile inspection, service and repair. Mr. Talton said the second floor consists of a mezzanine used for heating and air equipment including mechanical exhaust systems and miscellaneous storage.

Mr. Talton said parking for the business requires a total of 47 paved parking spaces have been provided including 2 handicap accessible parking spaces. Mr. Talton said 17 spaces would be located in front of the facility and along Spence Avenue to include 2 handicap accessible parking spaces. Mr. Talton said 27 parking spaces would be located along the western property line. Mr. Talton said 3 parking spaces would be located adjacent to the principle building in close proximity to the main entrance.



Mr. Talton said that NCDOT has requested the sidewalks not be installed due to future road improvements. Mr. Talton said a modification to install City sidewalks due to the existing site conditions and recommendation from NCDOT to refrain from installation due to future road improvements and a fee-in-lieu would need to be made.

Mr. Bauer moved that the Commission recommend approval of the Site and Landscape Plan with modifications of the installation of City sidewalks. Mr. Walston seconded the motion and the motion carried.

## **B. Subdivision Plans**

- (1) S-6-20 Habitat for Humanity** – The property is located on the south side of W. Grantham Street between N. Alabama Avenue/W. US 70 Hwy. and the west side of N. Georgia Avenue

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

Mr. Talton the applicant has recently acquired nine (9) existing private parcels located on the south side of W. Grantham Street between N. Alabama Avenue/W. US 70 Hwy. and the west side of N. Georgia Avenue. Mr. Talton said the applicant intends to recombine and divide portions of previously subdivided and recorded lots for the purpose of sale and residential development. Mr. Talton said according to the City of Goldsboro's Unified Development Code, the applicant is required to follow the City's subdivision approval process since the number of total number of existing lots will be increased from 9 to 12.

Mr. Talton said currently all existing lots are vacant with the exception of Lot #9 that is occupied by an existing single-family dwelling. Mr. Talton said the applicant intends to demolish existing home on Lot#9 and replace with a new home meeting the requirements of the Residential 6 (R-6) zoning district.

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

## **C. Upcoming Meeting Items – August 31, 2020**

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

- (1) Z-4-20 606 N. Berkeley Blvd.,** site plan is associated with the rezoning request.
- (2) Z-5-20 1804 Berkeley Blvd.,** site plan is associated with the rezoning request.

**Adjournment:**

There being no further business, the meeting was adjourned at 7:43 p.m.

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Debra Creighton, Secretary  
Goldsboro Planning Commission

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

DRAFT

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
OCTOBER 5, 2020 COUNCIL MEETING**

**SUBJECT:** Z-4-20 – Durban Development, LLC. Southwest corner of N. Berkeley Boulevard and Langston Drive (Office and Institutional-1CD to General Business)

**BACKGROUND:** The applicant requests to rezone subject property from Office and Institutional Conditional District (O&I-1CD) to General Business (GB) zoning district in order to operate an automobile service center.

On April 4<sup>th</sup>, 2005, Goldsboro City Council approved the current Unified Development Code and Official Zoning Maps and its one-mile extraterritorial jurisdiction.

The subject property existed prior to the adoption of the Unified Development Code and operated as a professional office. The use of the property has not changed since that time.

Frontage:                      100 ft. (N. Berkeley Blvd.)  
                                      185 ft. (Langston Dr.)

Area:                            18,500 sq. ft., or 0.42 acres

**Surrounding Zoning:**

North:            Shopping Center (SC);  
South:           Residential (R-16);  
East:             General Business Conditional District (GBCD); and  
West:            General Business Conditional District (GBCD)

Existing Use: The subject property is currently occupied by a single-story, brick-veneer commercial building of approximately 1,335 sq. ft. and formerly operated as an insurance office.

**DISCUSSION:** The applicant proposes to rezone subject property from Office and Institutional Conditional District (O&I-1CD) to General Business and if approved, demolish the existing building and develop the property for an automobile service center specializing in drive-thru oil changes. Separate site plan approval will be

required in accordance with the City's Unified Development Ordinance.

Comprehensive Plan Recommendation: The City's updated Comprehensive Land Use Plan designates the property for commercial use.

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

At the public hearing held on September 21, 2020, the applicant's representative 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

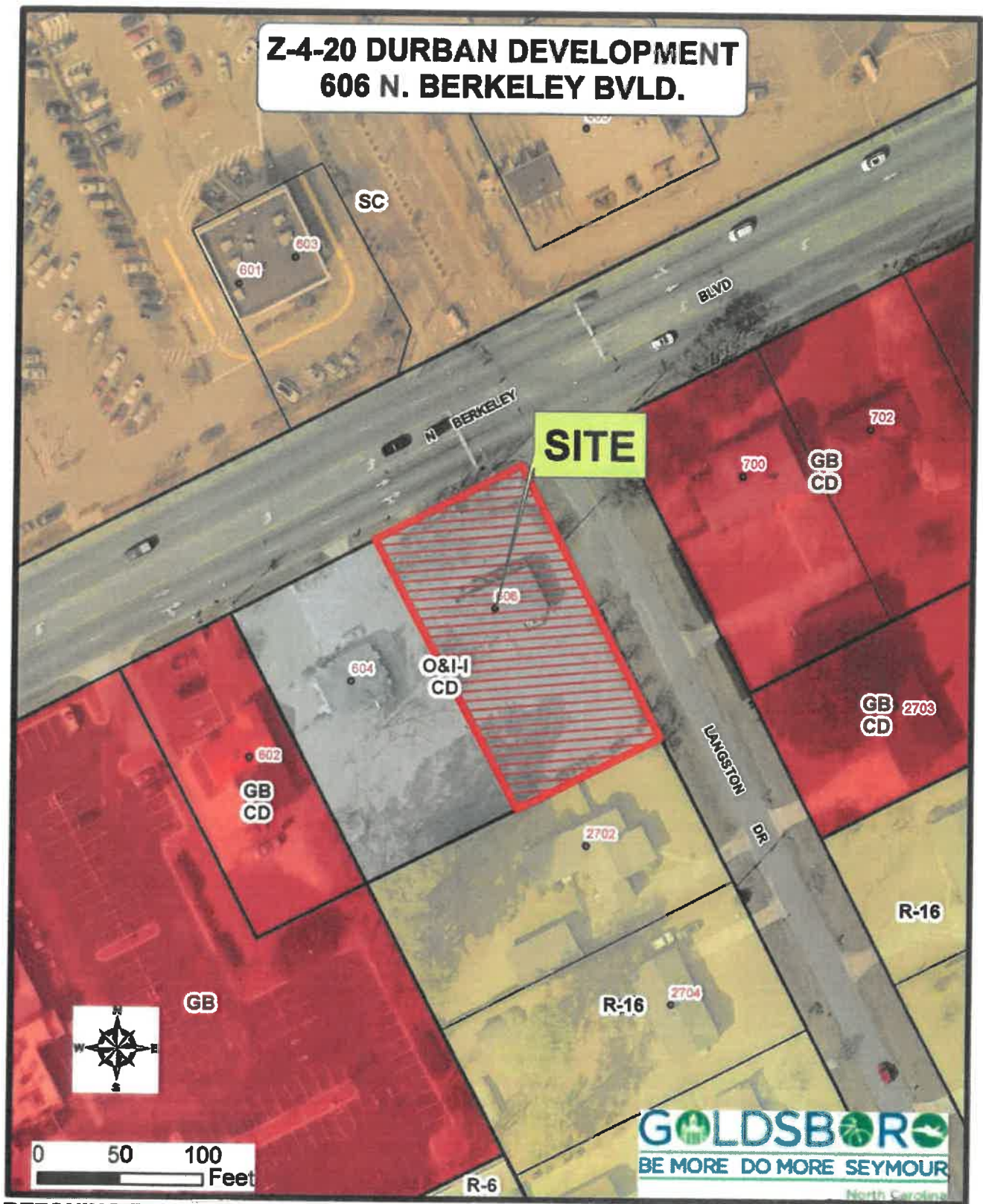


**REZONING REQUEST:**

<b>OWNER:</b>	<b>CHICAGO, LLC.</b>
<b>REQUEST:</b>	<b>FROM O&amp;I-1 TO GB</b>
<b>PROJECT:</b>	<b>TAKE 5 AUTOMOTIVE</b>
<b>PIN #:</b>	<b>3519-53-5398</b>
<b>LOCATION:</b>	<b>606 N BERKELEY</b>

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**REZONING REQUEST:**

**OWNER:** CHICAGO, LLC.  
**REQUEST:** FROM O&I-1 TO GB  
**PROJECT:** TAKE 5 AUTOMOTIVE  
**PIN #:** 3519-53-5398  
**LOCATION:** 606 N BERKELEY

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**Z-4-20 DURBAN DEVELOPMENT  
606 N. BERKELEY BLVD.**



**REZONING REQUEST:**

**OWNER:** CHICAGO, LLC.  
**REQUEST:** FROM O&I-1 TO GB  
**PROJECT:** TAKE 5 AUTOMOTIVE  
**PIN #:** 3519-53-5398  
**LOCATION:** 606 N BERKELEY

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  
OCTOBER 5, 2020 COUNCIL MEETING**

**SUBJECT:** SITE-18-20 Site and Landscape Plans - Durban Development, LLC.  
(Take 5 Auto)

**BACKGROUND:** Subject property is located on the southwest corner of N. Berkeley Boulevard and Langston Drive. The site and landscape plans are associated with rezoning request Z-4-20 as previously presented.

Frontage: 100 ft. (N. Berkeley Blvd.)  
185 ft. (Langston Dr.)

Area: 18,500 sq. ft., or 0.42 acres

Existing Use: The property is currently occupied by a single-story, brick-veneer commercial building of approximately 1,335 sq. ft. and formerly operated as an insurance office. The owner intends to demolish the existing building for new commercial development subject to rezoning and site plan approval.

**DISCUSSION:** The submitted site plan indicates a new single-story building of approximately 1,400 sq. ft. Applicant proposes to use the facility as an automobile service center specializing in drive-thru oil changes.

A floor plan has been provided which consists of an office, restrooms for customers and employees, storage areas and three (3) automobile service bays.

Hours of Operation: Monday-Saturday: 9:00am-6:00pm  
Sunday: 9:00am-5:00pm

No. of Employees: 3

Since the site is located on a corner lot, the required front yard setback for the principal structure is 20 ft. along N. Berkeley Boulevard and Langston Drive. Due to the narrowness of the existing lot, the applicant states that the proposed facility requires an adequate building area of no less than 1,400 sq. ft. As such,



the applicant is requesting a modification of the front yard setback requirement along Langston Drive from 20 ft. to 18 ft.

Access: One 24 ft. wide driveway cut is proposed off of Langston Dr. which will provide access to employee and customer parking spaces, as well as, three (3) automobile service bays. Customers will exit the site through the use of a 12 ft. wide paved access drive originating at the front of the facility and terminating at the rear of the property adjacent to the entrance.

Langston Drive is not a NCDOT maintained roadway. NCDOT has been advised of the proposed commercial development and have no additional requirements for the site.

Parking: Parking for automobile inspection, repair and service facilities requires one (1) space per working bay, plus one (1) per employee. A total of six (6) paved parking spaces have been shown with stacking to accommodate nine (9) automobiles for drive-thru service.

Sidewalks and Pedestrian Access: Exterior sidewalks are required for new development and are indicated along N. Berkeley Boulevard and Langston Drive. Interior sidewalks are shown leading to building entrances through sloped walkways and handicap ramps.

Landscaping: Chinese Elms will serve as required street trees along Berkeley Boulevard and Langston Drive. A required Type A, 10 ft. landscape buffer is shown along the western property line adjacent to commercial property and a required Type C, 20 ft. wide buffer is shown along the southern property line adjacent to residential property. Plantings will consist of Elms, Crepe Myrtles, Foster Hollies, Dwarf Yaupon Hollies, Loropetalums and False Cypress.

Building Elevations and Design: Exterior building materials will consist of EIFS (Exterior Insulation Finish Systems) or stucco, standing seam metal roofs, metal doors, copings and trim.

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.

Comprehensive Plan Recommendation: The City's updated Land Use Plan designates the property for commercial use.

Engineering Comments: The property is not located in a Special Flood Hazard Area. City water and sewer are available to serve the property. Grading and drainage plans have not been submitted. The applicant will be required to submit plans in accordance with City Engineering standards before construction permits are released.

Refuse collection: A concrete pad is shown at the end of the access drive for the location of a commercial dumpster. The dumpster enclosure will be screened in accordance with City standards.

Modification: As previously stated, the applicant is asking for a modification of the front yard setback along Langston Drive from 20 ft. to 18 ft.

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

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

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

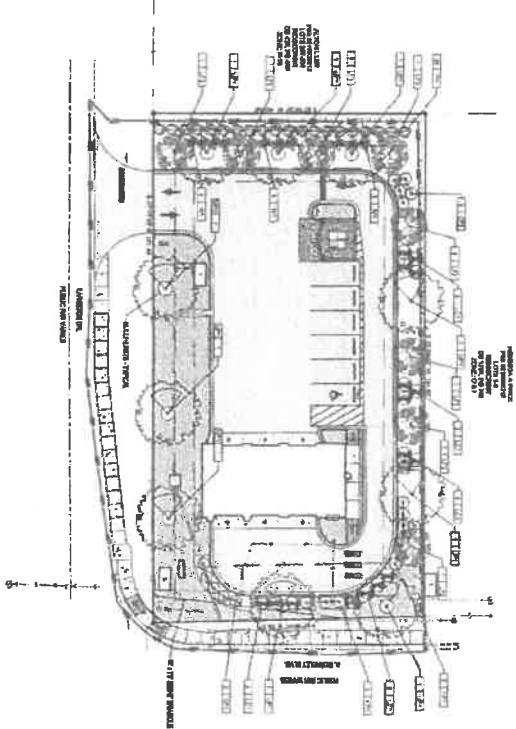
**SITE-18-20 TAKE 5 AUTOMOTIVE  
REQUEST: AUTOMOTIVE SERVICE & REPAIR**



**SITE PLAN**

**CASE #:** SITE-18-20  
**APPLICANT:** DURBAN DEVELOPMENT  
**PIN #:** 3519-53-5398  
**LOCATION:** 606 N BERKELEY BLVD  
**PROPOSED USE:** AUTOMOTIVE SERVICE & REPAIR

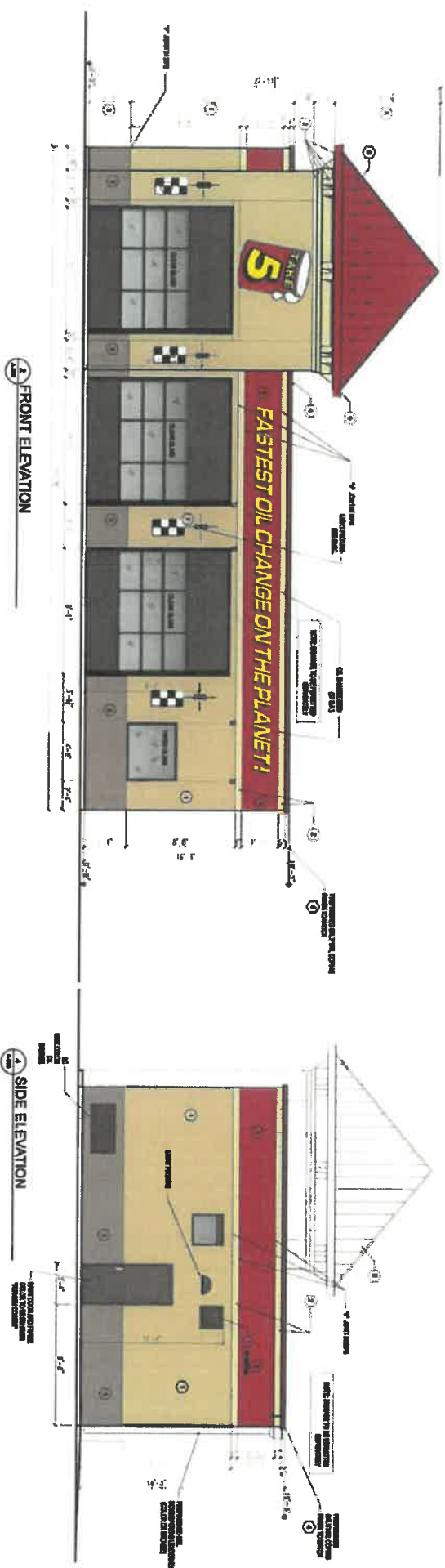
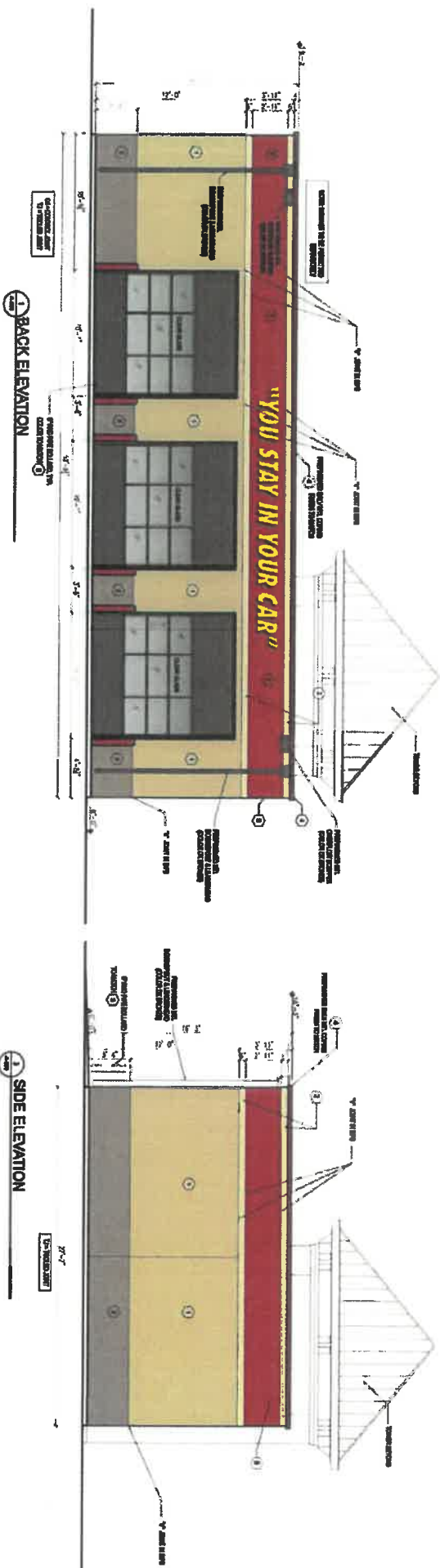
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Contract No.		Contract Name		Contract Number		Contract Date		Contract Period		Contract Status	
Contract No.	Contract Name	Contract Number	Contract Date	Contract Period	Contract Status	Contract No.	Contract Name	Contract Number	Contract Date	Contract Period	Contract Status
1	Contract 1	1	1/1/2000	1/1/2000 - 12/31/2000	Completed	2	Contract 2	2	1/1/2000	1/1/2000 - 12/31/2000	Completed
3	Contract 3	3	1/1/2000	1/1/2000 - 12/31/2000	Completed	4	Contract 4	4	1/1/2000	1/1/2000 - 12/31/2000	Completed
5	Contract 5	5	1/1/2000	1/1/2000 - 12/31/2000	Completed	6	Contract 6	6	1/1/2000	1/1/2000 - 12/31/2000	Completed
7	Contract 7	7	1/1/2000	1/1/2000 - 12/31/2000	Completed	8	Contract 8	8	1/1/2000	1/1/2000 - 12/31/2000	Completed
9	Contract 9	9	1/1/2000	1/1/2000 - 12/31/2000	Completed	10	Contract 10	10	1/1/2000	1/1/2000 - 12/31/2000	Completed
11	Contract 11	11	1/1/2000	1/1/2000 - 12/31/2000	Completed	12	Contract 12	12	1/1/2000	1/1/2000 - 12/31/2000	Completed
13	Contract 13	13	1/1/2000	1/1/2000 - 12/31/2000	Completed	14	Contract 14	14	1/1/2000	1/1/2000 - 12/31/2000	Completed
15	Contract 15	15	1/1/2000	1/1/2000 - 12/31/2000	Completed	16	Contract 16	16	1/1/2000	1/1/2000 - 12/31/2000	Completed
17	Contract 17	17	1/1/2000	1/1/2000 - 12/31/2000	Completed	18	Contract 18	18	1/1/2000	1/1/2000 - 12/31/2000	Completed
19	Contract 19	19	1/1/2000	1/1/2000 - 12/31/2000	Completed	20	Contract 20	20	1/1/2000	1/1/2000 - 12/31/2000	Completed
21	Contract 21	21	1/1/2000	1/1/2000 - 12/31/2000	Completed	22	Contract 22	22	1/1/2000	1/1/2000 - 12/31/2000	Completed
23	Contract 23	23	1/1/2000	1/1/2000 - 12/31/2000	Completed	24	Contract 24	24	1/1/2000	1/1/2000 - 12/31/2000	Completed
25	Contract 25	25	1/1/2000	1/1/2000 - 12/31/2000	Completed	26	Contract 26	26	1/1/2000	1/1/2000 - 12/31/2000	Completed
27	Contract 27	27	1/1/2000	1/1/2000 - 12/31/2000	Completed	28	Contract 28	28	1/1/2000	1/1/2000 - 12/31/2000	Completed
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31	Contract 31	31	1/1/2000	1/1/2000 - 12/31/2000	Completed	32	Contract 32	32	1/1/2000	1/1/2000 - 12/31/2000	Completed
33	Contract 33	33	1/1/2000	1/1/2000 - 12/31/2000	Completed	34	Contract 34	34	1/1/2000	1/1/2000 - 12/31/2000	Completed
35	Contract 35	35	1/1/2000	1/1/2000 - 12/31/2000	Completed	36	Contract 36	36	1/1/2000	1/1/2000 - 12/31/2000	Completed
37	Contract 37	37	1/1/2000	1/1/2000 - 12/31/2000	Completed	38	Contract 38	38	1/1/2000	1/1/2000 - 12/31/2000	Completed
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45	Contract 45	45	1/1/2000	1/1/2000 - 12/31/2000	Completed	46	Contract 46	46	1/1/2000	1/1/2000 - 12/31/2000	Completed
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99	Contract 99	99	1/1/2000	1/1/2000 - 12/31/2000	Completed	100	Contract 100	100	1/1/2000	1/1/2000 - 12/31/2000	Completed

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**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
OCTOBER 5, 2020 COUNCIL MEETING**

**SUBJECT:** Z-5-20 – Wooten Development Company - Southeast corner of N. Berkeley Boulevard and Maplewood Drive (Office and Institutional-1 to Neighborhood Business)

**BACKGROUND:** The applicant requests to rezone a portion of subject property from Office and Institutional (O&I-1) to Neighborhood Business (NB) zoning district in order to locate an above-ground LP tank filling station upon the property.

The requested zoning will be associated with the recombination of two individual lots described as follows:

**Lot #1: 1804-1812 N. Berkeley Boulevard (Existing Shopping Ctr.)**

Frontage: 200 ft. (N. Berkeley Boulevard)  
Area: 42,333 sq. ft., or 0.972 acres  
Zone: Neighborhood Business (NB)

**Lot #2: N. Berkeley Boulevard (Vacant)**

Frontage: 100 ft. (N. Berkeley Boulevard)  
Area: 56,542 sq. ft., or 1.298 acres  
Zone: Office and Institutional (O&I-1)

**Area of Lot #2 proposed to be rezoned:** 4,389 sq. ft. or 0.101 acres

**Surrounding Zoning:**

North: General Business (GB), Office & Institutional (O&I-1);  
South: Residential (R-9);  
East: Residential (R-9); and  
West: Office and Institutional (O&I-1)

Existing Use: The subject property is currently clear and vacant.

**DISCUSSION:** The applicant proposes to rezone subject property from Office and Institutional (O&I-1) to Neighborhood Business (NB) and if approved, intends to recombine Lots #1 and #2 so that a portion of Lot #2 can be used for the operation of an above-ground LP

tank filling station as permitted in the Neighborhood Business zoning district. Separate site plan approval will be required in accordance with the City's Unified Development Ordinance.

Comprehensive Plan Recommendation: The City's updated Land Use Plan designates the property as Mixed-Use 1 that would allow a mixture of the following zoning districts: Office and Residential (O&R), Office and Institutional (O&I-1) and Neighborhood Business (NB).

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

At the public hearing held on September 21, 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...

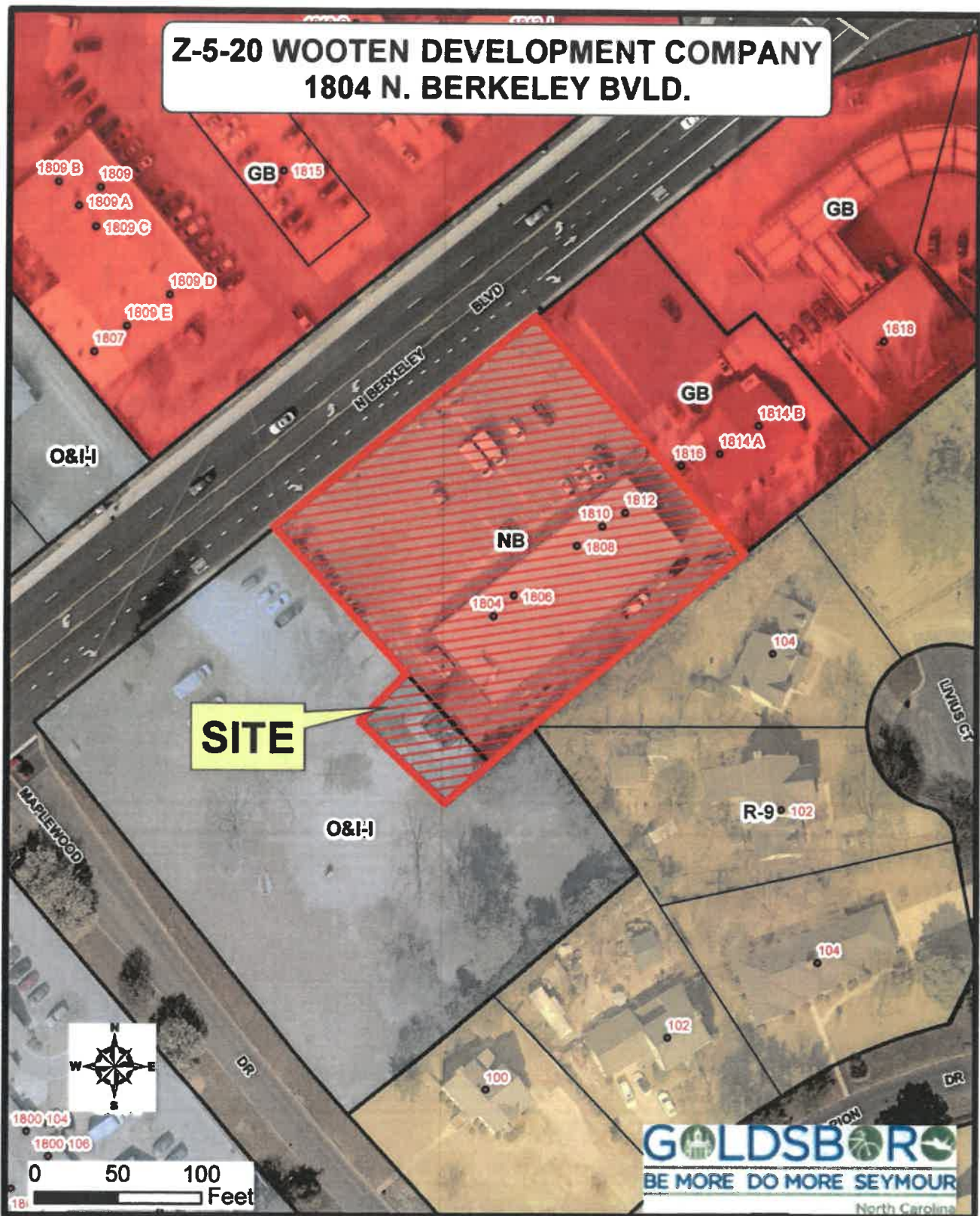
Date: \_\_\_\_\_  
\_\_\_\_\_  
Planning Director

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

**OWNER: WOOTEN DEVELOPMENT COMPANY**  
**REQUEST: FROM O&I-1 TO NB**  
**PROJECT: ADDITION OF LP FILLING STATION**  
**PIN #: 3529-17-6840**  
**LOCATION: 1804 N BERKELEY BLVD**

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.





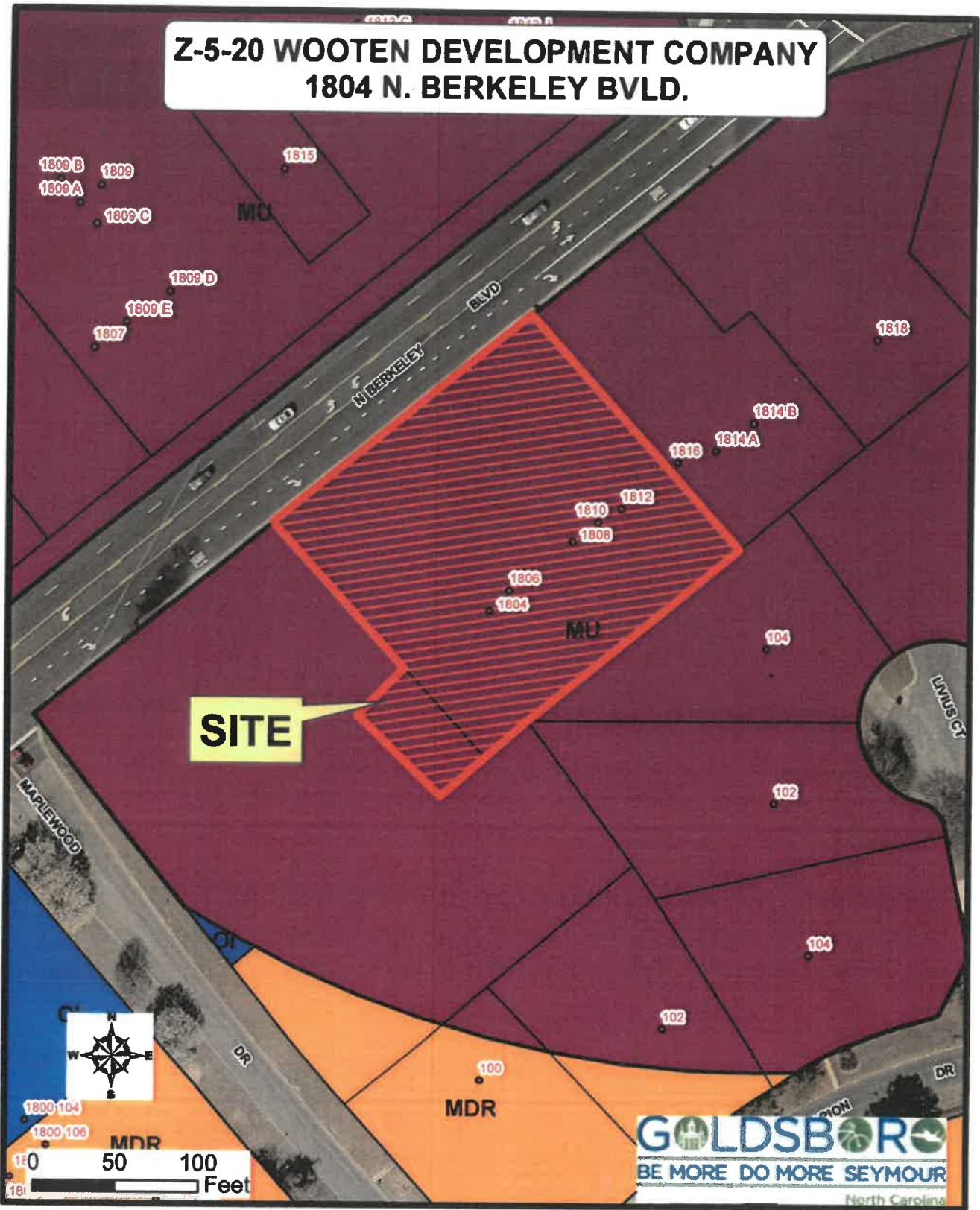
# **REZONING REQUEST:**

**OWNER:** WOOTEN DEVELOPMENT COMPANY  
**REQUEST:** FROM O&i-1 TO NB  
**PROJECT:** ADDITION OF LP FILLING STATION  
**PIN #:** 3529-17-6840  
**LOCATION:** 1804 N BERKELEY BLVD

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**Z-5-20 WOOTEN DEVELOPMENT COMPANY  
1804 N. BERKELEY BLVD.**



**REZONING REQUEST:**

**OWNER:** WOOTEN DEVELOPMENT COMPANY  
**REQUEST:** FROM O&i-1 TO NB  
**PROJECT:** ADDITION OF LP FILLING STATION  
**PIN #:** 3529-17-6840  
**LOCATION:** 1804 N BERKELEY BLVD

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**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
OCTOBER 5, 2020 COUNCIL MEETING**

**SUBJECT:** SITE-19-20 – Site and Landscape Plans – Wooten Development Company (Above-ground LP tank filling station)

**BACKGROUND:** Subject property is located on the southeast corner of N. Berkeley Boulevard and Maplewood Drive. The site and landscape plans are associated with rezoning request Z-5-20 as previously presented.

The requested rezoning and site plans will be associated with the recombination of two individual lots described as follows:

**Lot #1: 1804-1812 N. Berkeley Boulevard (Existing Shopping Ctr.)**

Frontage: 200 ft. (N. Berkeley Boulevard)  
Area: 42,333 sq. ft., or 0.972 acres  
Zone: Neighborhood Business (NB)

**Lot #2: N. Berkeley Boulevard (Vacant)**

Frontage: 100 ft. (N. Berkeley Boulevard)  
Area: 56,542 sq. ft., or 1.298 acres  
Zone: Office and Institutional (O&I-1)

**Area of Lot #2 proposed to be rezoned:** 4,389 sq. ft. or 0.101 acres

Existing Use: The subject property is currently clear and vacant.

**DISCUSSION:** The submitted site and landscape plans indicate the proposed above-ground LP tank and refill panel to be located along the new western property line meeting the required 15 ft. side yard setback.

The proposed LP tank fill station is for customers of an existing propane business located within an adjacent commercial shopping center and addressed as 1804 N. Berkeley Boulevard.

The equipment will be surrounded by a six feet in height chain-link fence and landscaped with Hollies to serve as a screening buffer. Staff is working with the applicant to ensure that a new

Type A, 5 ft. wide landscape buffer be provided along the new northern, western and southern property lines in accordance with the City's Landscaping ordinance.

Engineering Comments: The property is not located in a Special Flood Hazard Area. Due to the nature and scope of the project, the applicant's proposal is exempt from City storm water and drainage requirements.

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

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

Planning Director

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

City Manager



# SITE-19-20 WOOTEN DEVELOPMENT COMPANY REQUEST: ADDITION OF LP FILLING STATION



## SITE PLAN

**CASE #:** SITE-19-20  
**APPLICANT:** WOOTEN DEVELOPMENT COMPANY  
**PIN #:** 3529-17-6840  
**LOCATION:** 1804 N BERKELEY BLVD  
**PROPOSED USE:** LP FILLING STATION

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