

AGENDA
PLANNING COMMISSION
Monday, August 26, 2019

I. Minutes – June 24, 2019 and July 29, 2019

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 heard for August 26, 2019

III. PLANNING COMMISSION ITEMS

A. Subdivision Plans

- (1) **S-7-19 Colleena Properties, LLC** - Located on the west side of N. _____
Carolina Street between W. Hooks River Road and A Street.

IV. UPCOMING MEETING ITEMS

A. Rezoning

- (1) **Z-16-19 Magnolia Grove – East side of Eleventh Street between** _____
Norwood Avenue and Englewood Drive The applicant is requesting a
change in zoning from Residential 16 (R-16) to Office and Institutional 1
(O&I-1).
- (2) **Z-17-19 Magnolia Grove – East side of Eleventh Street between** _____
Norwood Avenue and Englewood Drive The applicant is requesting a
change in zoning from Residential 16 (R-16) to Residential 6 Conditional
District (R-6 CD) in conjunction with a conditional use permit for a 303-
lot single-family cluster subdivision.
- (3) **Z-18-19 Magnolia Grove – West side of Eleventh Street between** _____
Norwood Avenue and Englewood Drive The applicant is requesting a
change in zoning from Residential 16 (R-16) to Residential 6 Conditional
District (R-6 CD) for a multi-family development.

B. Conditional Use Permits

- (1) **CU-8-19 Anderson Brewing** - Located at 229 W. Pine Street and 402 S. _____
George Street and zoned Central Business District (CBD). The applicant
is requesting conditional approval for a microbrewery with bakery in the
Central Business District (CBD).
- (2) **CU-9-19 Goldsboro Brew Works, LLC** - Located at 118 W Chestnut Street _____
and zoned Central Business District (CBD). The applicants are requesting
conditional approval for a microbrewery in the Central Business District
(CBD).
- (3) **CU-10-19 Regina Exum** - Located at 1701 Royall Avenue and zoned _____
Neighborhood Business District (NB). The applicant is requesting
conditional use approval for an adult daycare in conjunction with an
existing child daycare.

- (4) **CU-11-19 Luis One Stop Auto Repair & Service Center** – Located at 409 S. NC 111 Hwy and zoned General Business (GB). The applicant is requesting conditional use approval for an automobile repair and service facility with outdoor storage. _____

C. Site Plans

- (1) **S-12-19 Bread of Heaven** - Located at 416 N. John Street and zoned General Business. The applicant is requesting site plan approval for a family life center. _____

**Planning Commission Minutes
June 24, 2019**

The Goldsboro Planning Commission met in regular session on Monday, June 24, 2019, at 7:00 p. m., in the Council Chambers, City Hall. The following members were present or absent.

Present: Mr. Boyette
Ms. Barnett
Mr. Slater
Mr. Swindell
Mr. Walston

Absent: Mr. Waters

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

Mr. Timothy Salmon, City Manager
Mr. Ron Lawrence, City Attorney
Mr. Allen Anderson, Building Inspections Director

Minutes – May 28, 2019

Mr. Walston moved that the Commission's minutes of May 28, 2019 be approved with no corrections, additions or deletions. Mr. Swindell seconded the motion and the motion carried.

BOARD OF ADJUSTMENT ITEMS:

A. A-3-19 103 Jonathans Place - Variance

Mr. Talton said the property is located at 103 Johnathans Place on the North side of Sheridan Forest Road between Teresas Way and Amandas Way. Mr. Talton indicated the location of the request and displayed a zoning map showing the subject property.

Mr. Talton said the request is for two variances. Mr. Talton said the first variance the applicant is requesting from the City requirement that all accessory structures associated with single-family and two-family homes be located in the rear yard.

Mr. Talton said the second variance the applicant is requesting is from the City requirement of the side yard setback from the Residential 20A(R-20A) side yard setback of 20 ft. to approximately 15 ft.

Mr. Talton said the Board of Adjustment cannot act on the second variance request unless the first variance request is approved.

Mr. Talton said that all property owners residing within 100 ft. of the subject property were notified of the variance public hearing by mail. In addition, signs were placed on the property indicating that a public hearing for a variance was scheduled.

Mr. Talton indicated the stipulations for issuing variances within the North Carolina General Statutes are as follows:

- (1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from conditions that are common to the neighborhood or the general public may not be the basis for granting a variance.
- (3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
- (4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

Mr. Talton displayed an aerial photograph of the property and stated that the property is zoned Residential 20A (R-20A) and has a frontage of 114 ft. and a total area of approximately .47 acres. Mr. Talton noted the property is located in the outside of Goldsboro City limits and is located within the City's one-mile extra-territorial jurisdiction.

Mr. Talton said City water and sewer services are not available to serve the property. Mr. Talton said the applicant proposes to install an in-ground swimming pool within the side yard of his single-family dwelling adjacent to the northern property line.

Mr. Talton said there is limited space to locate an in-ground swimming pool (14 ft. by 32 ft.) in the rear yard of the applicant's property due to the location of an existing on-site wastewater septic system.

Mr. Talton said an existing on-site wastewater septic system was approved for subject property by Wayne County's Environmental Health Department on October 13, 2009. Mr. Talton displayed the approved septic and drain field locations from Wayne County Environmental Health along with location of the septic repair field located in the opposite side yard of the request.

Mr. Talton stated that the City concludes that the applicant's request relates to the Statutes enumerated previously as follows:

- (1) “Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

Finding 1st Variance: The subject property has limited space in the rear yard for an accessory structure without the variance being approved due to the required placement of accessory structures in the rear yard by The Board of Adjustment.

Finding 2nd Variance: The subject property has limited space in the side yard of the property for an accessory structure without the variance being approved due to the required side yard setback by The Board of Adjustment.

- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or to the general public, may not be basis for granting a variance.

Finding 1st Variance: The staff has found that the hardship results from conditions that are peculiar to the property and *not common* to the neighborhood.

Finding 2nd Variance: The hardship results from conditions that are peculiar to the property and *not common* to the neighborhood.

- (3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

Finding 1st Variance: The hardship does not result from actions taken by the property owner.

Finding 2nd Variance: The hardship does not result from actions taken by the property owner.

- (4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.”

Finding 1st Variance: The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

Finding 2nd Variance: The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

Mr. Walston asked about the pool placement to be in the rear or side yard. Mr. Talton said the proposed location is the side yard. Mr. Walston asked if the side yard measurement including decking for the pool. Mr. Talton said the dimensions include two (2) feet of concrete surrounding the pool.

Mr. Boyette asked about fencing around the pool. Mr. Talton said a fence would be required with the installation of a swimming pool.

Mr. Talton said if the First Variance request is granted, the Board of Adjustment shall proceed to the Second Variance request. Mr. Talton said if the First Variance request is denied, the Second Variance cannot proceed forward.

First Variance – Rear yard request: Grant or Deny a variance of the City's requirement that all accessory structures associated with single-family and two family homes be located in the rear yard.

Second Variance – Side yard request: Grant or Deny a variance of the City's side yard setback in the zoning district Residential 20A (R-20A) from 20 feet to approximately 15 feet allowing construction of an in-ground swimming pool (accessory structure) in the side yard of the principal residence.

Mr. Boyette opened the public hearing and asked whether anyone wished to be heard. Mr. Justin Arnold, 103 Johnathans Place, Goldsboro, NC was sworn in to speak to the Board of Adjustment. Mr. Arnold said due to the placement of the septic and drain fields is preventing the placement in the back yard. Mr. Arnold said that he requested an additional five (5) feet from the side of the home to ensure the location of the pool would not affect the structure of the home.

Mr. Boyette asked whether anyone else would like to be heard on this case. Having no one come forward, Mr. Boyette closed the public hearing.

Based on the above findings, the City of Goldsboro Board of Adjustment recommends the following:

1st Variance: Mr. Swindell moved that the Board of Adjustment approve the applicants request for a variance of the City requirement that all accessory structures associated with single-family and two-family homes be located in the rear yard as requested. Mr. Slater seconded the motion and the motion carried.

2nd Variance: Mr. Swindell moved that the Board of Adjustment approve the applicants request for a variance from the City requirement of the side yard setback from the Residential 20A(R-20A) side yard setback of 20 ft. to approximately 15 ft. as requested. Ms. Barnett seconded the motion and the motion carried.

Mr. Boyette announced this will end the Board of Adjustment process and will begin the Planning Commission items.

PLANNING COMMISSION ITEMS:

A. UDO Text Amendments

- (1) **UDO-2-19 Microbreweries** - Proposed changes are to reflect the addition of Microbreweries as a permitted use within the Central Business District, General Business District, Shopping Center District and the Highway Business zoning district.

Ms. Collins presented the proposed changes to reflect the addition of Microbreweries as a conditional use within the Central Business District, General Business District, Shopping Center District and Highway Business.

Ms. Collins said the changes would update the Table of Permissible Uses, Supplemental Use Regulations and the UDO Definitions. Ms. Collins said Central Business District exceptions regarding the permitted boundary will be from Ash Street, east side of George Street, north side of Elm Street and west side of William Street.

Ms. Collins said the boundary was extended from Chestnut Street to Elm Street. Ms. Collins said the separation requirement of 100 feet from churches was changed to specify separation from stand-alone churches. Ms. Collins said the changes would allow an exception to the allowance of more than two such establishments in a City block.

Ms. Collins said there shall be no more than five microbreweries located within the CBD bounded by the south side of Ash Street, the east side of George Street, and north side of Elm Street and west of William.

Mr. Walston moved that the Commission recommend approval of the UDO Text Amendment – Microbreweries as presented. Mr. Slater seconded the motion.

- (2) **UDO-3-19 Demo by Neglect** - Proposed changes are to consider changing the name of the program to Order to Repair and update program standards.

Ms. Collins reported the changes would rename to Order to Repair, clarify the process of properties in disrepair, and allow the Planning Director to have authority to ensure compliance. Ms. Collins said there will be safeguards in place regarding the Undue Hardship by adding language on the filing process. Ms. Collins said the changes would update the Committees Action on the Order to Repair to require determination regarding the findings economic hardship. Ms. Collins said the update would to clarify the enforcement options available to the City. Ms. Collins said no member of the City's governing body or a public officer of the petitioning City is qualified to be appointed as a receiver.

Mr. Walston moved that the Commission recommend approval of the UDO Text Amendment – Order to Repair as presented. Mr. Slater seconded the motion.

B. Rezoning

- (1) **Z-11-19 Joyful Play Childcare** - Subject property is located on the East side of Barrow Court between E. Ash Street and Carol 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 a zoning change from Residential 16 (R-16) to General Business District (GB). The site consists of two tracts of approximately 1.10 acres. Ms. Collins said the applicant requests a zoning change to allow the operation of child daycare.

Surrounding zoning districts were pointed out and Ms. Collins said that the City's Comprehensive Land Use recommends commercial development for the property.

Ms. Collins said the applicant is requesting the following modifications:

1. Modification of the parking spaces from 22 to 18.
2. Modification of the exterior sidewalk construction. The applicant will pay a fee in lieu of the sidewalk requirement.

At the public hearing held on June 17, 2019, no one spoke for or against the request.

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

Mr. Slater moved that the Commission recommend approval of the rezoning request and the requested modifications to parking and sidewalk. Mr. Walston seconded the motion.

- (2) **Z-12-19 Johnnie Jordan Coley's internet Café** – Located on the South side of Arrington Bridge Road between Bill Lane Boulevard and Casey Mill Road.

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 a zoning change from Neighborhood Business (NB) to General Business Conditional District (GB CD). The site consists of one tract of approximately .39 acres. Ms. Collins said the applicant requests a zoning change to allow the operation of an electronic gaming operation (internet café).

Surrounding zoning districts were pointed out and Ms. Collins said that the City's Comprehensive Land Use recommends residential agriculture development for the property.

Ms. Collins said the proposed rezoning would not be consistent with the City's Comprehensive Land Use Plan. Ms. Collins said the City Council on May 8, 2017 adopted regulations regarding the electronic gaming operations within the City limits and one-mile extraterritorial jurisdiction (ETJ).

Ms. Collins read the following regulations as adopted by the City Council on May 8, 2017 Ordinance #2017-23, Internet Café/Sweepstakes Facilities:

1. Electronic gaming operations are only permitted in the General Business (GB) zoning district.
2. No establishment shall be located within 500 feet of any residentially zoning or developed property, church, school, daycare, playground or public park.
3. No such establishment shall be located within one mile of another similar establishment.
4. The hours of operation for such operation shall be limited from 7:00 a.m. to 2:00 a.m.
5. Electronic Gaming Facilities are only permitted after a Conditional Use Permit has been approved by City Council.
6. The number of parking spaces for electronic gaming operations are based on 1.5 spaces per computer/machine and 1 space per employee.

Ms. Collins said at the public hearing held on June 17, 2019, no one spoke for or against the request.

Ms. Collins said the applicant is requesting the following modifications:

1. Modification of 500 ft. separation distance from residentially zoned or residentially developed property.
2. Modification of paving required for vehicular surface areas and parking spaces.
3. Modification of City's landscape requirements.

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

Planning Commission discussion centered on the application did not meet the minimum requirements of Ordinance 2017-23, Internet Café/Sweepstakes Facilities.

Mr. Swindell moved that the Commission recommend denial of the rezoning request from Neighborhood Business (NB) to General Business Conditional District (GB CD) finding it does not meet the minimum criteria set forth in the City Ordinance #2017-23, Internet Café/Sweepstakes Facilities. Ms. Barnett seconded the motion.

C. Site Plans

- (1) **SITE-6-19 4 Points of NC** - Site and Landscape Plans for an automatic car wash - Located on the south side of Berkeley Boulevard between Cashwell Drive and Langston Drive.

Mr. Talton showed the location and displayed the proposed site plan of the request. Photographs of the site were displayed. Mr. Talton said the site is a currently a commercial real estate office and ice cream, shaved ice facility. Mr. Talton said this request is for an automatic car wash facility with vacuum stations. Mr. Talton said the applicant is requesting a modification to the rear yard setback requirement from 25 feet to 5 feet for the construction of a 375 square foot canopy providing cover to two (2) side-by-side automatic pay stations.

Ms. Barnett moved that the Commission recommend approval of the site plan as submitted with the modification to the rear yard setback requirement from 25 feet to 5 feet for the construction of a 375 square foot canopy providing cover to two (2) side-by-side automatic pay stations. Mr. Slater seconded the motion.

D. Subdivision Plan

- (1) **S-3-19 Bill Lane lot #78 - Expedited 2-Lot Final Subdivision Plat** – Located on the north side of Titleist Drive within the lane Tree Townhomes Subdivision.

Ms. Collins indicated the location of the request and displayed an aerial map showing the subject property. Ms. Collins said the applicant proposes a single-family development on Lot 1 and wants to provide sewer service with the installation of a septic tank system.

Ms. Collins said the applicant is requesting modification of the City standards regarding sewer connectivity. Ms. Collins said sewer is available within one thousand feet of the proposed subdivision the applicant is requesting a modification from tying onto the City's sewer system.

Ms. Collins said if the modification is granted, the septic system shall meet the requirements of the State Board of Health and be approved by the Wayne County Health Department.

Mr. Walston moved that the Commission recommend approval of the two (2) lot final subdivision with the modification from tying onto the City's existing sewer system. Mr. Swindell seconded the motion.

E. Street Closing

(1) **Titleist Drive** - Portion of Titleist Drive based on NCDOT realignment of Salem Church Road and US 70 Bypass that is located within the City Limits.

Ms. Collins indicated the location of the request and displayed an aerial map showing the subject property. Ms. Collins said the request to close this section of Titleist Drive is a formality as NCDOT has completed the realignment of Titleist Drive along Salem Church Road and US 70 Bypass. Ms. Collins said the ownership of the right-of-way would be returned to the property owner. Ms. Collins said that the Engineering Department has indicated that a utility easement should be retained over this section of Titleist Drive for an existing 6-inch water line if the right-of-way is closed.

Mr. Walston moved that the Commission recommend approval of the street closing a portion of Titleist Drive based on the NCDOT realignment of Salem Church Road and US 70 Bypass. Mr. Swindell seconded the motion.

F. Upcoming Meeting Items.

A. Board of Adjustment – 103 Johnathan's Place

B. UDO Text Amendments

a. UDO-2-19 Brewery/Microbrewery

b. UDO-3-19 Demo by Neglect

C. Rezonings

a. Z-11-19 Joyful Play Childcare

b. Z-12-19 Johnnies Internet Café

c. Z-13-19 Dewey Street Properties

There being no further business, the meeting was adjourned at 8:01 p.m.

Debra Creighton, Secretary
Goldsboro Planning Commission

Approved: _____

Planning Commission Minutes
July 29, 2019

The Goldsboro Planning Commission met in regular session on Monday, July 29, 2019, at 7:00 p. m., in the Council Chambers, City Hall. The following members were present or absent.

Present: Mr. Boyette
Ms. Barnett
Mr. Slater
Mr. Swindell
Mr. Walston

Absent: Mr. Waters

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

Mr. Timothy Salmon, City Manager

Minutes – To be reviewed at next regular meeting

A. Rezoning

- (1) **Z-14-19 Fallin Bvd Lot 6A** - Subject property is located on the East side of Fallin Boulevard between N. Berkeley Boulevard and Central Heights Road.

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 a zoning change from Residential 6 Conditional District (R-6 CD) to General Business District (GB). The site consists of one tract of approximately 2.70 acres. Ms. Collins said the applicant requests a zoning change to increase marketability of the property if rezoned to General Business (GB).

Ms. Collins said the subject property along with the surrounding tracts were part of a combination rezoning for the construction of 312 apartment units. Ms. Collins said once the project was approved, developer decided only build 264 apartments, which forfeited the developer's option to purchase the subject property. Surrounding zoning districts were pointed out and Ms. Collins said that the City's Comprehensive Land Use recommends high-density residential development for the property.

Ms. Collins said the subject property has frontage along Fallin Boulevard, which will be extended from Berkeley Boulevard to Central Heights Road by the

NCDOT. Ms. Collins said these improvements are part of an overall project to realign Central Heights Road and Royall Avenue at Berkeley Boulevard.

At the public hearing held on July 15, 2019, no one spoke for or against the request.

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

Mr. Walston moved that the Commission recommend approval of the rezoning request. Mr. Swindell seconded the motion.

- (2) **Z-14-19 Fallin Bvd Lot 4A** - Subject property is located on the East side of Fallin Boulevard between N. Berkeley Boulevard and Central Heights Road.

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 a zoning change from Neighborhood Business (NB) to General Business District (GB). The site consists of one tract of approximately 8.85 acres. Ms. Collins said the applicant requests a zoning change to increase marketability of the property if rezoned to General Business (GB).

Surrounding zoning districts were pointed out and Ms. Collins said that the City's Comprehensive Land Use recommends high-density residential development for the property.

Ms. Collins said the subject property has frontage along Fallin Boulevard, which will be extended from Berkeley Boulevard to Central Heights Road by the NCDOT. Ms. Collins said these improvements are part of an overall project to realign Central Heights Road and Royall Avenue at Berkeley Boulevard.

At the public hearing held on July 15, 2019, no one spoke for or against the request.

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

Ms. Barnett moved that the Commission recommend approval of the rezoning request. Mr. Slater seconded the motion.

B. Site Plans

- (1) **SITE-13-19 Alex Economy MHP** – Located on the south side of Central Heights Road between Berkeley Boulevard and Thoroughfare Road.

Ms. Collins indicated the location of the request and displayed an aerial map showing the location of the subject mobile homes that will be affected by the NCDOT realignment of Central Heights Road at Berkeley Boulevard with Royall Avenue by shifting Central Heights Road to the north side of the Railroad. Ms. Collins said these improvements would also extend Fallin Boulevard to the South and Oak Forest Road to the North. Ms. Collins said the extension of Oak Forest Road to the North results in right-a-way acquisition through the existing non-conforming mobile home park resulting in the loss of 15 units.

Ms. Collins said due to the road improvements, the applicant is requesting the relocation of two existing mobile home units and the placement of a new mobile home unit within the non-conforming mobile home park.

Ms. Collins said based on the City's Unified Development Ordinance Section 5.6.10 Nonconforming Manufactured Home Parks and Section 5.3.3.3 Building Design Standards adopted April 4, 2005 the relocation of existing units and placement of a new mobile home would increase the nonconformity of the property.

Ms. Collins said the applicant is requesting the following modifications due to the road improvements:

1. Modification of Section 5.6.10 Nonconforming Manufactured Home Parks standards regarding nonconforming mobile home parks that have less than 80% occupancy rate shall cease operation within 180 days and be brought into compliance with City zoning standards.
2. Modification of Section 5.3.3.3 Building Design Standards for the relocation of two existing units as follows:
 - a. Roof Pitch;
 - b. Exterior Siding;
 - c. Visible Rust;
 - d. Permanent Foundation; and
 - e. Placement along street frontage (parallel)
3. Modification of Section 5.3.3.3 Building Design Standards for the placement of a new mobile home as follows:
 - a. Permanent Foundation; and

b. Placement along street frontage (parallel)

Planning Commission discussion centered on the placement of the mobile homes as well as the proposed right-a-way that NCDOT has indicated on their map. Ms. Collins said the loss of 15 units will reduce the mobile home park to a 6-unit park and the standards for vacancy and/or replacement will be met or the park will cease operation.

Mr. Walston moved that the Commission recommend approval of the site plan request with the requested modifications to allow moving 2 mobile home units and the placement of a new mobile home unit within the non-conforming mobile home park. Mr. Slater seconded the motion.

C. Subdivision Plans

- (1) **S-6-19 Goldsboro Business Park (17 Lots)** – Located on the south side of U.S. Highway 70 West between NC 581 and Millbrook Village Drive.

Ms. Collins indicated the location of the request and displayed an aerial map showing the subject property. Ms. Collins said the main entrance would be located off Patetown Road with a secondary entrance located off Eleventh Street. Ms. Collins said both entrances would contain 60-foot right-of-ways with a 35-foot wide paved surface.

Ms. Collins said the lots will be leased and Staff will review street trees, vehicular surface area, landscaping and buffering will be addressed by individual site plans for each lot at time of development.

Mr. Swindell moved that the Commission recommend approval of the 17-lot subdivision plan request. Mr. Slater seconded the motion.

D. Upcoming Meeting Items.

No items for public hearing review in August.

There being no further business, the meeting was adjourned at 7:20 p.m.

Debra Creighton, Secretary
Goldsboro Planning Commission

Approved: _____

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
SEPTEMBER 9, 2019 COUNCIL MEETING**

SUBJECT: S-7-19 Colleena Properties, LLC (Preliminary Subdivision Plat for Carolina Street Meadows)

BACKGROUND: The property is located on the west side of N. Carolina Street between W. Hooks River Road and A Street.

Totals Lots:	14
Total Area:	11.18 acres
Min. Lot Size:	16,719 sq. ft.
Max. Lot Size:	63,771 sq. ft.
Average Lot Size:	34,797 sq. ft. or 0.79 acres
Zoning:	R-16 Residential

Currently, approximately 2.1 acres is woodlands. The remaining 9.8 is vacant farmland.

DISCUSSION: The submitted preliminary plat contains a total of 14 residential lots within the subdivision.

Building setbacks for single-family dwellings within the R-16 zoning district are as follows:

Front:	40 ft.
Rear:	25 ft.
Side:	16 ft.
Side (Corner Lot):	32 ft.

No new streets are proposed for the subdivision. The developer proposes to install all utilities underground.

Sidewalks are not shown along N. Carolina Street or W. Hooks River Road. According to the City's UDO, sidewalks are required for the proposed subdivision for approximately 1,404 linear ft. along N. Carolina Street and approximately 197 ft. along W. Hooks River Road.

The developer is requesting a modification of sidewalk construction. If approved, the developer will be required to pay a fee in lieu of sidewalk construction in the amount of \$28,818. In addition to the sidewalk modification, the developer is also requesting a modification of the fee in lieu of for \$28,818.

City water is available to serve the property. City sewer is located within 1000 ft. of the subject property and has sufficient capacity to serve the 14-lot subdivision. According to the City’s UDO, proposed developments within 1,000 ft. of the City’s sewer system shall connect to City sanitary sewer mains. The applicant is requesting a modification of this requirement and is proposing the installation and use of septic systems in accordance with the County of Wayne’s Environmental Health Department.

Storm water calculations for this site have been submitted and are currently under review by City Engineering.

The proposed subdivision is located within the City’s Watershed Protection Overlay District. It is not located within a Special Flood Hazard Area.

Modifications: The following modifications have been requested:

- 1. Modification of sidewalk construction along N. Carolina Street and Hooks River Road.
- 2. Modification of payment of fee in lieu of sidewalk construction in the amount of \$28,674.
- 3. Modification of requirement to connect to City sewer when new developments are within 1,000 ft. of accessible and available utilities.

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

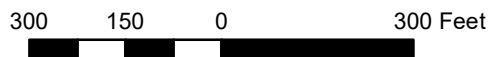
Date: _____
Planning Director

Date: _____
City Manager

S - 7 - 19
CAROLINA STREET MEADOWS SUBDIVISION
14 LOTS



CAROLINA STREET MEADOWS

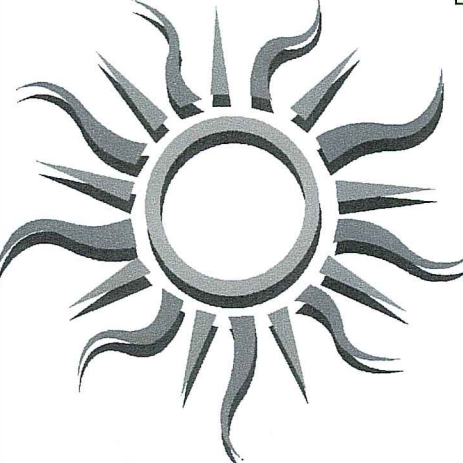
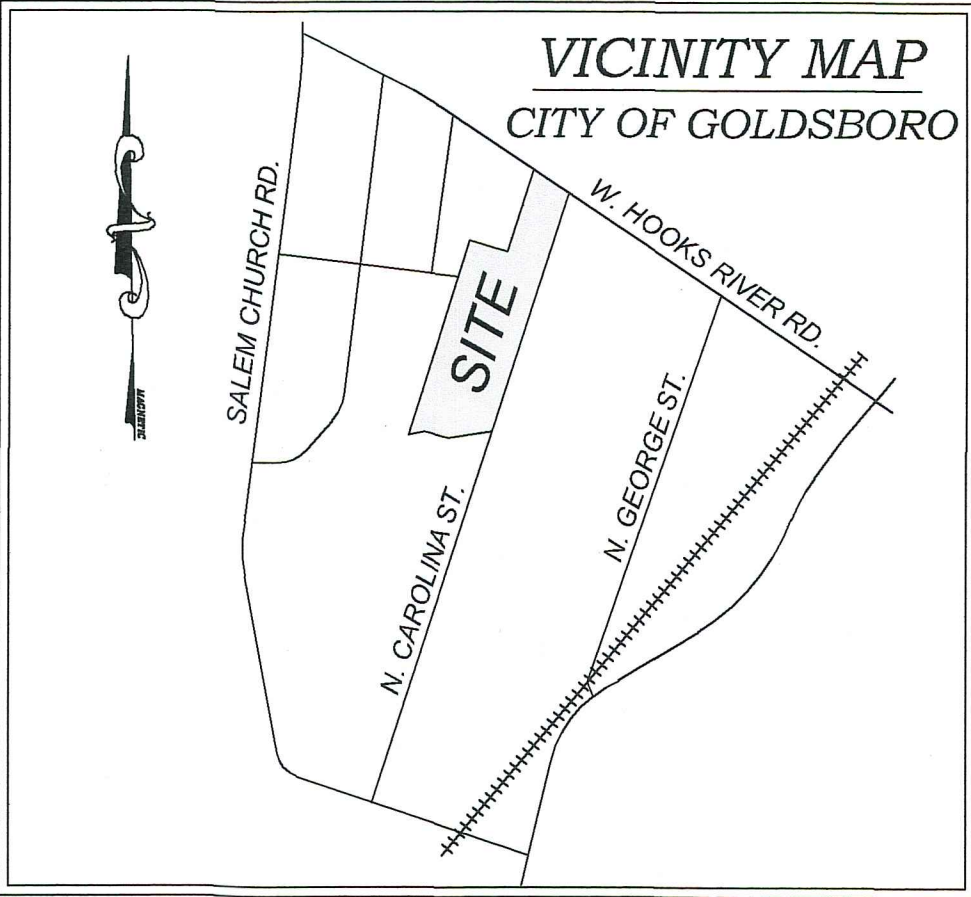
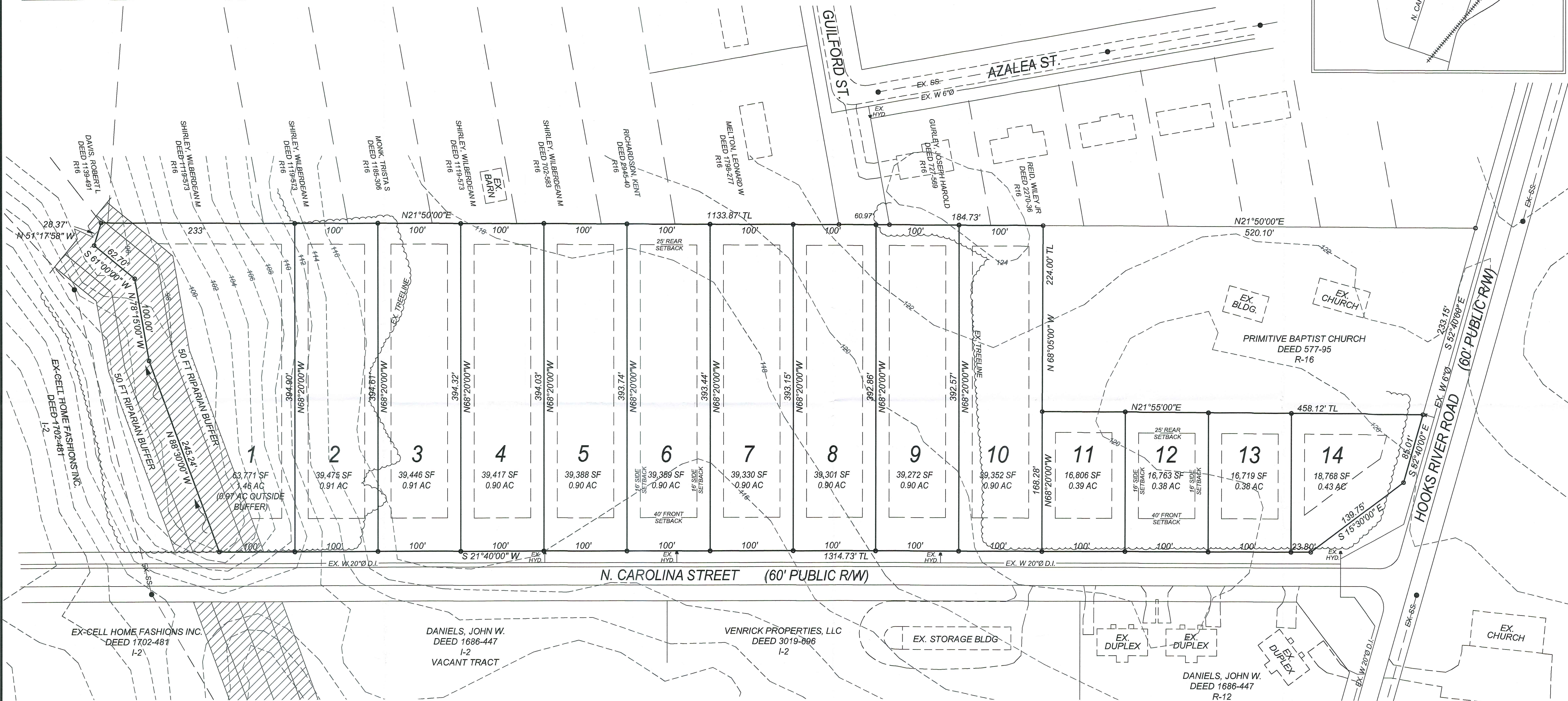


NITROGEN EXPORT CALCULATIONS

TYPE OF LAND COVER	AREA (ACRES)	TN EXPORT COEFF. (LBS/AC/YR)	TN EXPORT FROM USE (LBS/YR)
PERMANENTLY PROTECTED UNDISTURBED OPEN SPACE (FOREST UNMOWN MEADOW)	0.000	0.6	0.000
PERMANENTLY PROTECTED MANAGED OPEN SPACE (GRASS, LANDSCAPING, ETC.)	0.000	1.2	0.000
RIGHT-OF-WAY (READ TN EXPORT FROM GRAPH 1)	0.000	5.3	0.000
LOTS (READ TN EXPORT FROM GRAPH 2)	11.184	2.8	31.315
TOTAL	11.184	---	31.315
TOTAL EXPORT = 2.80 LBS/AC/YR < 3.6 - NO REDUCTION REQUIRED			

PEAK FLOW CALCULATIONS

IMPERVIOUS AREA	AREA (ACRES)
STREET PAVING AREA	0
14 LOTS @ 5000 S.F. (HOUSE & DRIVE)	1.607
TOTAL ACREAGE	1.607
TOTAL PERCENT IMPERVIOUS	1.607 / 11.184 = 14.37%
>15% - STORMWATER MITIGATION NOT REQUIRED	



B.K. JONES CONSULTING ENGINEERS, P.A.

Post Office Box 10882
Goldsboro, NC 27532
919.221.5222
bkjones@nc.rr.com
LIC #: C-3065

JCE PROJECT NO.: 19126
PLAN STATUS: PRELIMINARY
DATE: 8/14/19
SEAL:

PRELIMINARY: FOR REVIEW ONLY

THIS DESIGN AND OTHER INTELLECTUAL PROPERTY ARE THE PROPERTY OF BRYAN K JONES CONSULTING ENGINEERS, P.A. AND CANNOT BE USED WITHOUT ITS EXPRESS PRIOR WRITTEN PERMISSION.

REV. # & DATE	DESCRIPTION

CAROLINA STREET MEADOWS SUBDIVISION PRELIMINARY PLAN

PROJECT NAME:

C1

SITE DATA:

- OWNER: J & W PROPERTIES & RENTALS, LLC
1303 9th STREET, GOLDSBORO, NC 27534
- DEVELOPER: COLLEENA PROPERTIES, LLC
P.O. BOX 216, GOLDSBORO, NC 27533 919-921-0359
- SURVEYOR: R. DANEEL BUTLER LAND SURVEYING
750 DYKE SMITH ROAD, LAGRANGE, NC 28551 919-922-3368
- TOTAL TRACT ACREAGE = 11.18 ± ACRES
- CURRENT ZONING: R-16
- PROPOSED SUBDIVISION IS NOT LOCATED WITHIN A RIGHT-OF-WAY
- CORRIDOR PROPOSED BY A TRANSPORTATION PLANNING ORGANIZATION
- NO VOLUNTARY AGRICULTURAL DISTRICT WITHIN A QUARTER MILE
- PROPOSED SUBDIVISION IS NOT LOCATED WITHIN THE AICUZ ZONE:
- TOTAL NUMBER OF PROPOSED TRACTS: 14 LOTS
- MINIMUM REQUIRED LOT AREA: 16,000 SF MIN LOT PROVIDED = 16,719 SF
- MINIMUM BUILDING SETBACKS R-16:
- FRONT: 40 FT
- SIDE: 16 FT
- SIDE (CORNER LOT): 32 FT
- REAR: 25 FT

- FLOOD HAZARD: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN - DFIRM MAP 3720268000K, JUNE 20, 2018
- WATER: ALL PROPOSED LOTS SHALL BE SERVICED BY EXISTING CITY OF GOLDSBORO WATERLINES.
- WASTE COLLECTION WILL BE CURBSIDE PICK-UP.
- ELECTRIC, CABLE, PHONE, ALL PROPOSED UTILITIES SHALL BE DESIGNED AND INSTALLED UNDERGROUND BY THE RESPECTIVE UTILITY.

CITY OF GOLDSBORO MODIFICATION REQUESTS:

- REQUEST PROPOSED LOTS USE INDIVIDUAL SEPTIC SYSTEMS.

EXTENDING PUBLIC SANITARY SEWER TO THIS TRACT WILL NOT BENEFIT ANY ADJACENT PROPERTIES OR OPEN ADDITIONAL TRIBUTARY AREAS FOR THE CITY. ALL SURROUNDING PROPERTIES ALREADY HAVE ACCESS TO SANITARY SEWER AND CREATE ADDITIONAL INFRASTRUCTURE MAINTENANCE FOR ONLY THESE LOTS.

THE SOIL CHARACTERISTICS ON THE TRACT ARE EXCELLENT TO SUPPORT ON-SITE SEPTIC SYSTEMS AND THE LARGE LOT SIZES WILL EASILY SUPPORT ANY SIZE HOUSE.

THE PROPOSED SUBDIVISION DENSITY IS CONSIDERABLY LOWER THAN THE R-16 ZONING WILL ALLOW DUE TO NARROW GEOMETRY OF THE TRACT. EXTENDING SEWER TO THESE FEW LOTS IS COST PROHIBITIVE.

- REQUEST ELIMINATION OF SIDEWALK AND \$18/LF FEE-IN-LIEU REQUIREMENT ON RURAL SUBDIVISION (R-16) IN ETJ.

WITH RESPECT, THE COST FOR THIS REQUIREMENT, ALONG WITH THE SANITARY SEWER REQUIREMENT, DETERS DEVELOPMENT WITHIN THE CITY ETJ. AS A COMPARISON, R-16 ZONING WITHIN THE ETJ REQUIRES 16,000 SF LOTS WITH 100 FT MINIMUM LOT FRONTAGE WITH THE ADDED COST OF SIDEWALK AND SEWER. WHILE JUST OUTSIDE THE ETJ SMALLER LOTS CAN BE DEVELOPED AT 15,000 SF / 100 FT FRONTAGE AND NO ADDITIONAL SIDEWALK & SEWER COST.

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY APPROVE THIS DEVELOPMENT PLAN. I (WE) FURTHER CERTIFY THAT ALL EXTERIOR IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO PAVING AND LANDSCAPING, AS SHOWN ON THE SITE PLAN WILL BE MAINTAINED IN ACCORDANCE WITH THIS PLAN.

OWNERS SIGNATURE