

**AGENDA
PLANNING COMMISSION
Monday, October 28, 2019**

I. Minutes – September 30, 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 October 28, 2019

III. PLANNING COMMISSION ITEMS

A. Subdivision Plans

- (1) **S-10-19 – Capital Automotive Real Estate Services, Inc.** – Located on the north side W. Grantham between Nevels Street and Hargrove Street _____

B. Site Plans

- (1) **SITE-16-19 Circle K** - Located on the south side of W. Tommy's Road, the west side of N. William Street and the east side of Carolina Commerce Drive _____
- (2) **SITE-18-19 Team Chevrolet** - Southwest corner of US Highway 70 East and North Oak Forest Road. _____

IV. UPCOMING PUBLIC HEARING / PLANNING COMMISSION ITEMS

A. Rezonings

- (1) **Z-20-19 – David & Ashley Allen** – Located on the south side Mull Smith Lane and west of Double D Lane. The applicant is requesting to rezone from Residential 20-A (R-20A) to Residential Manufactured 9 (RM-9).
- (2) **Z-21-19 – St. James Church** – Located south of W. Chestnut and between S. Alabama Ave. and Kennon Ave. The applicant is requesting to rezone from Residential 6 to Office and Institutional 1 (O&I-1).
- (3) **Z-22-19 Walnut Street Apartments** – Located on the south side of E. Walnut Street between S. Kornegay St. and S. Slocumb. The applicant is requesting to rezone from Residential 9 (R-9) to Residential 6 (R-6).

B. Conditional Use Permits

- (1) **CU-12-19 – Henry Battle** – Located on east side of S. James St. and west of S. Center St. The applicant is requesting conditional use permit approval for a place of entertainment with ABC located in the Central Business District (CBD).

Planning Commission Minutes
September 30, 2019

The Goldsboro Planning Commission met in regular session on Monday, August 26, 2019, at 7:00 p. m., in the Council Chambers, City Hall. The following members were present or absent.

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

Absent: Mr. Waters

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

Minutes – August 26, 2019

Mr. Walston moved that the Commission's minutes of August 26, 2019 be approved with no corrections, additions or deletions. Mr. Swindell seconded the motion and the motion carried.

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).

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 9 Conditional District (R-9CD) and Residential 16 (R-16) to Office & Institutional 1 (O&I-1). The owner/developer will be required to submit a site plan for review and approval by City Council before future development of the property.

Ms. Collins said the applicant intends to develop the property for commercial purposes. Surrounding zoning districts were pointed out and Ms. Collins said that the City's Comprehensive Land recommends Medium Density residential development for the property. The proposed site for development is directly across the street from property recommended for Office and Institutional development and currently occupied by a church.

Ms. Collins said the subject property has frontage along Eleventh Street. Ms. Collins said City water and sewer are available to serve the property. The

applicant will be required to petition for annexation into Goldsboro City limits since the site is within 1000 ft. of City sewer.

Ms. Collins said at the public hearing held on September 23, 2019, one person spoke about concerns regarding the existing drainage issues and the additional development providing adequate drainage for the area. The applicant spoke in favor of 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. Walston seconded the motion.

- (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.

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 Residential 6 Conditional District (R-6 CD). The owner/developer will be required to submit a site plan for review and approval by City Council before future development of the property.

Ms. Collins said the applicant intends to develop the property for a 303-lot cluster subdivision. Surrounding zoning districts were pointed out and Ms. Collins said that the City's Comprehensive Land recommends Medium Density residential development for the property.

Ms. Collins said the subject property has frontage along Eleventh Street. Ms. Collins said City water and sewer are available to serve the property. The applicant will be required to petition for annexation into Goldsboro City limits since the site is within 1000 ft. of City sewer.

Ms. Collins said at the public hearing held on September 23, 2019, five people spoke regarding the following concerns:

- Existing drainage issues and proposed drainage associated with this development.

- Concern regarding interconnectivity with the adjacent neighborhood along Norwood Avenue.

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

- (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.

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 Residential 6 Conditional District (R-6 CD). The owner/developer will be required to submit a site plan for review and approval by City Council before future development of the property.

Ms. Collins said the applicant intends to develop the property for multi-family development. In conjunction with the request, the applicant is requesting a waiver of the site plan requirement. If the rezoning is approved, the applicant will be required to have the site plan approved by City Council before future development of the property. Surrounding zoning districts were pointed out and Ms. Collins said that the City's Comprehensive Land recommends Medium Density residential development for the property.

Ms. Collins said the subject property has frontage along Eleventh Street. Ms. Collins said City water and sewer are available to serve the property. The applicant will be required to petition for annexation into Goldsboro City limits since the site is within 1000 ft. of City sewer.

Ms. Collins said at the public hearing held on September 23, 2019, one person spoke about concerns regarding the existing and proposed drainage and ditches for this development. The applicant said the concerns raised regarding the drainage would be addressed by the design of the retention ponds. The applicant said Norwood Avenue and Twelfth Street improvements can be considered and NCDOT is requiring the developer to conduct a traffic impact analysis (TIA) for any other necessary road improvements.

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. Swindell seconded the motion.

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).

Mr. Talton showed the location of the request and displayed a zoning map showing the subject property. Photographs of the site were displayed. Mr. Talton said the proposal is to allow the operation of a microbrewery with ABC permits. In conjunction with the microbrewery, the applicant intends to operate a bakery.

Mr. Talton said the proposed microbrewery and bakery are permitted uses in the Central Business District (CBD) zoning district only after the issuance of a Conditional Use Permit approved by City Council.

Mr. Talton said the applicant is requesting the following modifications:

1. Building side yard setback requirement from 15 ft. to 0 ft.
2. Building rear yard setback requirement from 20 ft. to 0 ft.
3. City landscape requirements per Section 6.3 Landscaping, Screening and Buffering Standards of the Unified Development Ordinance.

Mr. Talton said at public hearing held on September 23, 2019, no one appeared to speak for or against the request.

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

Mr. Walston moved that the Commission recommend approval of the conditional use permit request for a microbrewery with bakery in the Central Business District (CBD) with modifications to the landscaping and side and rear yard setback requirements. Mr. Slater seconded the motion.

- (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).

Mr. Talton showed the location of the request and displayed a zoning map showing the subject property. Photographs of the site were displayed. Mr. Talton said the proposal is to up-fit an existing one-story 2,016 sq. ft. concrete commercial building for the operation of a microbrewery.

Mr. Talton said the proposed microbrewery is a permitted use in the Central Business District (CBD) zoning district only after the issuance of a Conditional Use Permit approved by City Council.

Mr. Talton said the property is located within the Historic District. Any exterior improvements to the building will have to receive a Certificate of Appropriateness from the Historic District Commission.

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

1. Building side rear yard setback requirement from 15 ft. to 0 ft.
2. City landscape requirements per Section 6.3 Landscaping, Screening and Buffering Standards of the Unified Development Ordinance.

Mr. Talton said at public hearing held on September 23, 2019, no one appeared to speak for or against the request.

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

Mr. Swindell moved that the Commission recommend approval of the conditional use permit request for a microbrewery in the Central Business District (CBD) with modifications to the landscaping and rear yard setback requirements. Mr. Walston seconded the motion.

- (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.

Mr. Slater requested to be recused from this item for personal reasons. Mr. Walston moved that Mr. Slater be recused from this item as requested. Mr. Swindell seconded the motion.

Mr. Talton showed the location of the request and displayed a zoning map showing the subject property. Photographs of the site were displayed. Mr. Talton said the proposal is to allow the operation of an adult day care in conjunction with an existing child day care facility.

Mr. Talton said the proposed adult daycare is a permitted use in the Neighborhood Business (NB) zoning district only after the issuance of a Conditional Use Permit approved by City Council.

Mr. Talton said the applicant intends to operate an adult day care in conjunction with an existing child day care facility. Mr. Talton said the site has operated as a child day care since January of 2008 and is currently licensed for 40 children. Mr. Talton said the facility would be licensed for an occupancy limited to 20 children and 8 adults.

Mr. Talton said the applicant is requesting the following modifications:

1. City landscape street tree requirements per Section 6.3 Landscaping, Screening and Buffering Standards of the Unified Development Ordinance.

Mr. Talton said at public hearing held on September 23, 2019, no one appeared to speak for or against the request.

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

Mr. Swindell moved that the Commission recommend approval of the conditional use permit request for an adult daycare in conjunction with an existing child daycare with modifications to the City's landscape street tree requirement. Ms. Barnett seconded the motion.

- (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.

Mr. Talton showed the location of the request and displayed a zoning map showing the subject property. Photographs of the site were displayed. Mr. Talton said the proposal is to allow the operation an automobile repair and service facility with outdoor storage.

Mr. Talton said the automobile repair and service facility with outdoor storage is a permitted use in the General Business (GB) zoning district only after the issuance of a Conditional Use Permit approved by City Council. Mr. Talton said as part of the request, separate site plan approval is required.

Mr. Talton said the applicant intends to operate an automotive repair and service facility with outdoor storage. Mr. Talton said the applicant is requesting the following modifications:

1. Modification of the street tree requirement along the southern portion of the access drive.
2. Modification of the landscape buffer yard requirement along portions of the northern and southern property line surrounding the storage area.
3. Modification of the requirement to install City sidewalks.

Mr. Talton said at public hearing held on September 23, 2019, no one appeared to speak for or against the request.

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

Mr. Walston moved that the Commission recommend approval of the conditional use permit request for the operation an automobile repair and service facility with outdoor storage with modifications to the City's landscape buffer and street tree requirement; and modification to the sidewalk installation requirement. Ms. Barnett seconded the motion.

C. Upcoming Meeting Items.

Nothing at this time.

There being no further business, the meeting was adjourned at 7:53 p.m.

Debra Creighton, Secretary
Goldsboro Planning Commission

Approved: _____

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
NOVEMBER 4, 2019 COUNCIL MEETING**

SUBJECT: S-10-19 Capital Automotive Real Estate Services, Inc. (2-Lot Preliminary Subdivision Plat)

BACKGROUND: The property is located on the north side W. Grantham between Nevels Street and Hargrove Street.

Total Area: 5.26 acres or 229,125 sq. ft.

Total Lots: 2

Lot No. 1: 2.64 acres or 114,998 sq. ft.

Lot No. 2: 2.62 acres or 114,127 sq. ft.

Zoning: General Industry (I-2)

DISCUSSION: The site was previously approved for new automobile sales, including the accessory uses of used car sales, leasing and service and repair and formerly known as Deacon Jones Honda and Deacon Jones Collision Center.

The subject property has been proposed for division into two lots for sale or commercial development. Any future use of the property will require site plan approval in accordance with the City's Unified Development Code.

Lot No. 1 is currently vacant and occupied by one existing single-story commercial building constructed of metal and brick veneer and approximately 31,368 sq. ft.

Lot No. 2 is currently occupied and operates as an automobile collision and repair facility. It consists of three single-story commercial buildings. The main principle building is constructed of metal and brick veneer and approximately 14,782 sq. ft. Two accessory buildings of metal construction are located in the side yard of the property west of the principal building totaling approximately 3,000 sq. ft.

The preliminary plat shows that Lots #1 and #2 are served by City water and sewer and are located in a Special Flood Hazard Area known as the 100-year floodplain.

As previously stated, Lots #1 and #2 are located in the General Industry (I-2) zoning district. The entire property was developed prior the adoption of the current Unified Development Code. As such, the applicant is requesting the following building setback modifications:

- 1. Lot 1: A modification of the front yard building setback from 30 ft. to 0.59 ft. along Nevels Street.
- 2. Lot 2: A modification of the side yard setback from 15 ft. to 0.65 ft. along the proposed new western property line.

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

Date: _____
Planning Director

Date: _____
City Manager

S-10-19
Capital Automotive Real Estate Services, Inc
(2-Lot Preliminary Subdivision Plat)



SUBDIVISION APPLICATION

CASE NO: SUB-10-19
REQUEST: 2-Lot Preliminary Subdivision Plat
APPLICANT: Capital Automotive Real Estate Services, Inc
LOCATION: 1309 W Grantham St.

GOLDSBORO
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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.

200 100 0 200 Feet

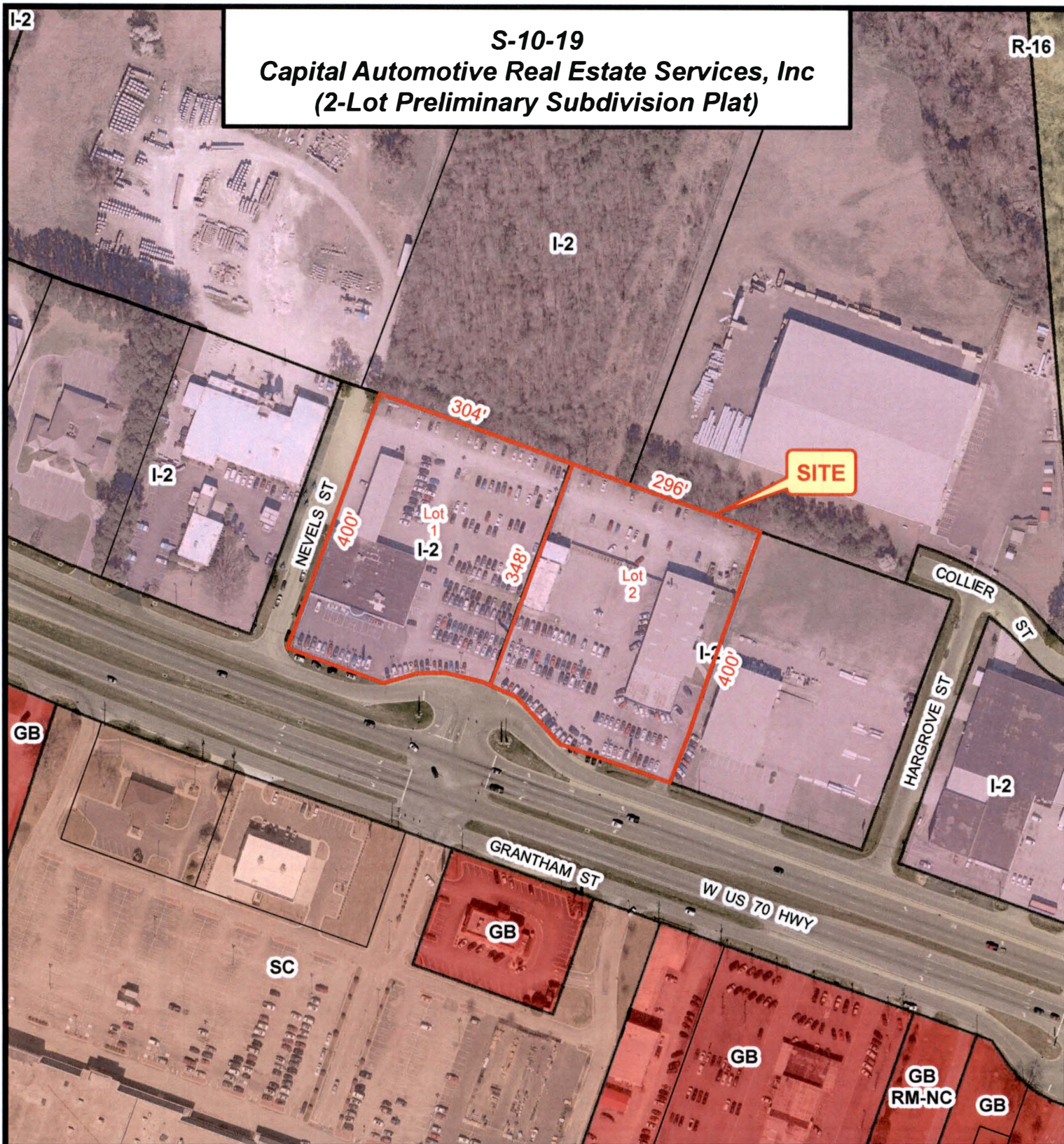


I-2

R-16

S-10-19

**Capital Automotive Real Estate Services, Inc
(2-Lot Preliminary Subdivision Plat)**



SUBDIVISION APPLICATION

CASE NO: SUB-10-19
REQUEST: 2-Lot Preliminary Subdivision Plat
APPLICANT: Capital Automotive Real Estate Services, Inc
LOCATION: 1309 W Grantham St.

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PROPERTY ZONED I-2 INDUSTRIAL DISTRICT
(CITY OF GOLDSBORO)

MINIMUM SETBACK REQUIREMENTS

FRONT = 30 FEET
REAR = 20 FEET
SIDE = 15 (SEE NOTE 1)
RESIDENTIAL = 75 FEET (SEE NOTE 1)
HEIGHT = N/A

NOTE 1:
THE MINIMUM SEPARATION DISTANCE BETWEEN ANY
STRUCTURE, STORAGE OR LOADING AREA FROM A
RESIDENTIALLY DEVELOPED OR ZONED LOT.

AREA LOT NO. 1 = 2.641 ACRES±

AREA LOT NO. 2 = 2.623 ACRES±

MAXIMUM BUILT-UPON AREA

LOT NO. 1 = 2.06 ACRES

LOT NO. 2 = 2.05 ACRES

TAX PARCEL: 12 2690 32 1770

REFERENCE: DEED BOOK 2587 PAGE 639 SECOND PARCEL

ACREAGE IN TOTAL TRACT = 5.264 ACRES±
ACREAGE IN PARK OR OTHER LAND USE = NONE
AVERAGE LOT SIZE = 114,649.92 SQUARE FEET OR 2.632 ACRES±
MINIMUM LOT SIZE = 20,000 SQUARE FEET OR 0.459 ACRES±
LINEAL FEET IN STREETS = NONE

NOTE FLOOD HAZARD

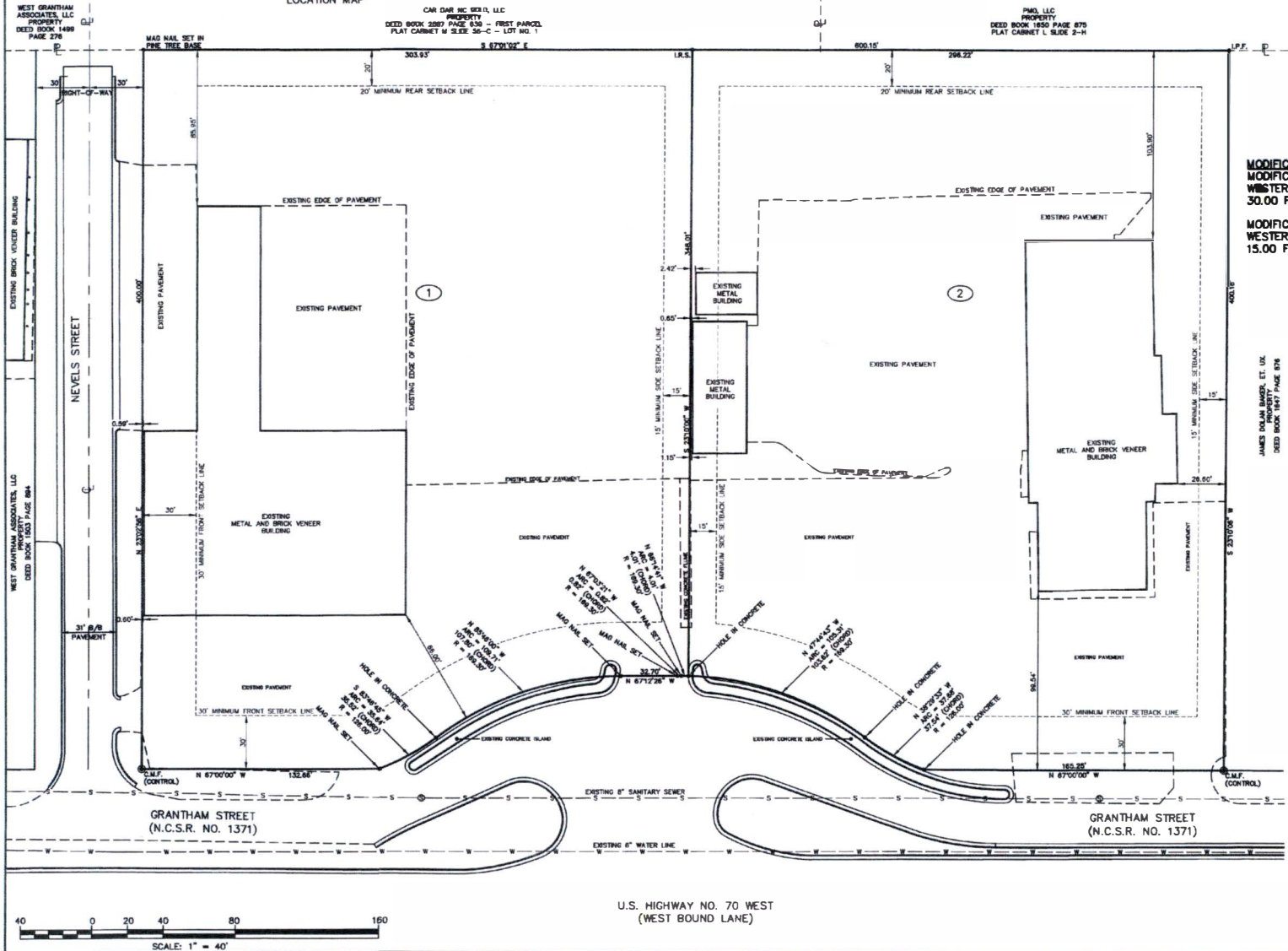
THE PROPERTY IS LOCATED WITHIN A 100 YEAR FLOOD
HAZARD AREA. FOR FLOOD HAZARD DATA REFER TO
FIRM FLOOD INSURANCE RATE MAP NORTH CAROLINA
MAP NUMBER 372026000 EFFECTIVE DATE JUNE 20,
2018 (FLOOD ZONE AE).

NOTE:

N.C. GEODETIC SURVEY MONUMENT ENTITLED "VAULT"
HAS BEEN DESTROYED.

OWNER

CAR DAR NC GOLD, LLC
8484 WEST PARK DRIVE
SUITE 200
MCLEAN, VIRGINIA 22102-5117



MODIFICATIONS
MODIFICATION OF FRONT SETBACK LINE ON THE
WESTERN PROPERTY LINE OF TRACT NO. 1 FROM
30.00 FEET TO 0.50 FEET.

MODIFICATION OF SIDE SETBACK LINE ON THE
WESTERN PROPERTY LINE OF TRACT NO. 2 FROM
15.00 FEET TO 0.85 FEET.

JAMES DOLAN BAKER, ET. UX.
DEED BOOK 1487 PAGE 876

LEGEND

● CONCRETE MONUMENT CONTROL CORNER
● IRON ROD SET
● IRON PIPE FOUND
● CONCRETE MONUMENT FOUND
● RATIO OF PRECISION MINIMUM 1/10,000
● NO HORIZONTAL CONTROL WITHIN 2,000 FEET
● AREA COMPUTED BY D.M.D. METHOD

* PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES OR SALES.

B. R. KORNEGAY, INC.
LAND SURVEYING • ENGINEERING • PLANNING
License Number: F-1054
300 East Walnut Street
Goldsboro, N.C. 27530
(919) 735-5886 Fax: (919) 980-9053
www.kornegayinc.com



1307 WEST GRANTHAM STREET
PRELIMINARY PLAN
CITY OF GOLDSBORO
GOLDSBORO TOWNSHIP
WAYNE COUNTY, N.C.

DRAWN BY: TSB
DESIGNED BY: BRK
DATE: 8-15-2019
SCALE: 1" = 40'

SURVEY FOR
CAPITAL AUTOMOTIVE REAL
ESTATE SERVICES, INC.
8484 WEST PARK DRIVE
MCLEAN, VIRGINIA 22102

SHEET: 1
OF: 1
WORK ORDER: 190312
CADD DWG: 190312

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
NOVEMBER 4, 2019 CITY COUNCIL MEETING**

SUBJECT: SITE-16-19 Site and Landscape Plans-The John R. McAdams Company, Inc. (Convenient Mart with Proposed Canopies and Gas Sales)

BACKGROUND: The property is located on the south side of W. Tommy's Road, the west side of N. William Street and the east side of Carolina Commerce Drive.

Frontage: 359.49 ft. (W. Tommy's Rd.)
307.11 ft. (N. William St.)
595.74 ft. (Carolina Commerce Dr.)
Area: 164,607 sq. ft. or 3.78 acres
Zoning: General Business

Existing use: The property is currently vacant and undeveloped.

DISCUSSION: The submitted site plan indicates the construction of a one-story, brick-veneer convenience store with a gross floor area of 5,187 sq. ft. A 400 sq. ft. open patio with seating is shown along the northern building wall for customers of the business.

In addition, the applicant has proposed the construction of two fuel canopy additions. One fuel canopy will consist of an area of approximately 5,094 sq. ft. and provide cover for 8 fuel gas pumps to be located in front of the convenience store.

The second canopy will consist of approximately 1,656 sq. ft. and provide cover for a total of 4 diesel fuel gas pumps to be located directly south of the convenient store.

Exterior building materials for the proposed convenient store will consist of stucco, cultured stone veneer, and split-face and textured concrete blocking veneer and caps.

Hours of Operation: Monday-Sunday: 24/7

Employees: Approximately 2-3

Access: Developer has proposed three driveway cuts for the site from Tommy's Road, William Street and Carolina Commerce Drive. A proposed deceleration lane is shown along N. William Street for the southbound lane providing access to the site. Approval has been granted by NCDOT for the proposed driveway cuts and the deceleration lane.

Parking: Parking for the site requires 1 space for each 200 sq. ft. of gross floor area. A total of 26 parking spaces are required. The site plan shows a total of 36 parking spaces to include 2 handicap accessible spaces and 5 spaces for large trucks and tractor trailers.

Sidewalks and Pedestrian Access: The applicant shows interior sidewalks leading from the parking lot to the building entrances. Exterior sidewalks are not shown on the submitted site plan. City sidewalks are required along Tommy's Road, William Street and Carolina Commerce Drive. The applicant is requesting a modification of the City's sidewalk requirement. If approved by City Council, the applicant will be required to pay a fee in the amount of \$19,782.90 for sidewalk construction.

Landscaping: The site plan indicates required street trees along Tommy's Road, William Street and Carolina Commerce Drive. A Type C, 20 ft. wide landscape buffer is required along the southern property line adjacent to a proposed storm water detention pond. The applicant is requesting a modification of the landscape buffer because he believes the buffer would be redundant and unnecessary due to the location of storm water improvements in the area, as well, as existing vegetation.

Commercial Lighting Plan: A commercial lighting plan has been submitted for the site and is compliant with City regulations.

Engineering: The property is not located within a Special Flood Hazard area. City water and sewer are available to serve the property. Storm water calculations and drainage plans have been submitted and in accordance with City Engineering standards.

Refuse collection: A solid waste receptacle is shown along the western property line and located behind the proposed convenient store. The dumpster will be located in a coral and screened from off-site views in accordance with City standards.

Interconnectivity: Interconnectivity has not been identified on the site plan. The applicant believes that interconnectivity would be impractical due to location of protected wetlands and proposed storm water improvements required for the site. The applicant is requesting a modification of the interconnectivity requirement.

Modifications: The applicant is requesting the following modifications.

1. Modification of City sidewalk requirement.
2. Modification of a Type C, 20 ft. wide landscape buffer yard along the southern property line.
3. Modification of interconnectivity.

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

Date: _____
_____ Planning Director

Date: _____
_____ City Manager

**SITE PLAN
N WILLIAM ST
CIRCLE K GAS STATION**



SITE PLAN APPLICATION

CASE NO: SITE-16-19
REQUEST: Gas Station
APPLICANT: Circle K
LOCATION: N. William St. & Carolina Commerce Dr
PIN # : 3600395938

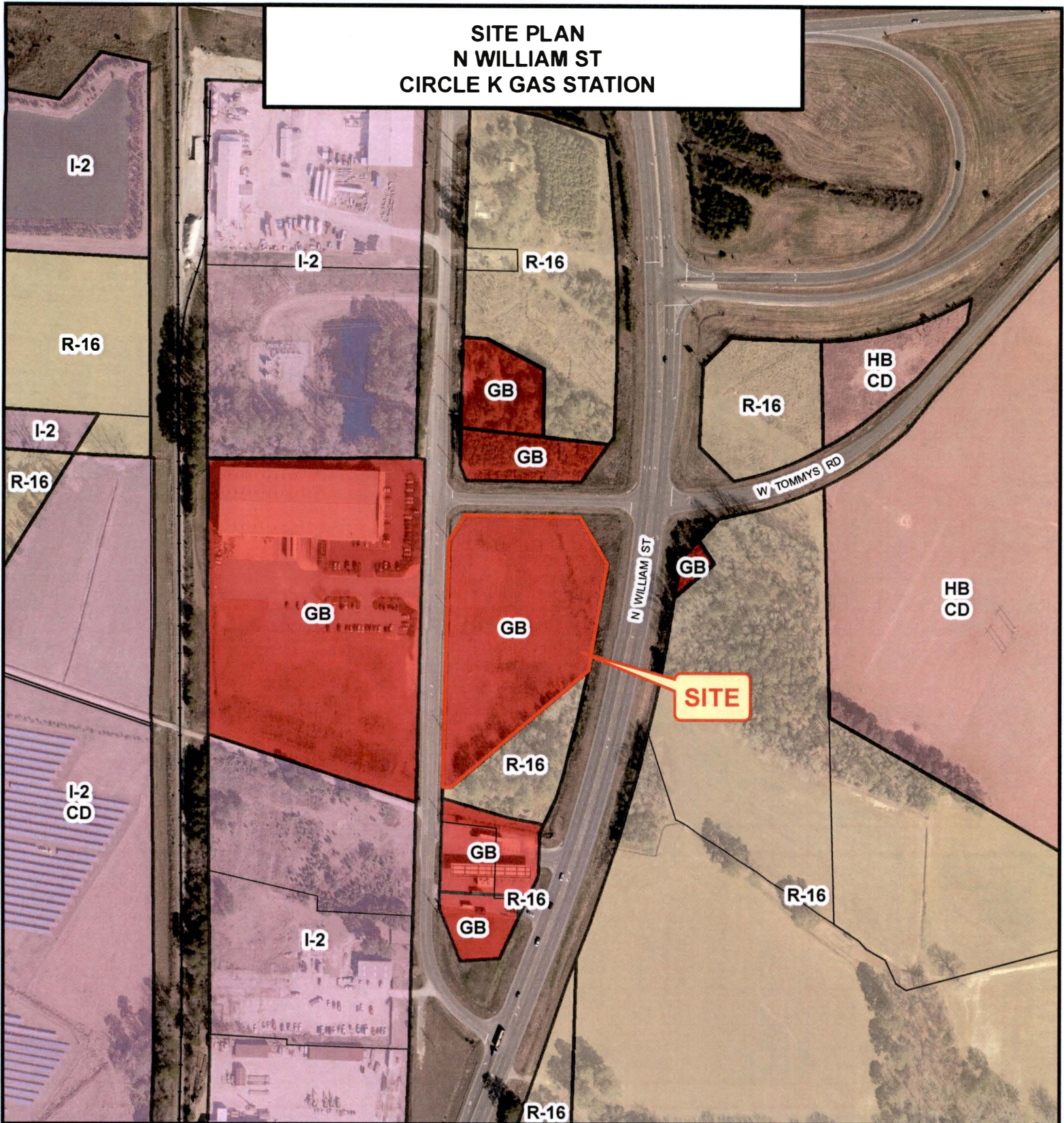
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**SITE PLAN
N WILLIAM ST
CIRCLE K GAS STATION**



SITE PLAN APPLICATION

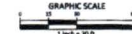
CASE NO: SITE-16-19
REQUEST: Gas Station
APPLICANT: Circle K
LOCATION: N. William St. & Carolina Commerce Dr
PIN # : 3600395938

300 150 0 300 Feet



GOLDSBORO
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[illegible][illegible][illegible]

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION



PROJECT NO.	CCK-19020
FILENAME	CCK19020-S1
CHECKED BY	RW
DRAWN BY	CGI
SCALE	1"=30'
DATE	09.16.2019
SHEET	

C2.00

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
NOVEMBER 4, 2019 COUNCIL MEETING**

SUBJECT: SITE-18-19 NCTP 3300 Real Estate Investments Co., LLC– Southwest corner of US Highway 70 East and North Oak Forest Road

BACKGROUND: The applicant requests site plan approval for proposed building additions and new parking lot spaces for the display and sale of automobiles at an existing automobile dealership known as Team Chevrolet of Goldsboro.

Days/Hours of Operation: Monday-Sunday
Service Department: 7:00 a.m. – 6:00 p.m.
Sales Department: 8:00 a.m. – 8:00 p.m.
Employees: 78

Proposed improvements for the site will disturb 1.02 acres. According to the City's Unified Development Code (UDO), nonresidential developments on parcels that disturb greater than 1 acre shall be approved by City Council.

Frontage: 614.09 ft. (N. Oak Forest Rd.)
921.95 ft. (Commercial Dr.)

Area: 7.67 acres

Current Zoning: General Industry (I-2)

DISCUSSION: The proposed site plan submitted by the applicant indicates the construction of 4 new building additions and 1 new canopy with a combined total area of approximately 4,757 sq. ft. Existing building area for the new car dealership is 49,579 sq. ft. The total building area for the existing facility plus new building additions totals 53,354 sq. ft.

Principle and Accessory Building: Principle building improvements will consist of a 2,050 sq. ft. addition to the service reception area, 665 sq. ft. addition for a new car delivery area and a 542 sq. ft. addition to the body and paint shop reception area. A 1,500 sq. ft. addition is proposed for an existing body shop and repair building located behind the dealership.

Elevations: New exterior building components will be consistent with existing construction materials consisting primarily of brick-veneer, split-faced concrete mortar units, and architectural aluminum, glass and metal wall panels.

Access: Access to the site is provided by two existing 40 ft. wide driveway cuts off Commercial Dr. and one existing 40 ft. wide driveway cut off N. Oak Forest Rd.

Applicant is proposing removing the existing access drive from N. Oak Forest Rd. A new 26 ft. wide driveway cut is proposed approximately 50 ft. northward from the previous location. Since N. Oak Forest Rd. is a state-maintained road, NCDOT approval will be required for the new site access drive.

Parking: Parking for the site requires 1 space per 300 sq. ft. of indoor sales, display and office areas, 1 space per employee and 1 space per service bay. A total of 186 parking spaces are required. Currently, 315 spaces are available.

The applicant proposes the addition of 172 paved display parking spaces totaling 487 parking spaces for the site. Of the 487 parking spaces proposed for the site, 301 parking spaces will be designated for automobile sales and display.

In addition, the applicant proposes to remove 16 existing concrete curb islands located along each of the three access drives in order to redesign existing display parking and for efficient traffic circulation within the site.

Landscaping: The submitted site plan does not propose any new landscape improvements. Since the expansion is less than 50% of the original building or parking area, street trees and vehicular surface area buffers are the only City landscape requirements necessary for the project. The applicant is requesting a modification of the City's Landscape Ordinance due to existing site conditions and underground utilities along N. Oak Forest Rd. and Commercial Dr.

Sidewalks and Pedestrian Access: New handicap accessible interior sidewalks are proposed at the front of the dealership for access into the main building entrances. According to the UDO, exterior sidewalks are not required since the existing building or parking area will not be expanded by more than 50% of the original area. In addition, the site is not a part of the City's Pedestrian Sidewalk Plan.

Engineering: Storm water calculations, grading and drainage plans have not been submitted. The applicant will be required to submit plans and specifications in accordance with City Engineering standards before construction permits can be released.

Refuse: Commercial garbage dumpsters are located behind the existing body shop and will be required to be screened from public view in accordance with City standards.

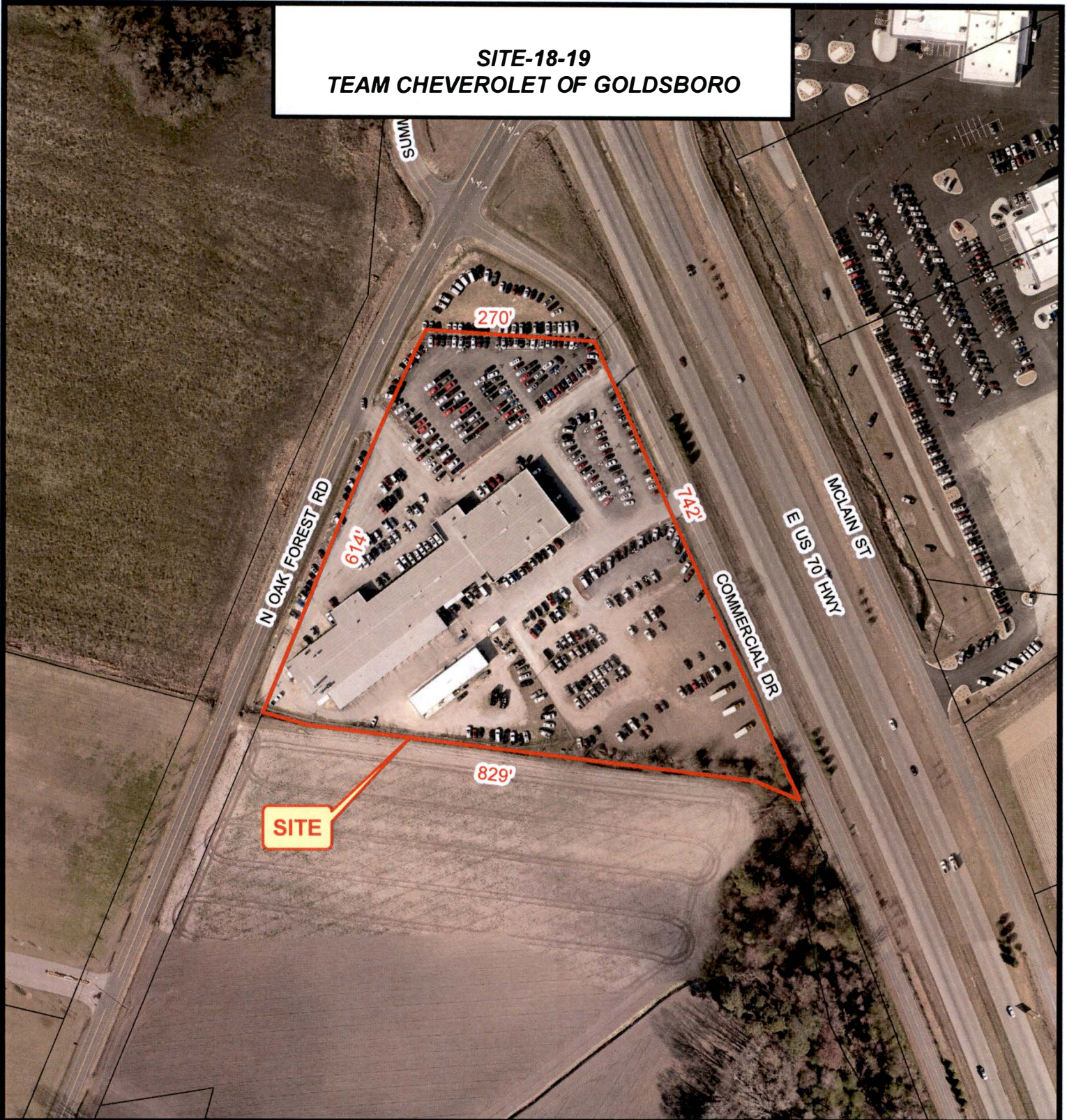
Modification: The applicant is requesting a modification of the requirement to install vehicular surface buffers and street trees along N. Oak Forest Rd. and Commercial Drive due to existing site conditions and underground utilities.

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

Date: _____
_____ Planning Director

Date: _____
_____ City Manager

SITE-18-19
TEAM CHEVEROLET OF GOLDSBORO



SITE PLAN APPLICATION

MODIFICATIONS:

CASE NO: SITE-18-19
REQUEST: Building and Parking
Additions

APPLICANT: Team Chevrolet
of Goldsboro

LOCATION: 3300 US 70 Hwy

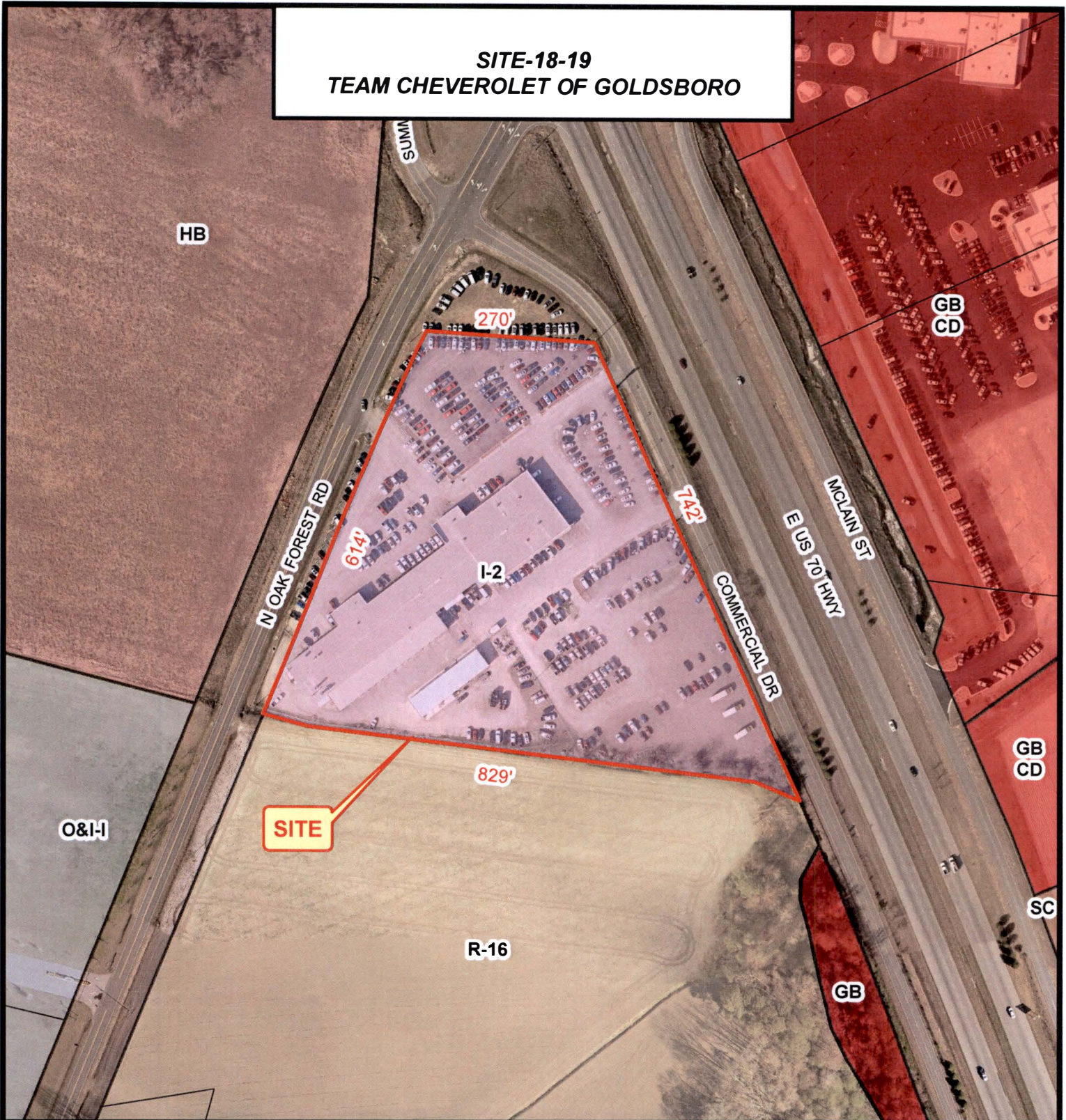
GOLDSBORO
BE MORE DO MORE SEYMOUR

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.

200 100 0 200 Feet



SITE-18-19
TEAM CHEVEROLET OF GOLDSBORO



SITE PLAN APPLICATION

MODIFICATIONS:

CASE NO: SITE-18-19
REQUEST: Building and Parking Additions

APPLICANT: Team Chevrolet of Goldsboro

LOCATION: 3300 US 70 Hwy

GOLDSBORO
BE MORE DO MORE SEYMOUR

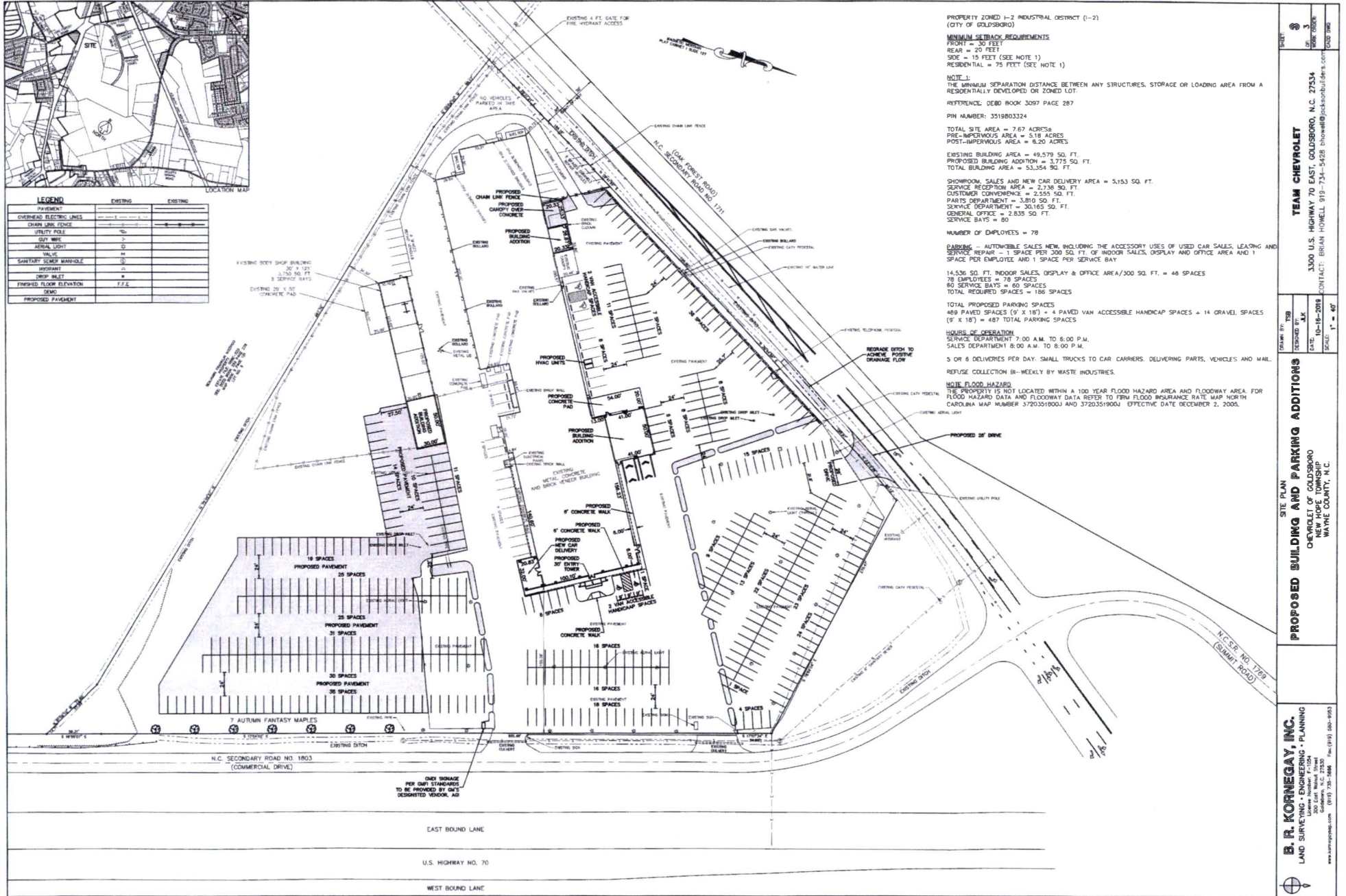
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200 100 0 200 Feet



LEGEND	EXISTING	PROPOSED
PAVEMENT		
OVERHEAD ELECTRIC LINES		
CHAIN LINK FENCE		
UTILITY POLE		
GUY WIRE		
AERIAL LIGHT		
VALVE		
SANITARY SEWER MANHOLE		
HYDRANT		
DROP INLET		
FINISHED FLOOR ELEVATION		
SPACED		
PROPOSED PAVEMENT		



PROPERTY ZONED - 2 INDUSTRIAL DISTRICT (I-2)
(CITY OF GOLDSBORO)

MINIMUM SETBACK REQUIREMENTS
FRONT = 30 FEET
REAR = 20 FEET
SIDE = 15 FEET (SEE NOTE 1)
RESIDENTIAL = 75 FEET (SEE NOTE 1)

NOTE 1:
THE MINIMUM SEPARATION DISTANCE BETWEEN ANY STRUCTURES, STORAGE OR LOADING AREA FROM A RESIDENTIALLY DEVELOPED OR ZONED LOT

REFERENCE: DEED BOOK 3097 PAGE 287

PIH NUMBER: 3519803324

TOTAL SITE AREA = 7.67 ACRES
PRE-IMPERVIOUS AREA = 5.19 ACRES
POST-IMPERVIOUS AREA = 6.20 ACRES

EXISTING BUILDING AREA = 49,579 SQ. FT.
PROPOSED BUILDING ADDITION = 3,775 SQ. FT.
TOTAL BUILDING AREA = 53,354 SQ. FT.

SHOWROOM, SALES AND NEW CAR DELIVERY AREA = 5,153 SQ. FT.
SERVICE RECEPTION AREA = 2,738 SQ. FT.
CUSTOMER CONVENIENCE = 2,555 SQ. FT.
PARTS DEPARTMENT = 3,810 SQ. FT.
SERVICE DEPARTMENT = 30,165 SQ. FT.
GENERAL OFFICE = 2,835 SQ. FT.
SERVICE BAYS = 80

NUMBER OF EMPLOYEES = 78

PARKING - AUTOMOBILE SALES NEW, INCLUDING THE ACCESSORY USES OF USED CAR SALES, LEASING AND SERVICE REPAIR - 1 SPACE PER 300 SQ. FT. OF INDOOR SALES, DISPLAY AND OFFICE AREA AND 1 SPACE PER EMPLOYEE AND 1 SPACE PER SERVICE BAY

14,536 SQ. FT. INDOOR SALES, DISPLAY & OFFICE AREA/300 SQ. FT. = 48 SPACES
78 EMPLOYEES = 78 SPACES
80 SERVICE BAYS = 80 SPACES
TOTAL REQUIRED SPACES = 186 SPACES

TOTAL PROPOSED PARKING SPACES
489 PAVED SPACES (9' X 18') = 4 PAVED VAN ACCESSIBLE HANDICAP SPACES + 14 GRAVEL SPACES (9' X 18') = 487 TOTAL PARKING SPACES

HOURS OF OPERATION
SERVICE DEPARTMENT 7:00 A.M. TO 8:00 P.M.
SALES DEPARTMENT 8:00 A.M. TO 8:00 P.M.

5 OR 6 DELIVERIES PER DAY. SMALL TRUCKS TO CAR CARRIERS, DELIVERING PARTS, VEHICLES AND MAIL. REFUSE COLLECTION BI-WEEKLY BY WASTE INDUSTRIES.

NOTE FLOOD HAZARD
THE PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA AND FLOODWAY AREA FOR FLOOD HAZARD DATA AND FLOODWAY DATA REFER TO FIRM FLOOD INSURANCE RATE MAP NORTH CAROLINA MAP NUMBER 3720351000J AND 3720351900J EFFECTIVE DATE DECEMBER 2, 2005.

TEAM CHEVROLET

3300 U.S. HIGHWAY 70 EAST, GOLDSBORO, N.C. 27534

CONTACT: BRIAN HEMMEL 919-734-5428 bhemmel@jacksonbuilders.com

CREATED BY: TSB

DESIGNED BY: JVA

DATE: 10-16-2018

SCALE: 1" = 40'

SITE PLAN

PROPOSED BUILDING AND PARKING ADDITIONS

CHEVROLET OF GOLDSBORO

NEW HOPE TOWNSHIP

WAYNE COUNTY, N.C.

B. R. KORNEGAY, INC.

LAND SURVEYING - ENGINEERING - PLANNING

License Number: F-1054

2000 S. Main Street, Suite 100

Goldsboro, NC 27530

(919) 735-1888 Fax: (919) 690-9953

www.brkornegay.com

EDWARDS, CELIA H. - NEW HOPE TOWNSHIP - WAYNE COUNTY, N.C. & GOLDSBORO TOWNSHIP TRACT SOUTH OF U.S. 70 @ INT. OF 1771 01618