

**AGENDA**  
**PLANNING COMMISSION**  
**Monday, September 30, 2019**

**I. Minutes – August 26, 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 September 30, 2019**

**III. PLANNING COMMISSION ITEMS**

**A. Rezonings**

- (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. \_\_\_\_\_

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

Nothing at this time

**Planning Commission Minutes  
August 26, 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: Mr. Boyette  
Mr. Swindell  
Mr. Walston  
Mr. Waters

Absent: Ms. Barnett  
Mr. Slater

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

**Minutes – June 24, 2019 and July 29, 2019**

Mr. Swindell moved that the Commission’s minutes of June 24, 2019 and July 29, 2019 be approved with no corrections, additions or deletions. Mr. Walston seconded the motion and the motion carried.

**A. Subdivision Plans**

- (1) **S-7-19 Colleena Properties, LLC. (Carolina Street Meadows 14 Lots Preliminary Subdivision)** – Located on the west side of N. Carolina Street between W. Hooks River and A Street.

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 on N. Carolina Street off W. Hooks River Road. Ms. Collins said no new streets are proposed for the subdivision. Ms. Collins said the developer proposes to install all utilities underground. Ms. Collins said the developer is requesting a modification of sidewalk construction. Ms. Collins said if approved, the developer will be required to pay a fee in lieu of sidewalk construction in the amount of \$28,818. Ms. Collins said City Water is available to serve the subdivision and City Sewer is located within 1000 feet of the subject property and has sufficient capacity to serve the subdivision. Ms. Collins said the applicant is requesting a modification to connection of the City Sewer requirement and is proposing the installation and use of septic systems in accordance with the County of Wayne’s Environmental Health Department.

Ms. Collins said the applicant would accept the fee-in-lieu of sidewalk to proceed with installation of septic systems. Mr. Walston asked if modifications as such have been granted in the past, Ms. Collins said only on NCDOT projects.

The Commission asked the applicant, Brian Jones, about the reason for the modifications from the City’s requirements. Mr. Jones said the developer feels the expenses associated with the sewer installation, stormwater management

would be cost prohibited to develop. Mr. Walston asked Staff's recommendation; Ms. Collins said Staff's position is to require connection to City sewer based on the City's Unified Development Ordinance (UDO).

Mr. Swindell moved that the Commission recommend approval of the 14-Lot Preliminary Subdivision Plat with the following modifications:

1. Modification of sidewalk construction along N. Carolina Street and Hooks River Road. The developer will be required to pay the fee in lieu of sidewalk construction in the amount of \$28,818.
2. Modification of requirement to connect to City sewer when new developments are within 1,000 ft. of accessible and available utilities.

Mr. Waters seconded the motion.

## **B. Upcoming Meeting Items.**

### **I. Rezonings**

- (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.

### **II. 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 a conditional use permit 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 a conditional use permit 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 a

conditional use permit 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 a conditional use permit for an automobile repair and service facility with outdoor storage.

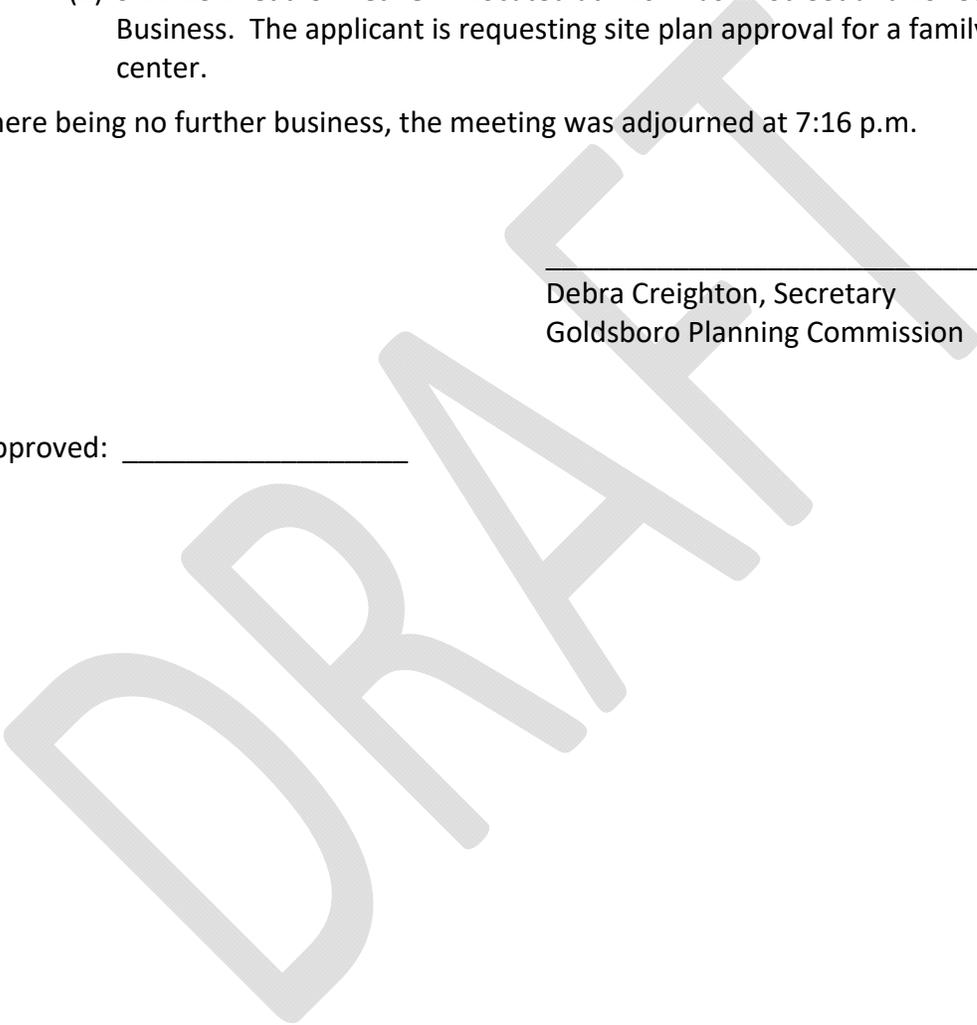
III. **Site Plans**

- (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.

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

\_\_\_\_\_  
Debra Creighton, Secretary  
Goldsboro Planning Commission

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



**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
OCTOBER 7, 2019 COUNCIL MEETING**

**SUBJECT:** Z-16-19 KG Plaza, LLC – East side of Eleventh Street between Norwood Avenue and Englewood Drive

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

Frontage: Approximately 660 ft. (Eleventh Street)

Area: 213,444 sq. ft., or 4.9 acres

Zoning: R-9CD/R-16 (Residential)

**Surrounding Zoning:**

North: R-16 (Residential);

South: R-16 (Residential);

East: R-16 (Residential); and

West: Office and Institutional (O&I-1)

Existing Use: The property is currently vacant and undeveloped.

**DISCUSSION:** As previously stated, the applicant is requesting a zoning change from R-9CD (Residential 9 Conditional District) and R-16 (Residential) to O&I-1 (Office and Institutional).

The applicant intends to develop the property for commercial purposes.

As previously noted, separate site plan review and approval by City Council is required before development of the property.

Engineering: 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. The property is not located within a Special Flood Hazard Area.

Land Use Plan Recommendation: The City's Comprehensive Land Use Plan 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.

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.

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

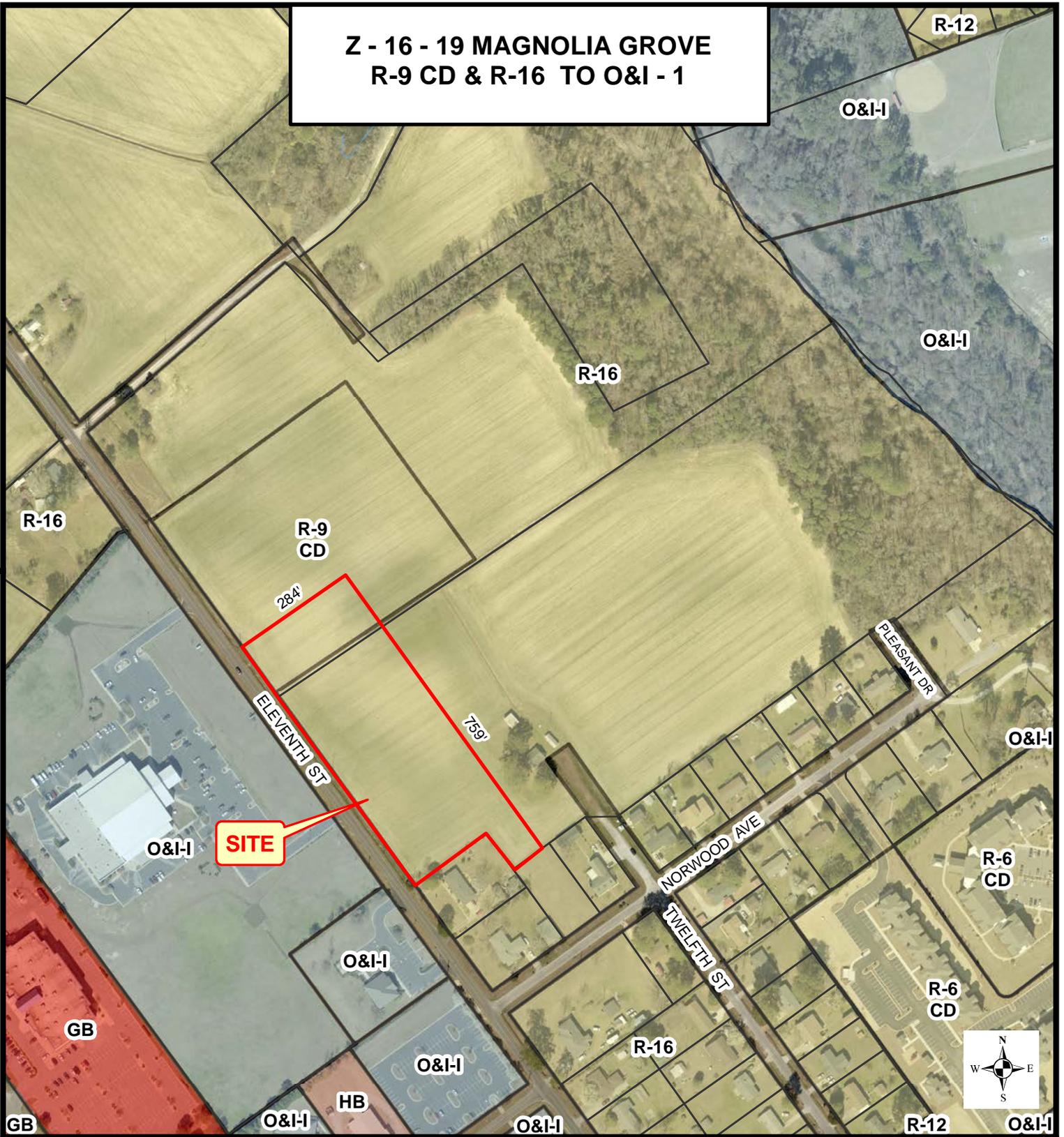
Date: \_\_\_\_\_

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

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

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

**Z - 16 - 19 MAGNOLIA GROVE  
R-9 CD & R-16 TO O&I - 1**

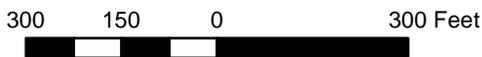


**REZONING REQUEST - EXISTING ZONING**

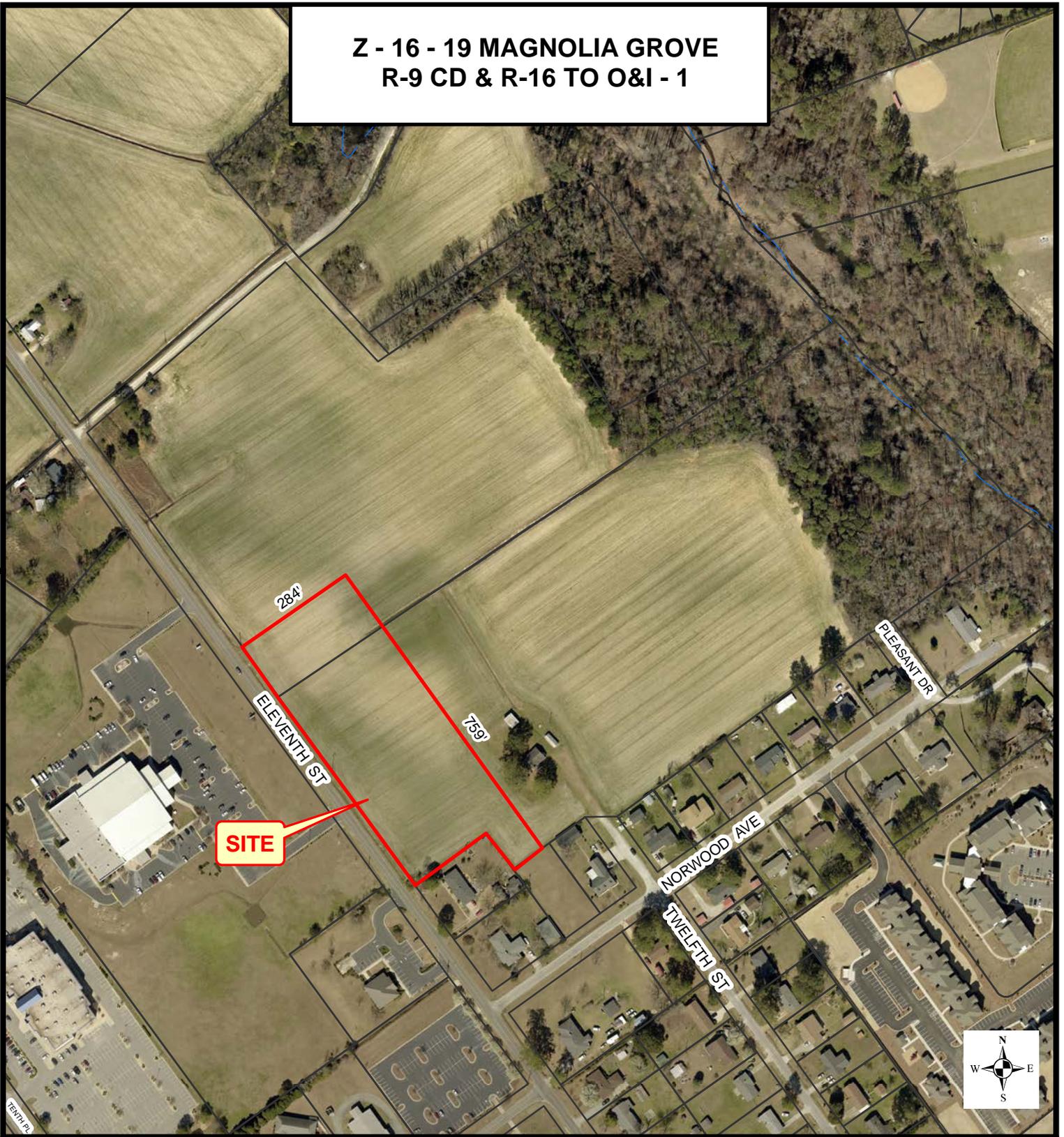
Request: R-9 CD and R-16 To O&I-1  
 Applicant : KG Plaza LLC  
 Owner: KG Plaza LLC  
 Parcel Nos : 3600629842 (pt); 3600731567 (pt)  
 Location : Eleventh Street



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**Z - 16 - 19 MAGNOLIA GROVE  
R-9 CD & R-16 TO O&I - 1**

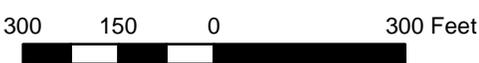


**REZONING REQUEST**

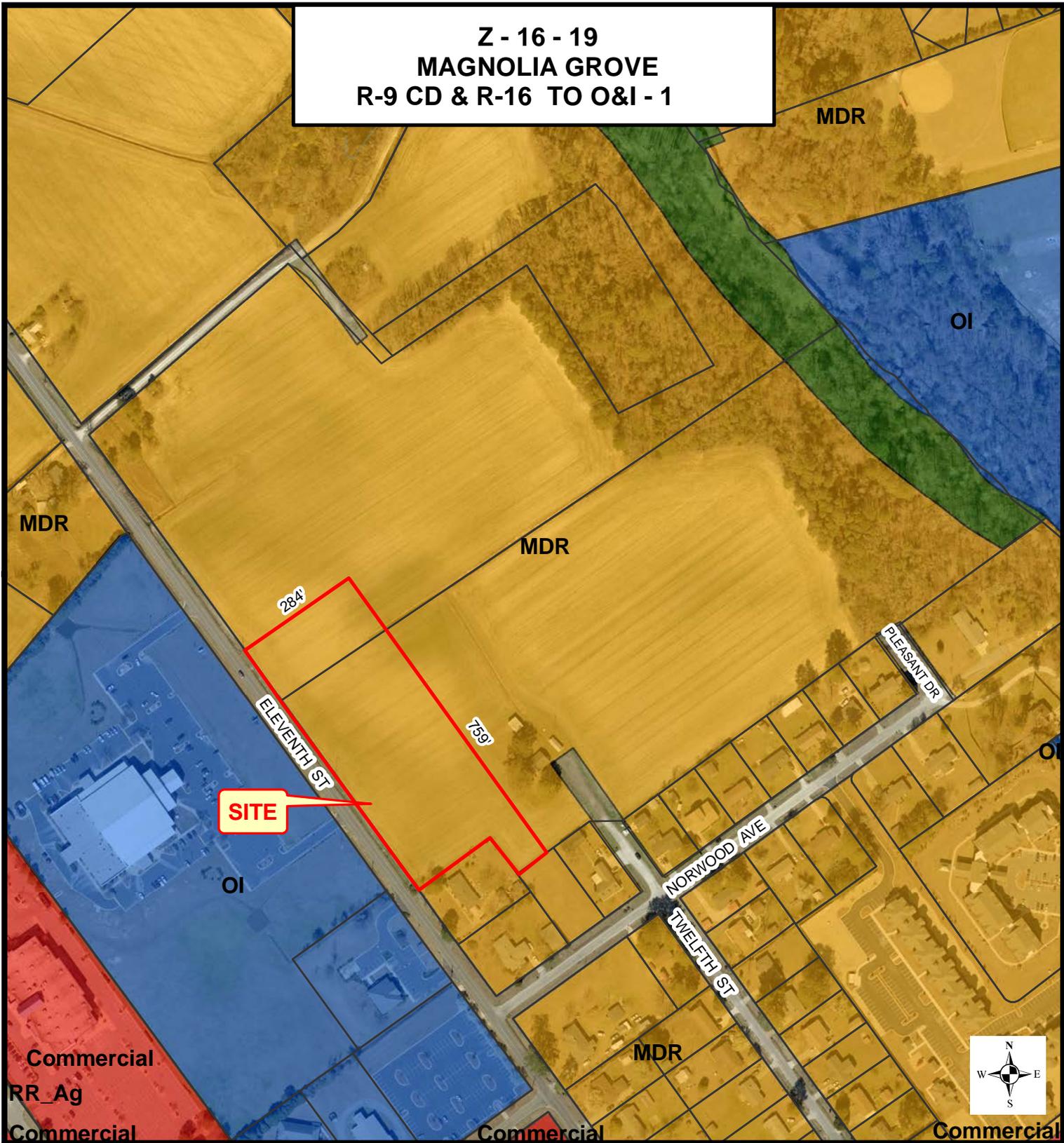
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**Z - 16 - 19  
MAGNOLIA GROVE  
R-9 CD & R-16 TO O&I - 1**



**REZONING REQUEST - PROPOSED ZONING**

Request: R-9 CD and R-16 To O&I-1  
 Applicant : KG Plaza LLC  
 Owner: KG Plaza LLC  
 Parcel Nos : 3600629842 (pt); 3600731567 (pt)  
 Location : Eleventh Street



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**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
OCTOBER 7, 2019 COUNCIL MEETING**

**SUBJECT:** Z-17-19 KG Plaza, LLC – East side of Eleventh Street between Norwood Avenue and Englewood Drive

**BACKGROUND:** The applicant requests a change of zone from Residential (R-16) and Residential (R-9) Conditional District to Residential (R-6) Conditional District for a 303-lot cluster subdivision. In conjunction with the request, the applicant is requesting separate site plan approval by City Council.

- Parcel 1: 32.6 acres                      Zone: Residential (R-16)
- Parcel 2: 11.8 acres                     Zone: Residential (R-16)
- Parcel 3: (Portion): 26.5 acres      Zone: Residential (R-16/R-9CD) Portion
- Parcel 4: (Portion): 22 acres        Zone: Residential (R-16) Portion

**Surrounding Zoning:**

**North:**            General Industry (I-2); Residential (R-12); Office and Institutional (O&I-1);

**South:**           Residential (R-16); Office and Institutional (O&I-1);

**East:**            Office and Institutional (O&I-1); and

**West:**            Residential (R-16)

Existing Use: The four parcels are currently vacant and undeveloped.

**DISCUSSION:** As previously stated, the applicant is requesting a zoning change from Residential (R-16) and Residential (R-9) Conditional District to Residential (R-6) Conditional District.

The applicant has submitted a conceptual site plan indicating approximately 90 acres for the development of a 303-lot cluster subdivision to include a clubhouse and pool area within Goldsboro City limits.

Lots: According to the City’s Unified Development Code, the developer may reduce the minimum lot size, width and setbacks up to 40% from the specifications of the prevailing zoning district. The Council may

require larger lot sizes, if in the opinion of the City Council, smaller lot sizes would be incompatible with adjoining developments.

Open Space: At least 20% of the total project area shall be reserved as commonly held open space and be preserved in a natural or vegetative state. The applicant has reserved 24.7 acres of the site as open space.

In addition, the required open space shall be held in common ownership, for the perpetual benefit of residents of the development, by a legally established corporation, association or other legal entity, or be dedicated to the City of Goldsboro as a public park.

Engineering: 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.

The property is not located within a Special Flood Hazard Area.

Storm water calculations and drainage plans shall be approved by City Engineering before construction permits are issued. All streets and parking areas shall meet City standards. All utilities shall be installed underground and curb and gutter is required. Driveway permits shall be approved by NCDOT and NCDOT is requiring the developer to conduct a Traffic Impact Analysis to determine if any additional road improvements are necessary due to the proposed subdivision.

Sidewalks: Internal sidewalks are required to form a safe and convenient system for pedestrian access to all dwelling units, project facilities, open spaces and principle off-site pedestrian destinations. In addition, external sidewalks are required along any adjacent public or private streets.

Landscaping: As a requirement of residential subdivision approval, the developer shall plant trees in the front setback of each lot and in any side or rear lot abutting an existing or proposed right-of-way in the subdivision.

Each lot, including open space/recreational areas and storm water retention areas, that abuts a private or public street in a residential subdivision must have one large street tree for every forty feet of street frontage or two small trees for every thirty feet of lot frontage.

The proposed subdivision requires a Type B, 15 ft. wide landscape buffer yard where abutting existing nonresidential developments to the

east were constructed before the adoption of this Ordinance and lack the required buffer yard.

Interconnectivity: Interconnectivity has been provided east of the proposed subdivision and adjacent to existing residential development.

Land Use Plan Recommendation: The City's Comprehensive Land Use Plan recommends Medium Density Residential development. However, in areas where City water and sewer are available to serve the property, the City's Comprehensive Land Use Plan recommends that higher densities should be allowed and encouraged.

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.

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

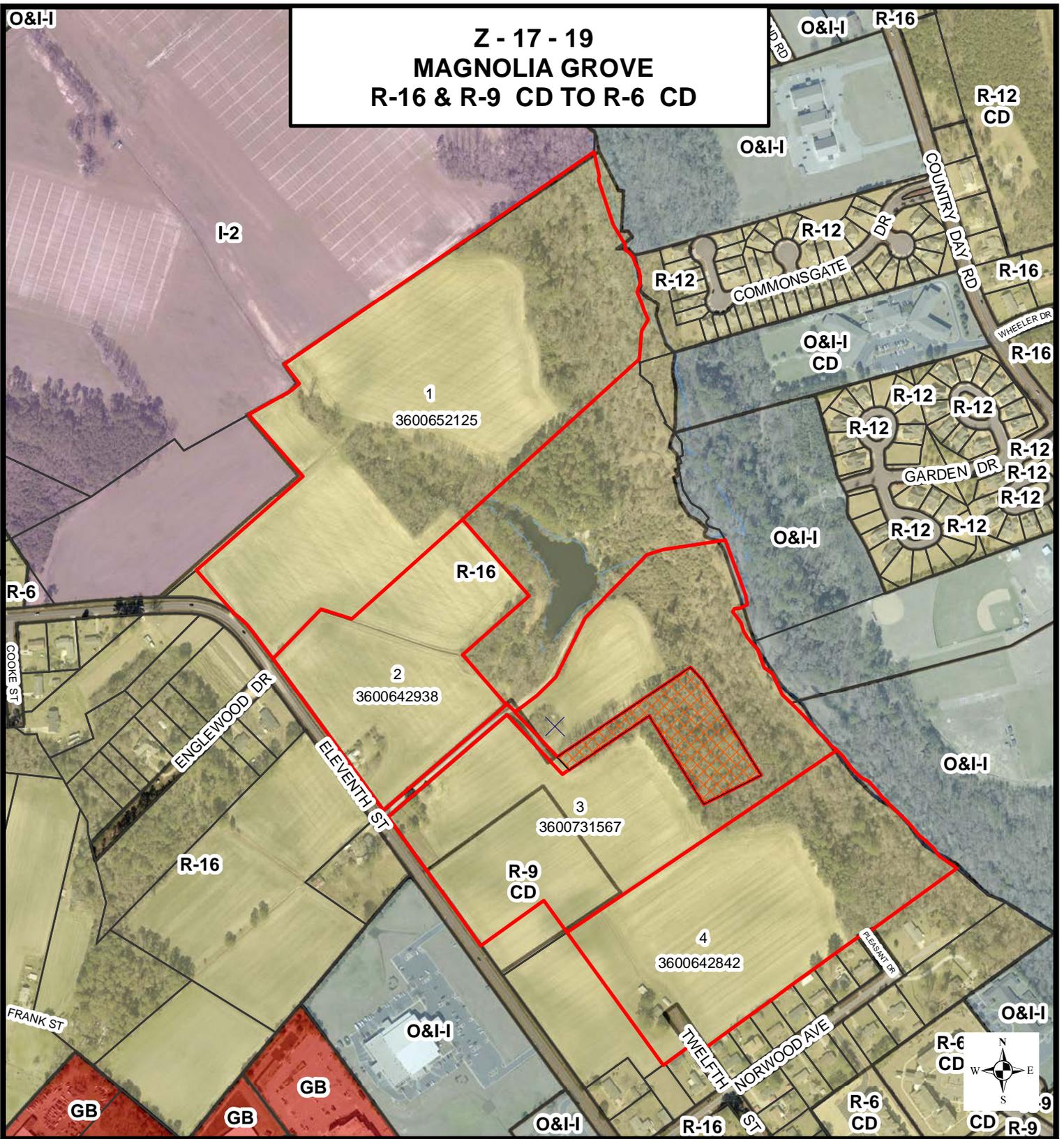
Date: \_\_\_\_\_

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

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

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

**Z - 17 - 19  
MAGNOLIA GROVE  
R-16 & R-9 CD TO R-6 CD**



**EXISTING ZONING**

 Area not included in Rezoning

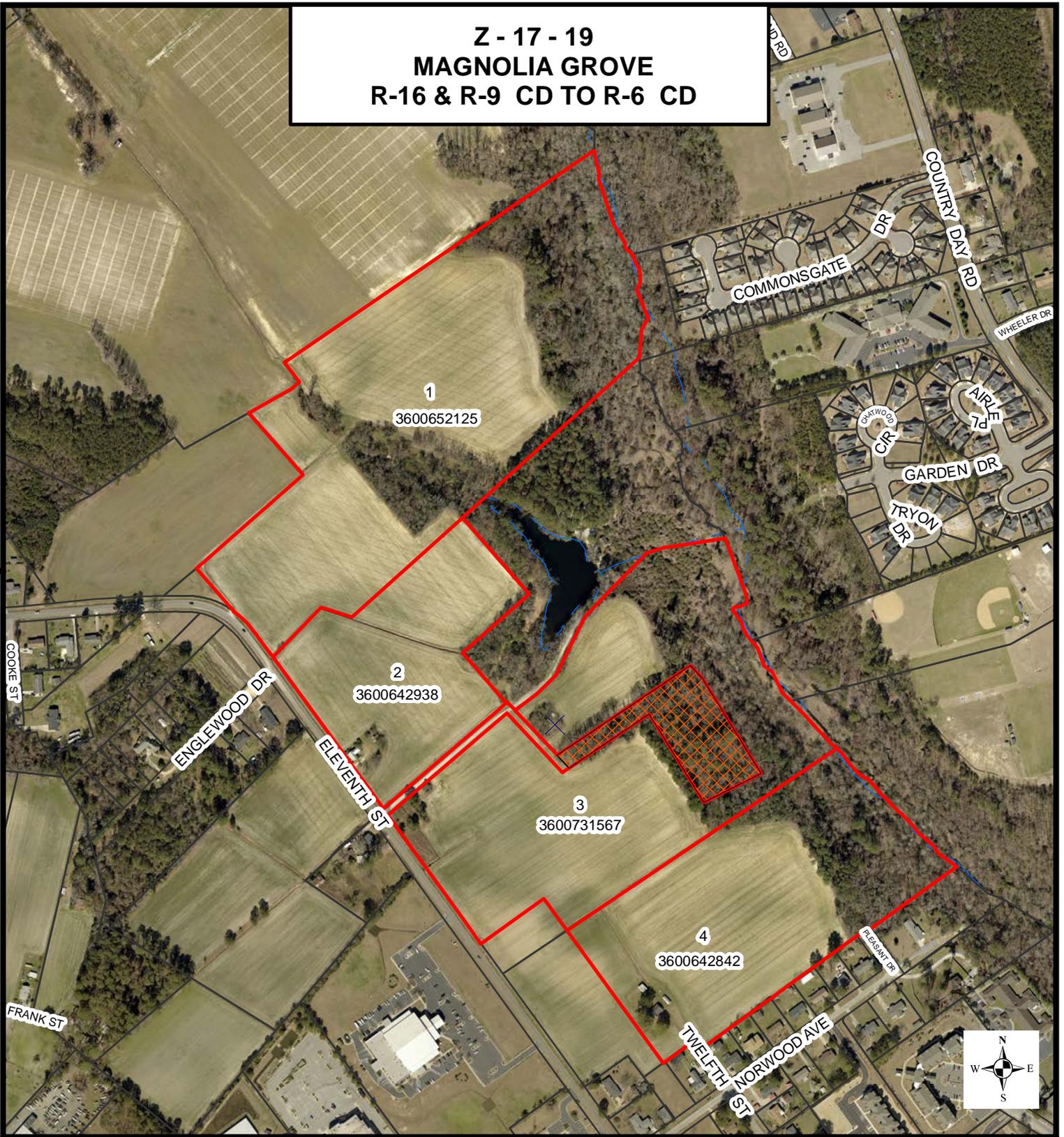
Request: R-16 and R-9 To R-6 CD  
 Applicant: KG Plaza LLC  
 Owner: KG Plaza LLC  
 Parcel Nos: 3600652125; 3600642938;  
 3600731567; 3600629842  
 Location: Eleventh Street



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**Z - 17 - 19  
MAGNOLIA GROVE  
R-16 & R-9 CD TO R-6 CD**



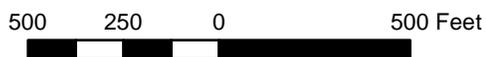
**REZONING REQUEST**

 Area not included in Rezoning

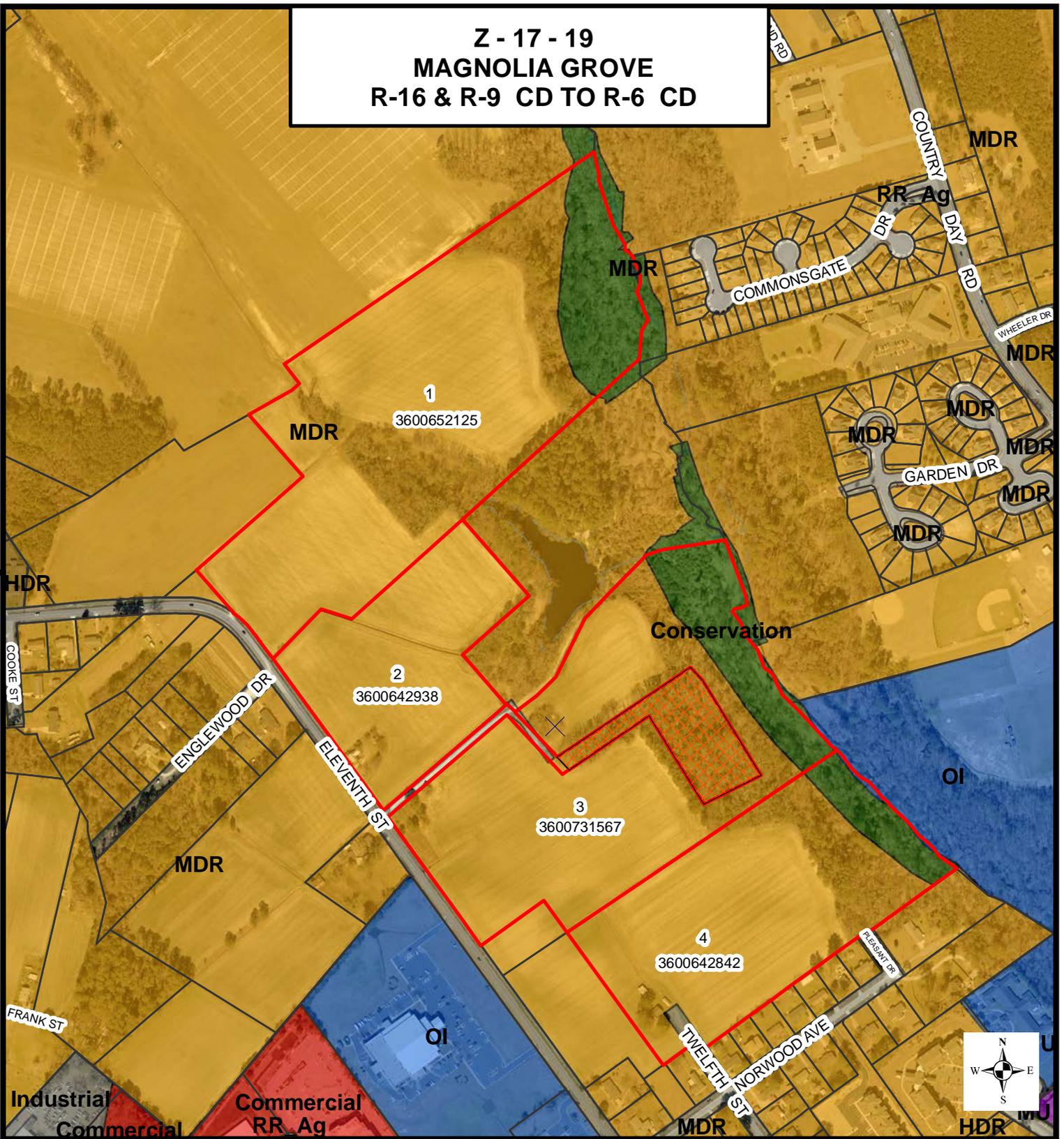
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**Z - 17 - 19  
MAGNOLIA GROVE  
R-16 & R-9 CD TO R-6 CD**



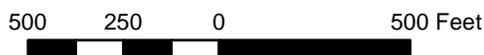
**PROPOSED ZONING**

 Area not included in Rezoning

Request: R-16 and R-9 To R-6 CD  
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PRELIMINARY SKETCH FOR  
MAGNOLIA GROVE  
RESIDENTIAL SUBDIVISION

DATE
DRAWN BY
CHECKED BY
DESIGNED BY
SCALE
PLANNING FILE
PROJECT NAME
LOT

PROJECT NO.
DATE
SCALE
PLANNING FILE
PROJECT NAME
LOT

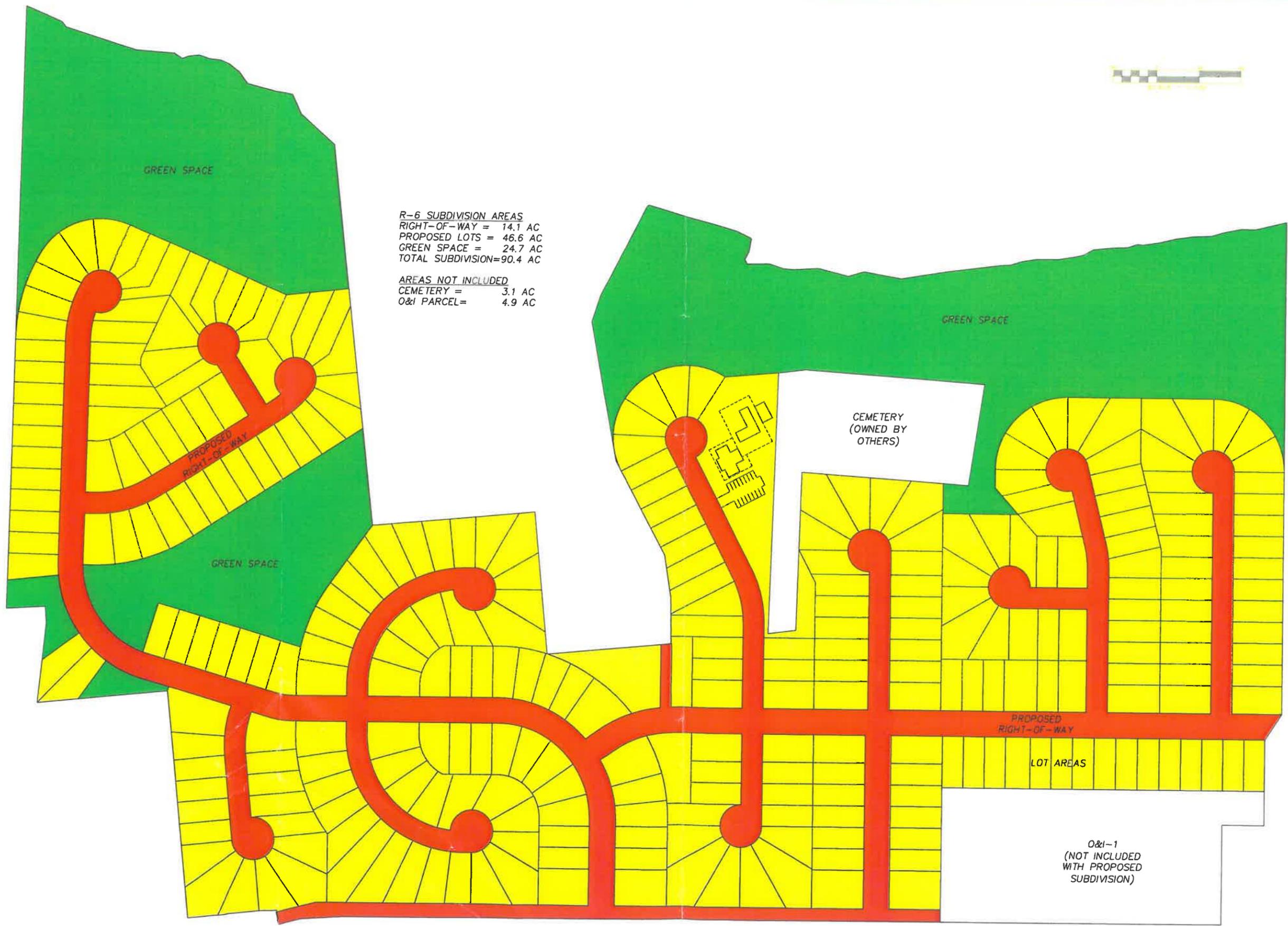


PRELIMINARY  
NOT FOR CONSTRUCTION

SKETCH

R-6 SUBDIVISION AREAS  
 RIGHT-OF-WAY = 14.1 AC  
 PROPOSED LOTS = 46.6 AC  
 GREEN SPACE = 24.7 AC  
 TOTAL SUBDIVISION=90.4 AC

AREAS NOT INCLUDED  
 CEMETERY = 3.1 AC  
 O&I PARCEL= 4.9 AC





**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
OCTOBER 7, 2019 COUNCIL MEETING**

**SUBJECT:** Z-18-19 KG Plaza, LLC – West side of Eleventh Street between Norwood Avenue and Englewood Drive

**BACKGROUND:** The applicant requests the rezoning from R-16 (Residential) to R-6CD (Residential 6 Conditional District) for multi-family development. Separate site plan approval by City Council is required.

Frontage: Approximately 422 ft. (Eleventh Street)

Area: 561,924 sq. ft. or 12.9 acres

Zoning: R-16 (Residential)

**Surrounding Zoning:**

North: R-16 (Residential);

South: R-16 (Residential), GB (General Business), O&I-1 (Office and Institutional)

East: R-16 (Residential); and

West: R-16 (Residential)

Existing Use: The property is currently vacant and undeveloped.

**DISCUSSION:** As previously stated, the applicant is requesting a zoning change from R-16 (Residential) to R-6 (Residential 6 Conditional District) 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.

Engineering: 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. The property is not located within a Special Flood Hazard Area.

Land Use Plan Recommendation: The City’s Comprehensive Land Use Plan recommends Medium Density residential development for the property.

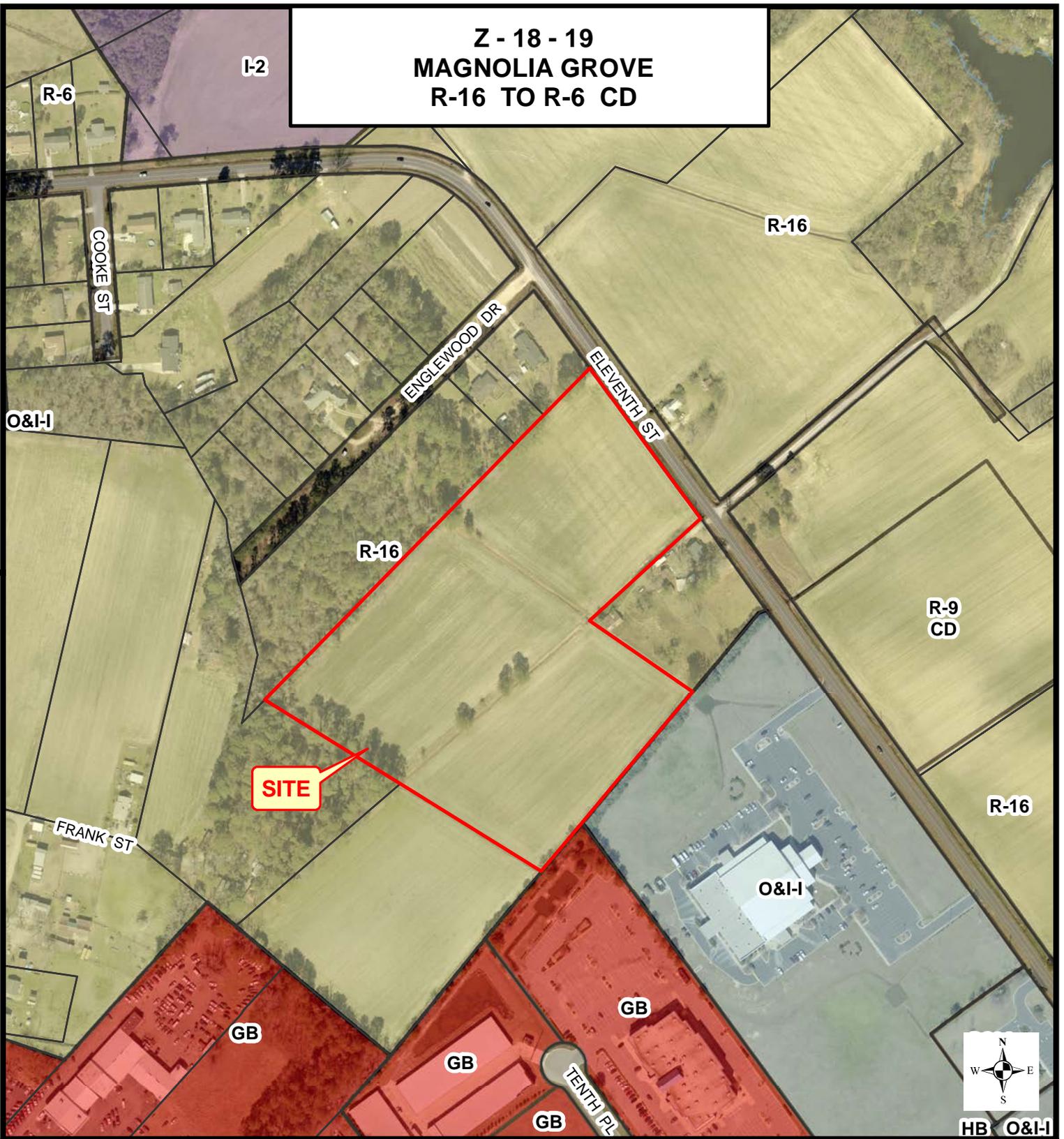
At the public hearing held on September 23, 2019, one person spoke about concerns regarding the existing and proposed drainage and ditches for this development. The applicant said the concerns raised regarding the drainage would be addressed by the design of the retention ponds. The applicant said Norwood 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.

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

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

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

**Z - 18 - 19  
MAGNOLIA GROVE  
R-16 TO R-6 CD**



**REZONING REQUEST - EXISTING ZONING**

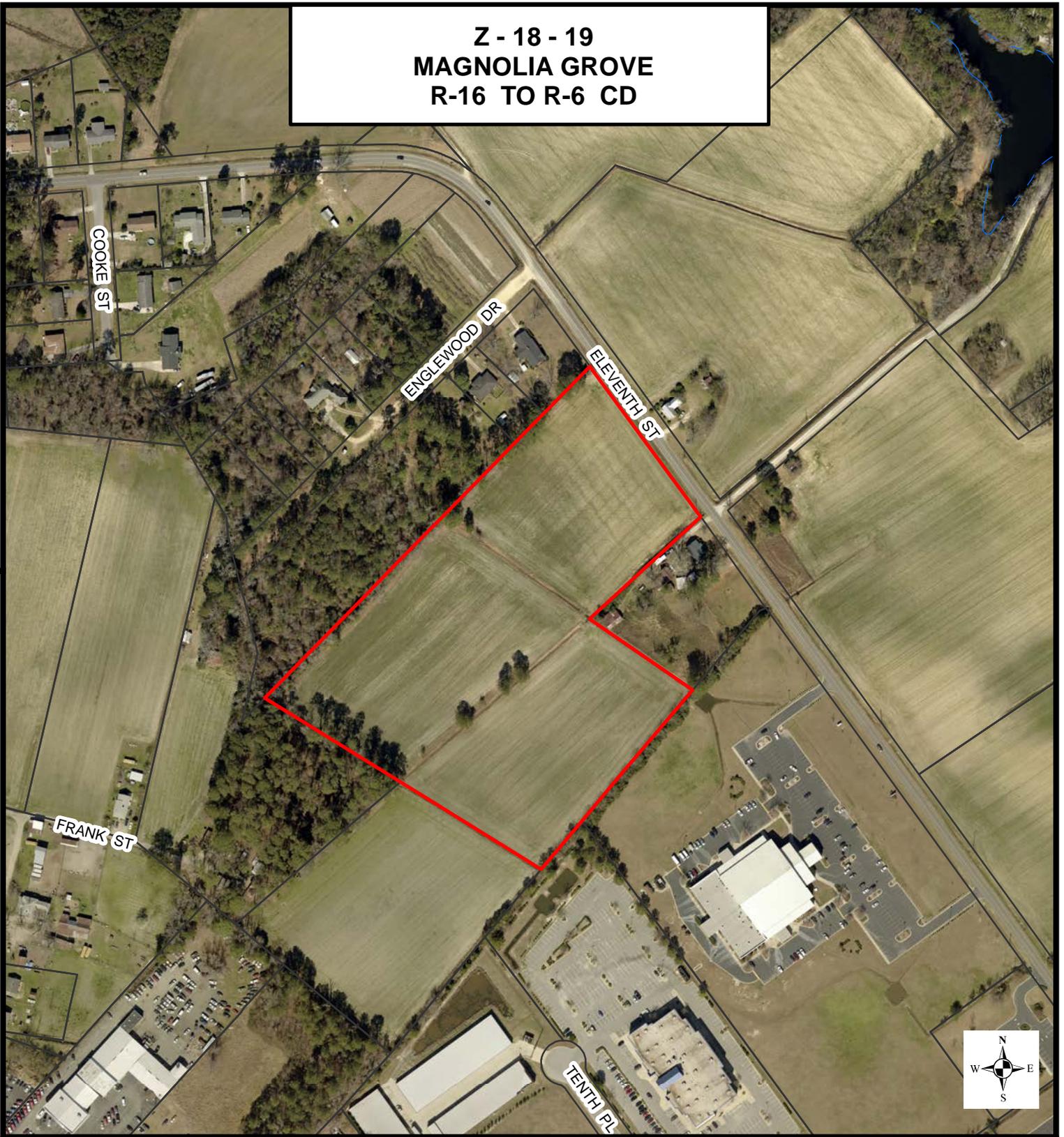
Request: R-16 To R-6 CD  
 Applicant : KG Plaza LLC  
 Owner: KG Plaza LLC  
 Parcel Nos : 3600536324  
 Location : Eleventh Street



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**Z - 18 - 19  
MAGNOLIA GROVE  
R-16 TO R-6 CD**

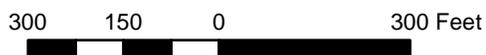


**REZONING REQUEST**

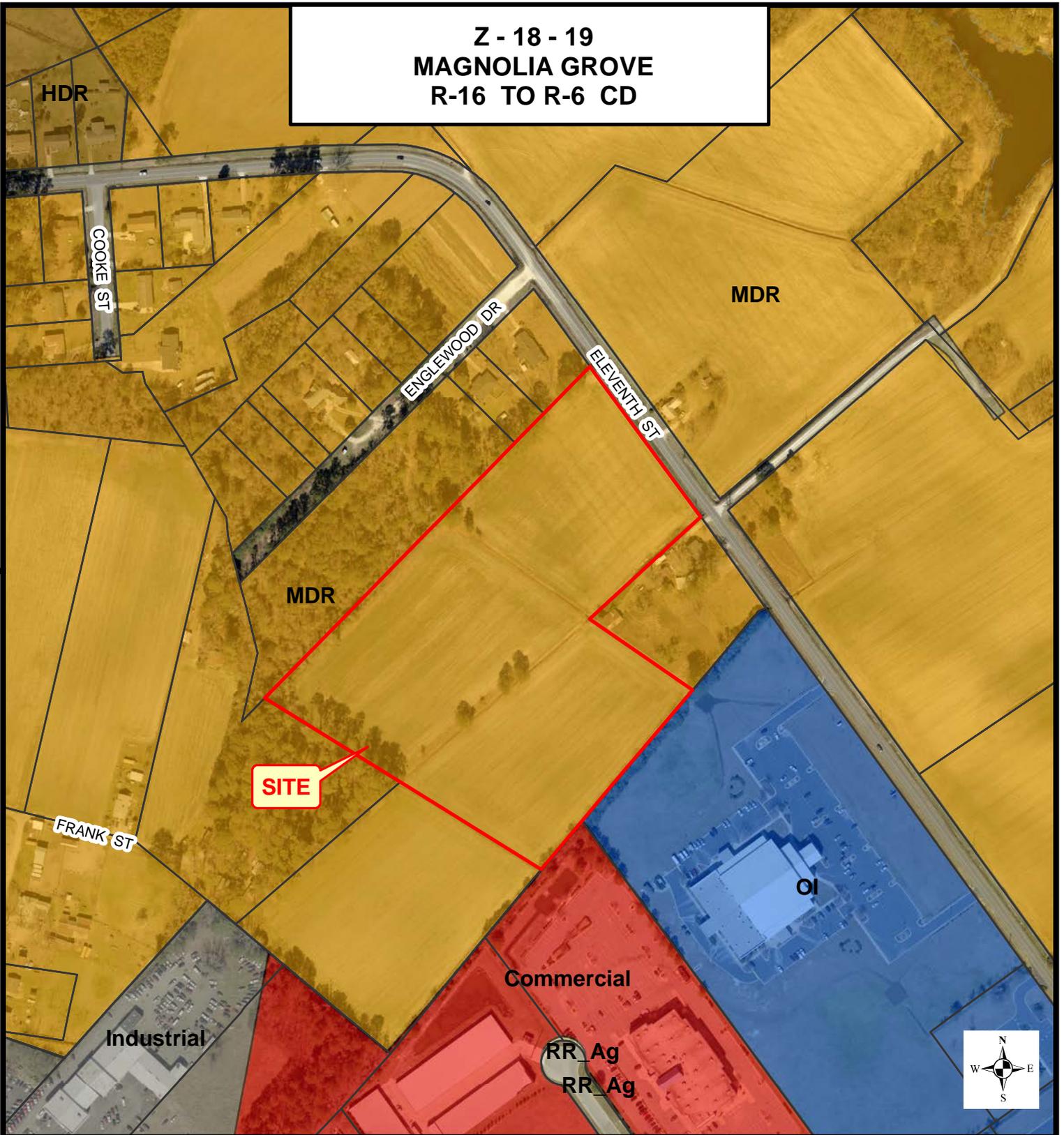
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R-16 TO R-6 CD**

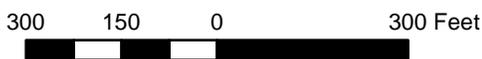


**REZONING REQUEST - PROPOSED ZONING**

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**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
OCTOBER 7, 2019 COUNCIL MEETING**

**SUBJECT:** CU-8-19 Anderson Brewing – (Microbrewery w/ABC) The property is located on the northeast corner of W. Pine Street and S. George Street.

**BACKGROUND:** The applicant requests a Conditional Use Permit to allow the operation of a microbrewery with ABC permits. In conjunction with the microbrewery, the applicant intends to operate a bakery.

Site 1: (Principal Building)

Frontage: 39 ft. (W. Pine St.)  
65 ft. (S. George St.)

Area: 2,534 sq. ft., or 0.058 acres

Zoning: Central Business District (CBD)

Site 2: (Customer Parking Lot)

Frontage: 158 ft. (S. George St.)  
28 ft. (W. Pine St.)

Area: 7,092 sq. ft., or 0.16 acres

Zoning: Central Business District

The applicant has proposed to up-fit an existing two-story 3,082 sq. ft. brick-veneer commercial building for the operation of a microbrewery and bakery.

**DISCUSSION:** On July 15, 2019, Goldsboro City Council amended the City's Unified Development Code to add microbreweries as a conditional use in the Central Business District.

The following regulations were also approved as they pertain to microbreweries:

1. Within that area of the CBD bounded by the south side of Ash Street, the east side of George Street, the north side of Elm Street and the west side of William Street, there shall be no minimum separation distance from

residentially zoned or developed property. A 50 ft. minimum separation distance shall be required for stand-alone churches or schools.

2. For the remainder of the CBD, not described by the boundaries above, the minimum separation distance from residentially zoned or developed property, stand-alone churches or schools shall be one hundred feet.
3. There shall be no more than five microbreweries located within the area of the CBD bounded by the south side of Ash Street, the east side of George Street, the north side of Elm Street and the west side of William Street.
4. In the CBD, there shall be no minimum separation distance between two such establishments.
5. Within that area of the CBD bounded by the south side of Ash Street, the east side of George Street, the north side of Elm Street and the west side of William Street there shall be no minimum off-street parking requirements.

The applicant's floor plan indicates a space for retail sales, beer brewing, keg cleaning, keg storage, a kitchen area for baking consumable goods and a bathroom. The second floor indicates an office, fermentation and storage areas and a bathroom.

Hours of Operation: 6:00 a. m. – 8:00 p. m.  
(Monday-Saturday)

No. of Employees: 5

Refuse Collection: Dumpster proposed at rear of establishment

The property is not located within Goldsboro's Historic District.

The existing building and lot existed prior to the adoption of City ordinances. As such, the building does not meet current setback requirements. Modifications will be necessary.

Since the property is bounded by the south side of Ash Street, the east side of George Street, the north side of Elm Street and the west side of William Street, no off-street parking is

required.

Due to existing site conditions and limited space, the applicant is requesting a modification of the City's landscape requirements.

The applicant owns a vacant lot once used as a parking lot approximately 140 ft. south of the principal building along S. George Street. The applicant intends to use the existing parking lot for on-site deliveries and for customers of the business. The parking lot is paved and can accommodate up to 12 automobile parking spaces.

Modifications: 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.

At the public hearing held on September 23, 2019, no one appeared to speak for or against the request.

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

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

\_\_\_\_\_

Planning Director

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

\_\_\_\_\_

City Manager

**CU - 8 - 19  
MICROBREWERY AND BAKERY  
TOM ANDERSON**



**Conditional Use Request**

**CASE NO:** CU-8-19  
**REQUEST:** Micro Brewery and Bakery  
**APPLICANT:** Anderson Brewing  
**LOCATION:** 229 W. Pine St  
**HOURS OF OPERATION:**

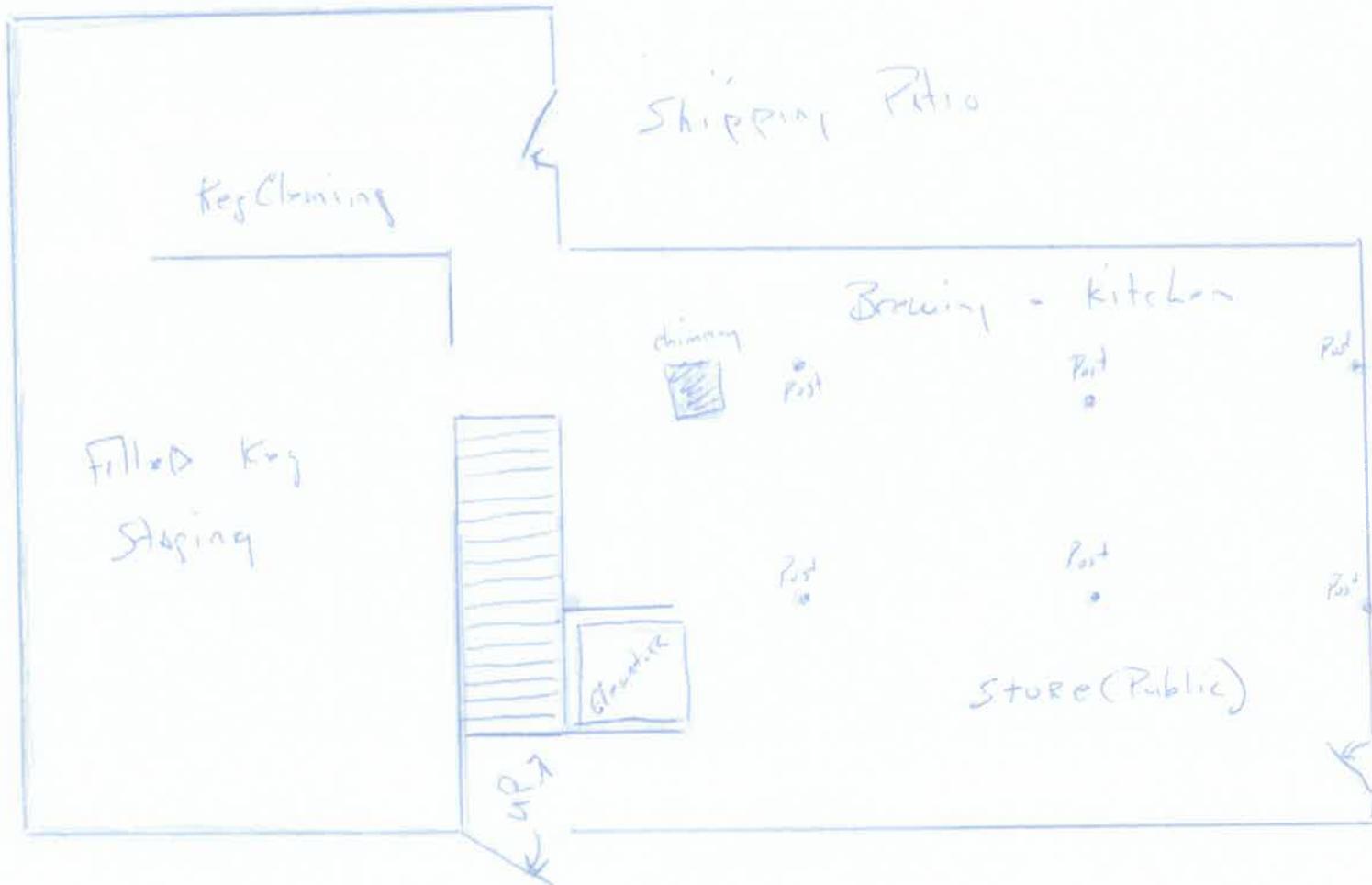
**NUMBER OF EMPLOYEES:**



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1st Floor

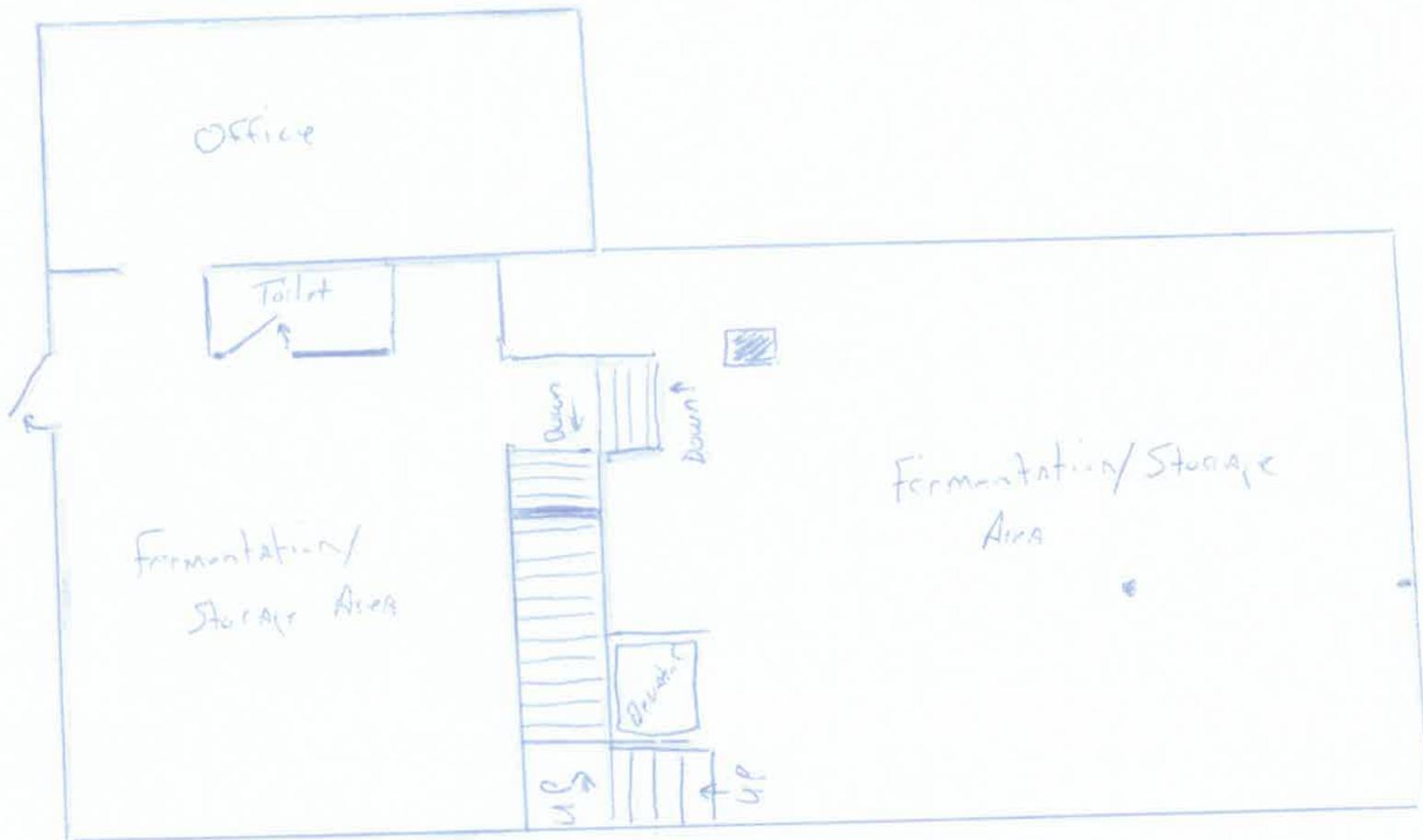
$\frac{1}{8}'' = 1'$



← Garage St →

← W. Pine St →

2<sup>nd</sup> Floor  
1/8" = 1'



**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
OCTOBER 7, 2019 COUNCIL MEETING**

**SUBJECT:** CU-9-19 Goldsboro Brew Works, LLC – The property is located on the southwest corner of W. Chestnut Street and S. James Street.

**BACKGROUND:** The applicant requests a Conditional Use Permit to allow the operation of a microbrewery with ABC permits.

Frontage: 100 ft. (Chestnut Street)  
110 ft. (S. James Street)

Area: 11,075 sq. ft. or 0.25 Acres

Zoning: Central Business District (CBD)

The applicant has proposed to up-fit an existing one-story 2,016 sq. ft. concrete commercial building for the operation of a microbrewery.

The property was previously occupied as a service station.

**DISCUSSION:** On July 15, 2019, Goldsboro City Council amended the City's Unified Development Code to add microbreweries as a conditional use in the Central Business District.

The following regulations were also approved as they pertain to microbreweries:

1. Within that area of the CBD bounded by the south side of Ash Street, the east side of George Street, the north side of Elm Street and the west side of William Street, there shall be no minimum separation distance from residentially zoned or developed property. A 50 ft. minimum separation distance shall be required for stand-alone churches or schools.
2. For the remainder of the CBD, not described by the boundaries above, the minimum separation distance from residentially zoned or developed property, stand-alone churches or schools shall be one hundred feet.

3. There shall be no more than five microbreweries located within the area of the CBD bounded by the south side of Ash Street, the east side of George Street, the north side of Elm Street and the west side of William Street.
4. In the CBD, there shall be no minimum separation distance between two such establishments.
5. Within that area of the CBD bounded by the south side of Ash Street, the east side of George Street, the north side of Elm Street and the west side of William Street there shall be no minimum off-street parking requirements.

The applicant's floor plan indicates space for a taproom, beer brewing, keg cleaning, keg storage and bathrooms.

Hours of Operation: 8:00 a. m. – 5:00 p. m.  
Monday – Thursday (Staff Only)  
4:00 p. m. – 10:00 p. m.  
Friday – Sunday (Open to Public)

No. of Employees: 5

Refuse Collection: Roll-outs

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.

The existing building and lot existed prior to the adoption of the City ordinances. As such, the building does not meet current setback requirements. A side yard modification will be necessary.

Since the property is bounded by the south side of Ash Street, the east side of George Street, the north side of Elm Street and the west side of William Street, no off-street parking is required.

Due to existing site conditions and limited space, the applicant is requesting a modification of the City's landscape requirements.

The applicant is requesting the following modifications:

1. Building side 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.

At the public hearing held on September 23, 2019, no one appeared to speak for or against the request.

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

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

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

**CU - 9 - 19  
 GOLDSBORO BREW WORKS  
 MICROBREWERY**



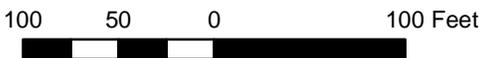
**CONDITIONAL USE**

**CASE NO:** CU-9-19  
**REQUEST:** Microbrewery  
**APPLICANT:** Goldsboro Brew Works  
**LOCATION:** 122 W. Chestnut St.

**MODIFICATIONS**



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**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
OCTOBER 7, 2019 COUNCIL MEETING**

**SUBJECT:** CU-10-19 Regina Exum - North side of Royall Avenue between Jefferson Street and Teakwood Drive (Adult Day Care)

Applicant requests a Conditional Use Permit to allow the operation of an adult day care in conjunction with an existing child day care facility.

**BACKGROUND:** The property is zoned NB (Neighborhood Business). Adult day cares are a permitted only after the issuance of a Conditional Use Permit approved by City Council.

Frontage: Approximately 130 ft. (Royal Ave.)

Area: 49,107 sq. ft., or 1.13 acres

Zone: Neighborhood Business

**DISCUSSION:** As previously stated, the applicant intends to operate an adult day care in conjunction with an existing child day care facility. The site has operated as a child day care since January of 2008 and is currently licensed for 40 children.

On Monday, February 4, 2019, the Goldsboro City Council accepted the applicant's request to withdraw a previously submitted Conditional Use Permit application without prejudice because additional information was needed to determine if the proposed use would meet the requirements of the North Carolina State Building Code and NCDHHS (Department of Health and Human Services).

Since that time, the applicant employed the services of a North Carolina professional engineer who has submitted design drawings indicating that the proposed use will meet compliance with the state building codes and NCDHHS.

Days/hours of Operation: Monday-Friday: 5:30 a.m. - 12:00 a.m.

Employees: 3-4

Building and Lot: The lot is occupied by an existing 1,899 sq. ft. single-story commercial building of wood-frame construction. A 4 ft. in height fenced outdoor play area of approximately 4,000 sq. ft. exists in the rear yard of the property.

The submitted floor plan indicates that the facility will consist of an adult day care area of approximately 1,050 sq. ft. and two child day care areas totaling approximately 850 sq. ft. A kitchen, offices and three bathrooms will be provided to serve the facility.

According to the applicant, the facility will be licensed for an occupancy limited to 20 children and 8 adults.

Access and Parking: The site is served by two existing over-sized driveway cuts off Royal Avenue. Existing paved and gravel surfaces exist to provide sufficient areas for parking and an unloading and loading area capable of stacking 4 vehicles.

Landscaping: Existing vegetation is sufficient to meet the intent of the City's landscape ordinance. Due to existing site conditions along Royal Avenue, a modification of street trees will be necessary.

At the public hearing held on September 23, 2019, no one appeared to speak for or against the request.

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

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

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

CU - 10 - 19  
1701 ROYALL AVENUE  
ADULT DAYCARE IN NB



**CONDITIONAL USE**

**CASE NO:** CU-10-19  
**REQUEST:** Adult Daycare  
**ADDRESS:** 1701 Royall Ave  
**APPLICANT:** Regina Exum  
**HOURS OF OPERATION:**  
Monday - Friday  
5:30 am - Midnight  
**NUMBER OF EMPLOYEES:** 3 - 4

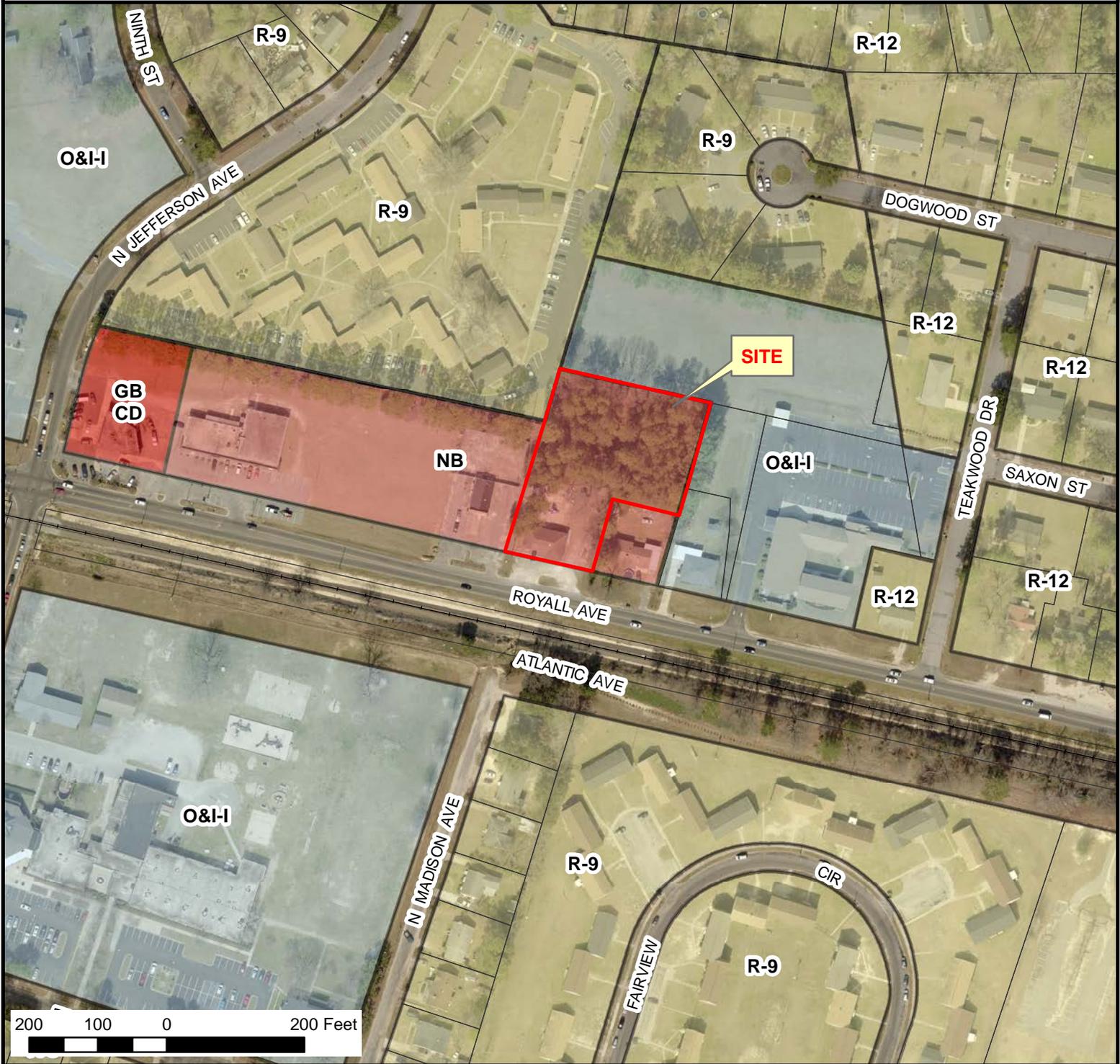
**MODIFICATIONS**



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CU - 10 - 19  
1701 ROYALL AVENUE  
ADULT DAYCARE IN NB



**CONDITIONAL USE**

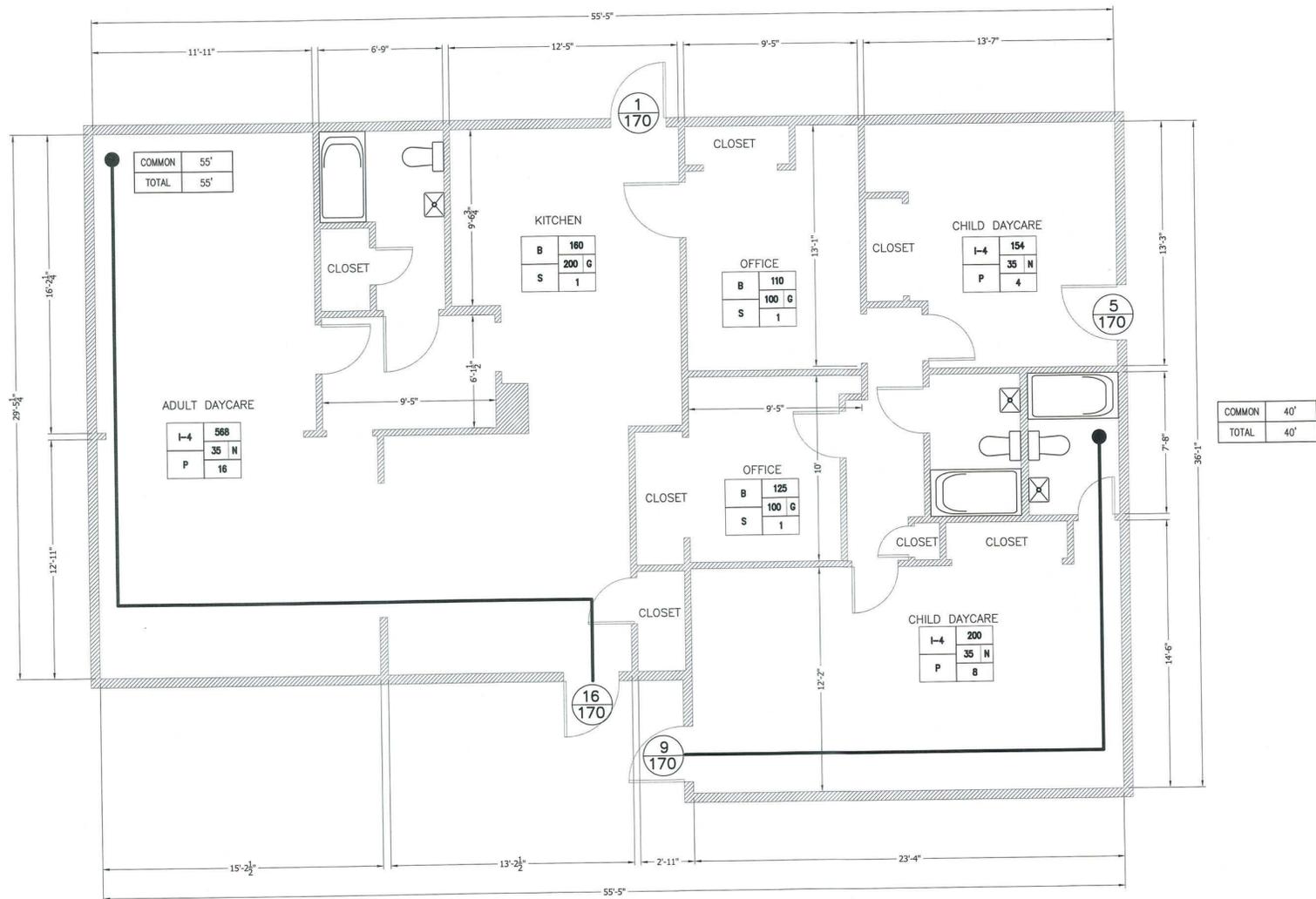
**CASE NO:** CU-10-19  
**REQUEST:** Adult Daycare  
**ADDRESS:** 1701 Royall Ave  
**APPLICANT:** Regina Exum  
**HOURS OF OPERATION:**  
Monday - Friday  
5:30 am - Midnight  
**NUMBER OF EMPLOYEES:** 3 - 4

**MODIFICATIONS**



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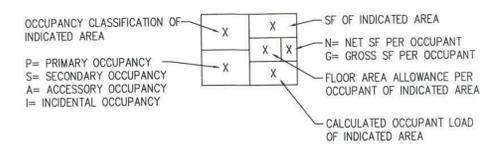


**1**  
LF-1  
**LIFE SAFETY PLAN**  
SCALE: 1/4"=1'-0"

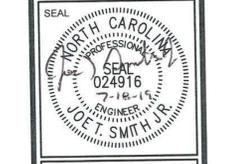
OCCUPANT LOAD TABULATION	
I-4	= 28
B	= 3
<b>TOTAL OCCUPANT LOAD</b>	<b>= 31 PEOPLE</b>

NOTE: ALL ASSUMED AND REAL PROPERTY LINES ARE > 30'

LEGEND	
SYMBOL	DESCRIPTION
	COMMON PATH OF EXIT EGRESS TRAVEL
	ROUTE OF TOTAL EXIT ACCESS TRAVEL DISTANCE
	REQUIRED OCCUPANT CAPACITY OF DOOR
	ACTUAL OCCUPANT CAPACITY OF DOOR



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**SMITH ENGINEERING AND DESIGN, P.A.**  
 1103 Gracie Place, Suite A  
 Goldsboro, N.C. 27534  
 Corporation License No. C-2241  
 Phone: 919.736.2141 Fax: 919.736.2142



REV.	DATE	DESCRIPTION

REV.	DATE	DESCRIPTION

**Kids First Christian Center Development Center**  
 1701 ROYALL AVE  
 GOLDSBORO, NC 27534

DATE: 18 July 2019  
 DRAWN BY: JS  
 SCALE: 1/4" = 1'-0"

**LF-1**

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
OCTOBER 7, 2019 COUNCIL MEETING**

**SUBJECT:** CU-11-19 Louis Antonio Jimenez-East side of S. NC 111 Hwy between Mollie Drive and Sheridan Forest Road.

Applicant requests a Conditional Use Permit for outside storage as an accessory use for the operation of an automotive repair and service center. As part of the request, separate site plan approval is required.

Frontage: 125 ft. (S. NC 111 Hwy.)

Unit Area: 1.9 acres

Zone: General Business

**BACKGROUND:** The property is zoned GB (General Business). An automotive repair and service center is a permitted use within the district. However, outdoor storage can only be permitted after the issuance of a Conditional Use Permit approved by City Council.

As previously stated, the site consists of 1.9 acres. According to the City's Unified Development Code, nonresidential developments on parcels that disturb greater than one acre shall be approved by City Council.

The property was previously operated as Kearney Paint and Hardware until it was completely destroyed by fire in 2010. Since that time, the property has remained vacant.

**DISCUSSION:** The submitted site plan indicates a 3,700 sq. ft. metal building consisting of an office, parts and storage area and a garage consisting of three service bays. Applicant intends to locate the commercial building at the rear of the property and desires to reserve the front portion of the property for future commercial development.

According to the City's Unified Development Code, no more than 50% of a commercial building's exterior building material shall be of metal construction. City staff is working with the applicant to ensure that City design standards are incorporated into the proposed development.

Hours of Operation: 8:00 a.m.-5:30 p.m.  
(Monday-Friday)

Number of employees: 2

Access: An existing 24 ft. wide driveway cut provides access to the site off S. US 111 Hwy. Applicant proposes to install a 20 ft. wide paved private access road approximately 590 ft. eastward from the existing terminus to the proposed metal garage building. 15 feet of the proposed 20 ft. access road is a recorded ingress, egress and regress easement for an existing private cemetery located adjacent to the southern property line.

Parking: Parking shall be based on 2 spaces per working bay, plus one per employee. A total of 9 spaces have been provided to include one handicap accessible parking space.

Landscaping: A total of 10 street trees are proposed for the site. 3 Autumn Fantasy Maples are shown along S. NC 111 Hwy and 7 are shown along the private access drive. The applicant is requesting a modification of the street tree requirement along the southern portion of the access drive due to existing site conditions and the existing ingress, egress and regress access easement serving the private cemetery.

A Type A, 5 ft. wide landscape buffer yard is proposed along the northern and southern property line. The applicant is requesting a modification of portions of the northern and southern property line that surround the storage area due to existing site conditions and proposed screening measures.

Existing vegetation will satisfy the requirement for a Type C, 20 ft. wide landscape buffer along the eastern property line. 49 Carissa Hollies will serve as vehicular surface area shrubs for the parking lot.

Outside Storage: The submitted site plan shows a proposed storage area for automobiles located behind the automotive repair and service garage of approximately 26,940 sq. ft.

A six ft. in height chain link fence with vinyl slats will be installed to screen the storage area along the southern and eastern property lines. Additional screening measures will be required along the northern property line surrounding the storage area.

Staff is working with applicant to install vinyl slats within the existing chain-link fence that runs along the northern property line.

Overlay District: The subject property falls within SJAFB 70-74 day-night average sound level (DNL) noise zone. According to Base officials, a noise level reduction of 30 decibels will be required in the design and construction of portions of the building where the public is received.

Sidewalks: Sidewalks are required for new commercial development. The applicant is requesting a modification of the requirement to install sidewalks. If approved by City Council, the applicant will be required to pay \$2,250 as a fee in lieu of sidewalk construction to the City of Goldsboro.

Engineering: City water is not available to serve the property. Water will be provided by Eastern Wayne Water District. City sewer is available to serve the property. Since City sewer is available to serve the property, the applicant will be required to petition for annexation into Goldsboro City limits.

Storm water calculations and drainage plans have not been submitted. City Engineering cannot issue construction permits until plans have been submitted and approved in accordance with City standards.

Interconnectivity: Applicant has provided for interconnectivity and has indicated the location of the easement along the property's frontage.

Special Flood Hazard Area: The property is not located in a Special Flood Hazard Area.

Modifications: The following modifications are requested by the applicant:

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.

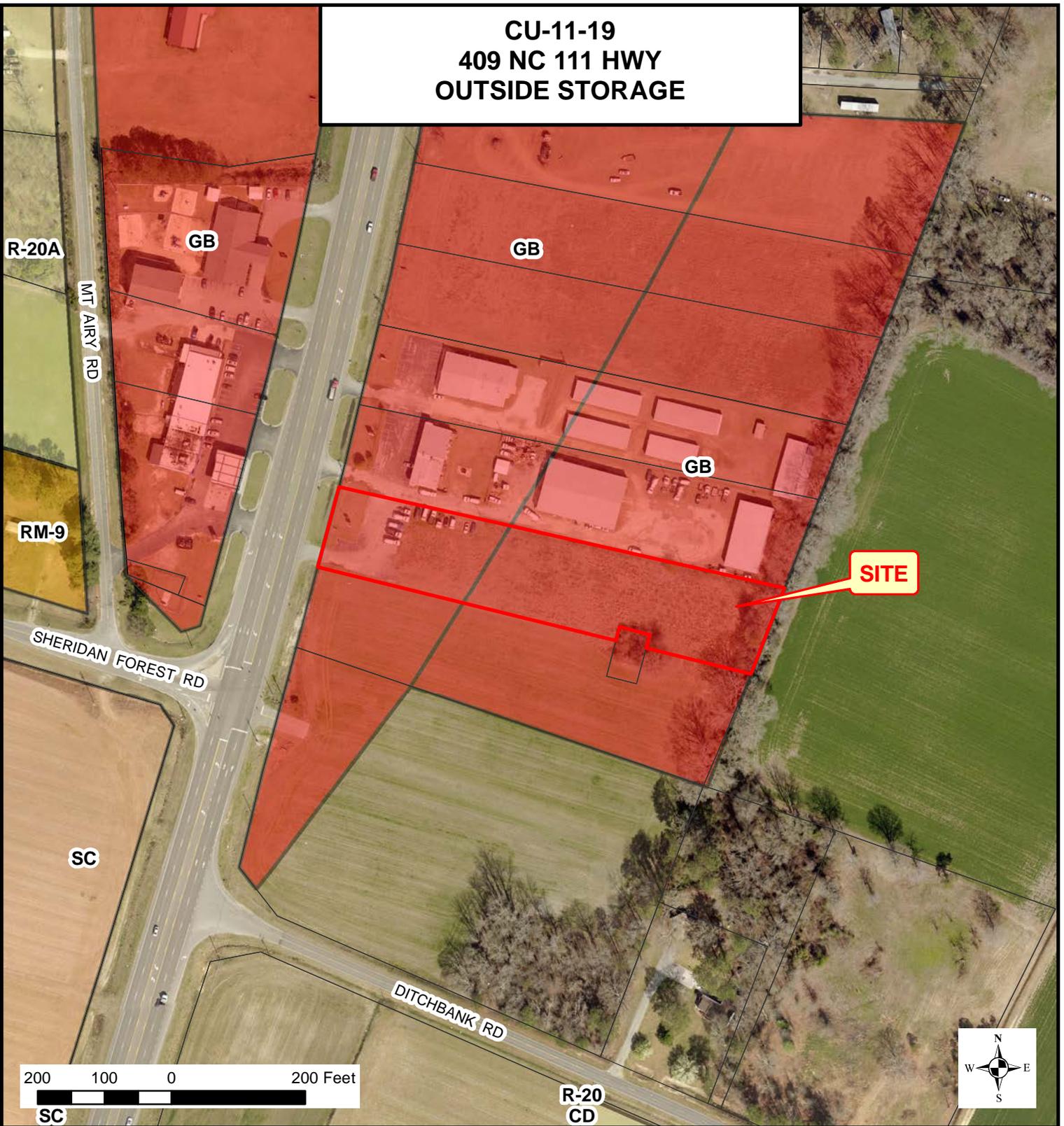
At the public hearing held on September 23, 2019, no one appeared to speak for or against the request.

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

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

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

**CU-11-19  
409 NC 111 HWY  
OUTSIDE STORAGE**



**CONDITIONAL USE APPLICATION**

**CASE NO:** CU-11-19  
**APPLICANT:** Luis Antonio Jimenez  
**REQUEST:** Automobile Outdoor Storage  
**PARCEL ID:** 3527-28-2794  
**LOCATION:** 409 S. NC Hwy 111  
**HOURS OF OPERATION:** Monday - Friday  
8:00 am - 5:30 pm  
**NUMBER OF EMPLOYEES:** 2



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**CU-11-19  
409 NC 111 HWY  
OUTSIDE STORAGE**

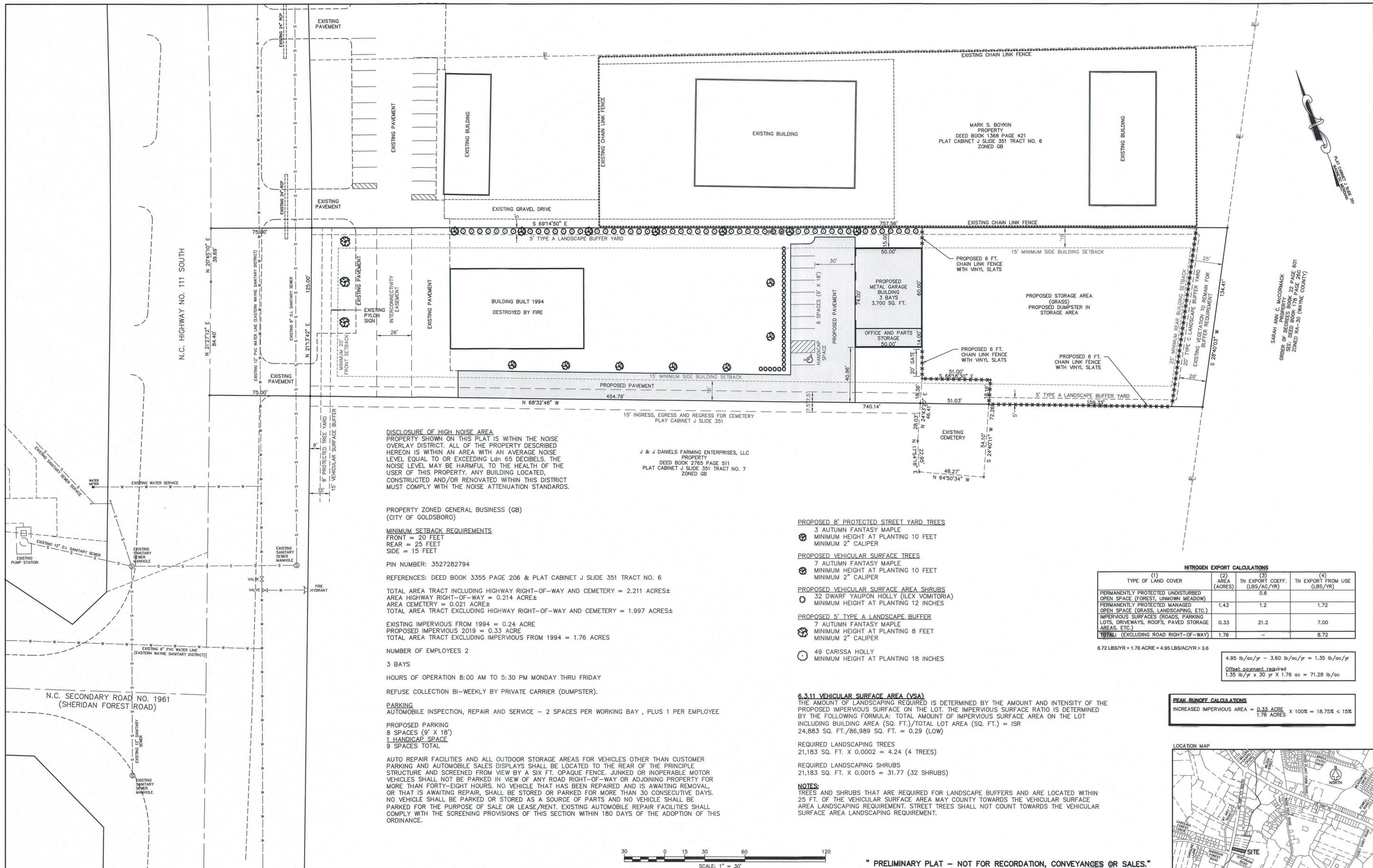


**CONDITIONAL USE APPLICATION**

**CASE NO:** CU-11-19  
**APPLICANT:** Luis Antonio Jimenez  
**REQUEST:** Automobile Outdoor Storage  
**PARCEL ID:** 3527-28-2794  
**LOCATION:** 409 S. NC Hwy 111  
**HOURS OF OPERATION:** Monday - Friday  
8:00 am - 5:30 pm  
**NUMBER OF EMPLOYEES:** 2



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.



**DISCLOSURE OF HIGH NOISE AREA**  
 PROPERTY SHOWN ON THIS PLAT IS WITHIN THE NOISE OVERLAY DISTRICT. ALL OF THE PROPERTY DESCRIBED HEREON IS WITHIN AN AREA WITH AN AVERAGE NOISE LEVEL EQUAL TO OR EXCEEDING Ldn 65 DECIBELS. THE NOISE LEVEL MAY BE HARMFUL TO THE HEALTH OF THE USER OF THIS PROPERTY. ANY BUILDING LOCATED, CONSTRUCTED AND/OR RENOVATED WITHIN THIS DISTRICT MUST COMPLY WITH THE NOISE ATTENUATION STANDARDS.

J & J DANIELS FARMING ENTERPRISES, LLC  
 PROPERTY  
 DEED BOOK 2765 PAGE 511  
 PLAT CABINET J SLIDE 351 TRACT NO. 7  
 ZONED GB

PROPERTY ZONED GENERAL BUSINESS (GB)  
 (CITY OF GOLDSBORO)

**MINIMUM SETBACK REQUIREMENTS**  
 FRONT = 20 FEET  
 REAR = 25 FEET  
 SIDE = 15 FEET

PIN NUMBER: 3527282794

REFERENCES: DEED BOOK 3355 PAGE 206 & PLAT CABINET J SLIDE 351 TRACT NO. 6

TOTAL AREA TRACT INCLUDING HIGHWAY RIGHT-OF-WAY AND CEMETERY = 2.211 ACRES±  
 AREA HIGHWAY RIGHT-OF-WAY = 0.214 ACRE±  
 AREA CEMETERY = 0.021 ACRE±  
 TOTAL AREA TRACT EXCLUDING HIGHWAY RIGHT-OF-WAY AND CEMETERY = 1.997 ACRES±

EXISTING IMPERVIOUS FROM 1994 = 0.24 ACRE  
 PROPOSED IMPERVIOUS 2019 = 0.33 ACRE  
 TOTAL AREA TRACT EXCLUDING IMPERVIOUS FROM 1994 = 1.76 ACRES

NUMBER OF EMPLOYEES 2  
 3 BAYS  
 HOURS OF OPERATION 8:00 AM TO 5:30 PM MONDAY THRU FRIDAY  
 REFUSE COLLECTION BI-WEEKLY BY PRIVATE CARRIER (DUMPSTER).

**PARKING**  
 AUTOMOBILE INSPECTION, REPAIR AND SERVICE - 2 SPACES PER WORKING BAY, PLUS 1 PER EMPLOYEE

PROPOSED PARKING  
 8 SPACES (9' X 18')  
 1 HANDICAP SPACE  
 9 SPACES TOTAL

AUTO REPAIR FACILITIES AND ALL OUTDOOR STORAGE AREAS FOR VEHICLES OTHER THAN CUSTOMER PARKING AND AUTOMOBILE SALES DISPLAYS SHALL BE LOCATED TO THE REAR OF THE PRINCIPLE STRUCTURE AND SCREENED FROM VIEW BY A SIX FT. OPAQUE FENCE. JUNKED OR INOPERABLE MOTOR VEHICLES SHALL NOT BE PARKED IN VIEW OF ANY ROAD RIGHT-OF-WAY OR ADJOINING PROPERTY FOR MORE THAN FORTY-EIGHT HOURS. NO VEHICLE THAT HAS BEEN REPAIRED AND IS AWAITING REMOVAL, OR THAT IS AWAITING REPAIR, SHALL BE STORED OR PARKED FOR MORE THAN 30 CONSECUTIVE DAYS. NO VEHICLE SHALL BE PARKED OR STORED AS A SOURCE OF PARTS AND NO VEHICLE SHALL BE PARKED FOR THE PURPOSE OF SALE OR LEASE/RENT. EXISTING AUTOMOBILE REPAIR FACILITIES SHALL COMPLY WITH THE SCREENING PROVISIONS OF THIS SECTION WITHIN 180 DAYS OF THE ADOPTION OF THIS ORDINANCE.

**PROPOSED 8' PROTECTED STREET YARD TREES**

- 3 AUTUMN FANTASY MAPLE  
 MINIMUM HEIGHT AT PLANTING 10 FEET  
 MINIMUM 2" CALIPER

**PROPOSED VEHICULAR SURFACE TREES**

- 7 AUTUMN FANTASY MAPLE  
 MINIMUM HEIGHT AT PLANTING 10 FEET  
 MINIMUM 2" CALIPER

**PROPOSED VEHICULAR SURFACE AREA SHRUBS**

- 32 DWARF YAUPON HOLLY (ILEX VOMITORIA)  
 MINIMUM HEIGHT AT PLANTING 12 INCHES

**PROPOSED 5' TYPE A LANDSCAPE BUFFER**

- 7 AUTUMN FANTASY MAPLE  
 MINIMUM HEIGHT AT PLANTING 8 FEET  
 MINIMUM 2" CALIPER

- 49 CARISSA HOLLY  
 MINIMUM HEIGHT AT PLANTING 18 INCHES

**6.3.11 VEHICULAR SURFACE AREA (VSA)**

THE AMOUNT OF LANDSCAPING REQUIRED IS DETERMINED BY THE AMOUNT AND INTENSITY OF THE PROPOSED IMPERVIOUS SURFACE ON THE LOT. THE IMPERVIOUS SURFACE RATIO IS DETERMINED BY THE FOLLOWING FORMULA: TOTAL AMOUNT OF IMPERVIOUS SURFACE AREA ON THE LOT INCLUDING BUILDING AREA (SQ. FT.) / TOTAL LOT AREA (SQ. FT.) = ISR  
 24,883 SQ. FT. / 86,989 SQ. FT. = 0.29 (LOW)

REQUIRED LANDSCAPING TREES  
 21,183 SQ. FT. X 0.0002 = 4.24 (4 TREES)

REQUIRED LANDSCAPING SHRUBS  
 21,183 SQ. FT. X 0.0015 = 31.77 (32 SHRUBS)

**NOTES:**  
 TREES AND SHRUBS THAT ARE REQUIRED FOR LANDSCAPE BUFFERS AND ARE LOCATED WITHIN 25 FT. OF THE VEHICULAR SURFACE AREA MAY COUNTY TOWARDS THE VEHICULAR SURFACE AREA LANDSCAPING REQUIREMENT. STREET TREES SHALL NOT COUNT TOWARDS THE VEHICULAR SURFACE AREA LANDSCAPING REQUIREMENT.

**NITROGEN EXPORT CALCULATIONS**

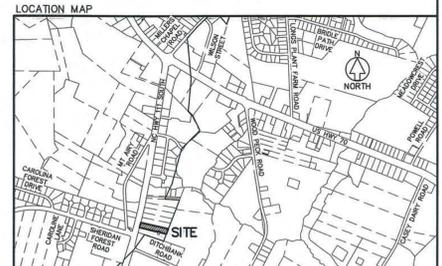
(1) TYPE OF LAND COVER	(2) AREA (ACRES)	(3) TN EXPORT COEFF. (LBS/AC/YR)	(4) TN EXPORT FROM USE (LBS/YR)
PERMANENTLY PROTECTED UNDISTURBED OPEN SPACE (FOREST, UNMOWN MEADOW)		0.6	
PERMANENTLY PROTECTED MANAGED OPEN SPACE (GRASS, LANDSCAPING, ETC.)	1.43	1.2	1.72
IMPERVIOUS SURFACES (ROADS, PARKING LOTS, DRIVEWAYS, ROOFS, PAVED STORAGE AREAS, ETC.)	0.33	21.2	7.00
<b>TOTAL (EXCLUDING ROAD RIGHT-OF-WAY)</b>	<b>1.76</b>		<b>8.72</b>

8.72 LBS/YR + 1.76 ACRE = 4.95 LBS/AC/YR > 3.6

4.95 lb/ac/yr - 3.60 lb/ac/yr = 1.35 lb/ac/yr  
 Offset payment required  
 1.35 lb/yr x 30 yr x 1.76 ac = 71.28 lb/ac

**PEAK RUNOFF CALCULATIONS**

INCREASED IMPERVIOUS AREA = 0.33 ACRE x 100% = 18.75% < 15%  
 1.76 ACRES



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

NO.	REVISION	DATE

**B. R. KORNEGAY, INC.**  
 LAND SURVEYING · ENGINEERING · PLANNING  
 License Number: F-1054  
 300 East Walnut Street  
 Goldsboro, N.C. 27530  
 www.kornegaysep.com (919) 735-5886 Fax: (919) 580-9053

**LUIS ONE STOP (AUTOMOBILE REPAIR & SERVICE)**  
 409 SOUTH N.C. HIGHWAY NO. 111  
 NEW HOPE TOWNSHIP  
 WAYNE COUNTY, N.C.

DRAWN BY: TSB  
 DESIGNED BY: JLK  
 DATE: 7-10-2019  
 SCALE: 1" = 60'

PROPERTY OF  
**LUIS ANTONIO JIMENEZ**  
 185 RALPH JONES LANE, MOUNT OLIVE, NORTH CAROLINA 28365-6054  
 919-738-8482 OR 252-361-4194

SHEET: 1  
 OF: 1  
 WORK ORDER: 190270  
 CADD DWG: 190270

SOUTHSIDE REALTY & INSURANCE SERVICES, INC., NC HIGHWAY NO. 111, EASTERN DIVISION S/D - NEW HOPE TOWNSHIP D17F68 XXXX