MINUTES OF THE MEETING OF THE GOLDSBORO CITY COUNCIL
AUGUST 19, 2024

WORK SESSION

The Mayor and City Council of the City of Goldsboro, North Carolina met in a Work Session in the Large Conference Room, City Hall Addition, 200 North Center Street, Goldsboro, North Carolina at 5:00 p.m. on August 19, 2024.

Call to Order. Mayor Gaylor called the meeting to order at 5:00 p.m.

Roll Call.

Present: Mayor Charles Gaylor, IV, Presiding
Mayor Pro Tem Brandi Matthews
Councilwoman Hiawatha Jones
Councilman Chris Boyette
Councilwoman Jamie Taylor
Councilwoman Beverly Weeks
Councilman Rod White

Also Present: Matthew Livingston, Interim City Manager
Ron Lawrence, City Attorney
Laura Getz, City Clerk

Adoption of the Agenda. Councilwoman Weeks made a motion to adopt the agenda as presented. The motion was seconded by Councilwoman Jones and unanimously approved. Council adopted the agenda.

Old Business.

Work Session Item a. **Review of Management Advisory Group (MAG) Proposal.** Kelly Arnold, Interim Assistant City Manager presented information regarding the Organizational Study.

Management Advisory Group (MAG) presented their Compensations & Classification Study to the Mayor and Council at the Council work session on August 5, 2024.

During presentation, MAG also proposed an Organization and Management Structure Review study for $45,000. This Phase II study was not contemplated during the budget process, but as the review of Compensation and Classification Study discussions evolved, the Structure Review took shape as an important analysis that could take place during the Compensation and Classification Study.

There has not been a comprehensive review of the organizational structure for several years and the current organizational structure has evolved over time.

The study will include a Comparative Analysis of the Organizational Structure and Staffing in the various divisions and departments within the City.

The review will include:

- Identifying the current organizational structure and staffing levels in the City, including an overall examination of allocated functions and responsibilities handled within each office division/department under review. Data will be provided in full-time equivalents by division/department.
- Identification and comparative analysis of staffing levels for site-level staffing from the various departments. Site-level staffing data will be provided in total FTE's.
- Collection of the organizational structure and staffing data from four to six comparable cities.
- Detailed implementation suggestions that may include changes in the organizational structure and/or staffing.
- The final review will be presented to the City Council.

Staff recommends Council approve the Organizational Review and for the Finance Director to present a budget amendment ordinance for the September 5, 2024 meeting on the Consent Agenda which allocates funds for the study.

Councilman White asked Council if they decide to spend the $45,000, are they prepared to implement the process within three years. Mayor Gaylor shared if we aren't committed to making the adjustments, now may not be the right time.

Councilwoman Weeks made a motion to approve the Organizational Review and for a budget amendment ordinance to be prepared for the next Council meeting. The motion was seconded by Councilman Boyette and unanimously approved.

Work Session Item b. **Community Supporting Schools Funding Support**. Mayor Gaylor shared this came before us at a previous Council meeting and when looking at the video of the meeting, it was unclear of what was requested. The request was a $30,000 allotment out of the general fund to fund a mentorship position at North Drive Elementary School.

Ms. Selena Bennett with Community Supporting Schools shared a presentation regarding the mentorship program at the Council meeting on July 15, 2024.

Ms. Bennett requested $30,000 for a mentor position at North Drive Elementary School. The funds will cover the cost for the position, the supplies, and other necessary tools needed to start the program.

Mayor Gaylor has requested Council formally vote to approve the expenditure from the General Fund. If approved, the finance director will bring a budget ordinance to the next meeting to allocate the funds.

Council discussed the recommendation.

Councilwoman Weeks made a motion to take $30,000 out of the NPO allotment in the current budget. The motion was seconded by Councilwoman Jones and unanimously approved.

Council discussed having a future discussion regarding the remaining NPO allotment of $20,000.

Appointed Committee Report.

Work session Item c. **Commission on Community Relations and Development**. Carole Battle, Chair provided an update on the commission attached as *Exhibit A*.

Work session Item d. **Historic District Commission**. Fritz Knack, Chair of the Historic District Commission provided an update on the commission attached as *Exhibit B*.

New Business.

Work Session Item e. **Friends of Seymour Presentation**. Ken Gerrard shared the presentation attached as *Exhibit C*. Council discussed the presentation.

Work Session Item f. **Chamber of Commerce Presentation**. Scott Satterfield, President of the Wayne County Chamber of Commerce shared the presentation attached as *Exhibit D*. Mr. Satterfield shared that city employees are included as members due to the city's membership.

Mayor Gaylor shared he is an ex-officio member of the Chamber of Commerce Board of Directors and due to state law, needs to recuse himself from voting.

Councilwoman Jones made a motion to allow Mayor Gaylor to recuse himself from any voting. The motion was seconded by Councilwoman Taylor and unanimously approved.

Councilman Boyette made a motion to approve the $15,000 allocated for the Chamber of Commerce in the current budget and for a budget ordinance to be presented at the next meeting. The motion was seconded by Councilwoman Jones and unanimously approved.

Work Session Item g. **Update on Wastewater Treatment Plan Design/Build Process.** Matt Livingston, Interim City Manager and Bert Sherman, Public Utilities Director shared information regarding the presentation. Chris Robards, Project Manager with Crowder shared the presentation attached as *Exhibit E.*

Councilman White shared comments regarding the presentation.

Work Session Item h. **Tobacco, Vapor, and CBD Sales Ordinance Amendment**. The item was presented by Mark Helmer, Planning Director.

City Council has expressed interest in considering alternative methods for the regulation of land uses that involve the sale of tobacco, vapor, and CBD products. Planning staff is prepared to hear City Council's concerns and try to address any concerns City Council may have prior to setting the date of the public hearing.

Planning staff seeks input from the Mayor and Council on the proposed ordinance.

Mr. Helmer shared he took an inventory of existing tobacco, vape and CBD outlets within the city and found 24 of them. He shared information regarding the current locations of the businesses, other city's regulations and regulations and uses for tobacco, vape and CBD stores.

Interim City Manager Livingston shared what Mr. Helmer is asking is does Council want to restrict in the table of permitted uses to something like the heavy industrial district or do you want to put up distance standards.

Mayor Gaylor asked Council to provide guidance to the planning director on how restrictive we are trying to be.

Council discussed the different uses, limiting the use by distance, and limiting the use near churches and schools.

Mayor Gaylor recessed the meeting at 6:56 p.m.

CITY COUNCIL MEETING

The City Council of the City of Goldsboro, North Carolina, met in Regular Session in Council Chambers, City Hall, 214 North Center Street, at 7:00 p.m. on August 19, 2024.

Mayor Gaylor called the meeting to order at 7:03 p.m.

Archbishop Anthony Slater provided the invocation. The Pledge of Allegiance followed.

Roll Call.

Present: Mayor Charles Gaylor, IV, Presiding
Mayor Pro Tem Brandi Matthews
Councilwoman Hiawatha Jones
Councilman Chris Boyette
Councilwoman Jamie Taylor
Councilwoman Beverly Weeks
Councilman Rod White

Also Present: Matthew Livingston, Interim City Manager
Ron Lawrence, City Attorney
Laura Getz, City Clerk

New Business was continued from the Work Session.

Work Session Item h. **Tobacco, Vapor, and CBD Sales Ordinance Amendment**. The item was presented by Mark Helmer, Planning Director.

City Council has expressed interest in considering alternative methods for the regulation of land uses that involve the sale of tobacco, vapor, and CBD products. Planning staff is prepared to hear City Council's concerns and try to address any concerns City Council may have prior to setting the date of the public hearing.

Planning staff seeks input from the Mayor and Council on the proposed ordinance.

Council discussed the proposed ordinance.

Work Session Item i. **Amending the Code of Ordinances Chapter 90: Abandoned and Junked Vehicles**. The item was presented by Mark Helmer, Planning Director.

The Planning Department has developed a new Abandoned and Junked Vehicles Ordinance. The Planning Director shared the proposed changes with the Mayor and Council and addressed any concerns City Council may have.

Planning staff seeks input from the Mayor and Council on the proposed ordinance amendments.

Mr. Helmer shared there is a new definition section in the proposed ordinance amendment.

Mayor Gaylor thanked Mr. Helmer and the Planning Department for their work on the ordinance amendment. Councilman White asked Mr. Helmer for clarification on junked vehicles.

Approval of Minutes. Councilwoman Weeks made a motion to approve the minutes of the Work Session and Regular Meeting of July 15, 2024 and the minutes of the Work Session and Regular Meeting of August 5, 2024. The motion was seconded by Councilwoman Jones and unanimously approved.

Presentations.

Item B. **Resolution Expressing Appreciation for Services Rendered by Bill Dauphinais as an Employee of the City of Goldsboro for More Than 27 Years.** ***Resolution Adopted.***

Bill Dauphinais retires on September 1, 2024 as a Water Meter Reader with more than 27 years of service with the Finance Department. Bill began his career on November 25, 1996 as a Water Meter Reader with the Finance Department where he has served until his retirement. Bill has proven himself to be a dedicated and efficient public servant who has gained the admiration and respect of his fellow workers and the citizens of the City of Goldsboro. The Mayor and City

Council of the City of Goldsboro are desirous, on behalf of themselves, City employees, and the citizens of the City of Goldsboro, of expressing to Bill Dauphinais their deep appreciation and gratitude for the service rendered by him to the City over the years and express to Bill Dauphinais our very best wishes for success, happiness, prosperity, and good health in his future endeavors.

This Resolution shall be incorporated into the official Minutes of the City of Goldsboro, and shall be in full force and effect from and after this 19th day of August, 2024.

Councilman Boyette made a motion to approve and adopt the ordinance to approve with the inclusion of the consistency statement. The motion was seconded by Councilwoman Jones and unanimously carried.

RESOLUTION NO. 2024-88 "RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY BILL DAUPHINAIS AS AN EMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 27 YEARS"

Public Hearings.

Item C. **Z-5-24 Pope Family Investments, LLC (Neighborhood Business to Neighborhood Business Conditional Zoning) – Located on the southwest side of the intersection of West New Hope Road and Cuyler Best Road.** ***Public Hearing Held and Ordinance Adopted.*** The item was presented by Mark Helmer, Planning Director.

ADDRESS: 704 W. New Hope Rd.
PARCEL #: 3610-81-4358
OWNER: Pope Family Investments, LLC.
APPLICANT: Pope Family Investments, LLC.

The applicant requests a change of zone from the Neighborhood Business Zoning District to the Neighborhood Conditional Zoning District to construct and operate a convenience store with fuel sales at the southwest corner of the intersection of W. New Hope Road and Cuyler Best Road. The Neighborhood Business Zoning District was established to provide the services and commercial development needed to serve primarily the adjoining neighborhoods. The district is intended to promote the development of small pedestrian-oriented establishments whose character and use is compatible with nearby residential neighborhoods. The maximum building gross area is twenty-four thousand square feet.

Area: 2.43 acres

SURROUNDING ZONING:

Adjacent Zoning and Land Uses		
North	R-6	Vacant Farmland
South	R-12	Vacant Farmland
East	R-12SF	Vacant Farmland
West	NB	Vacant & Single-Family Dwellings

The property is identified as within Mixed Use-I land use category. This land use category will allow for a mixture of the following zoning districts: City of Goldsboro - O-R, O&I-1, O&I-2, NB (refer to previous district descriptions) and Wayne County - Village district. This category will have minimum impact on adjacent areas. This land use serves a localized area. The preferred land use mix is 40% or greater noncommercial zoning with both vertical and horizontal mixed-use allowed. It will generate lower traffic volumes than the Mixed-Use II category. Although the requested use of convenience store with fuel sales is not a mixed-use project, it does provide needed services and can be considered beneficial to the citizens of nearby residential developments.

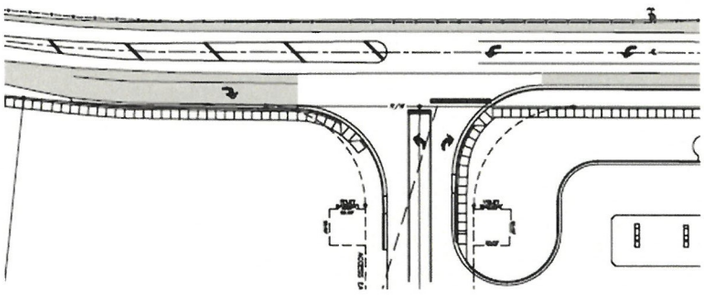
The applicant is requesting a change of zone for the subject property from Neighborhood Business (NB) Zoning District to Neighborhood Residential Conditional Zoning (NB-CZ) District to construct and operate a convenience store with fuel sales.

Per NCGS 160D-102, a conditional zoning request is a legislative zoning map amendment with site-specific conditions incorporated into the zoning map amendment.

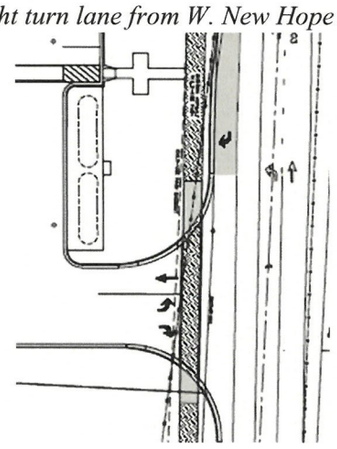
If a petition for conditional zoning is approved, the development and use of the property shall be governed by the ordinance requirements of the parallel Neighborhood Business Conditional Zoning (NB-CZ) District except those superseded by specific conditions, the approved concept plan, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district, and are binding on the property as an amendment to these regulations and to the Official Zoning Map. Should the applicant deviate from the minimum requirements of the proposed Neighborhood Business Conditional Zoning (NB-CZ) District, the deviations shall be identified on the concept plan for Council approval.

Access: Access to the site will be directly from Cuyler Best Rd. (NCSR 1565) and W. New Hope Rd. (NCSR 1003). NCDOT will require a left and right turn lane for Cuyler Best Rd. access and a right turn lane shall be required for W. New Hope Rd.

Left and right turn lane from Cuyler Best Rd.

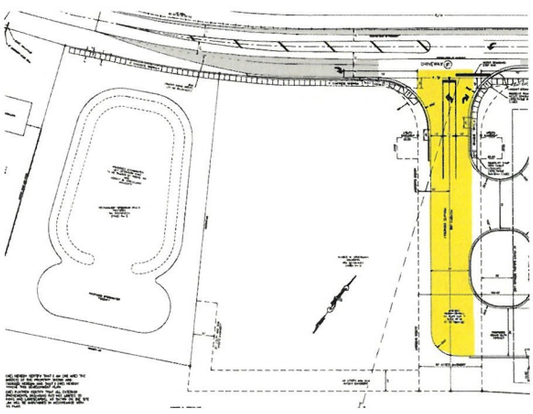


Right turn lane from W. New Hope Rd.



From Cuyler Best Rd., Shannon Ave. will be abandoned as a public right of way and will be designated as a privately owned shared access drive for the convenience store and future development directly west of the site.

Abandoned public right-of-way:



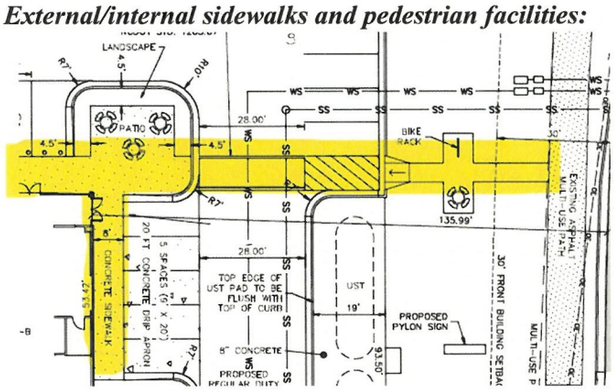
Buildings and lot: The applicant is proposing a convenient store consisting of 5,620 sq. ft. Two fuel islands will be provided. Overhead canopies will provide shelter for six (6) gasoline fuel pumps and two (2) diesel pumps.

Days/hours of operation: 24 hours/7 days a week
Employees: 4 per shift

Parking: Parking for the site requires 1 space per 200 sq. ft. of gross floor area. A total of 29 spaces are required and 29 have been provided on the site plan. Curb and gutter have been proposed for the entire site to include all vehicular surface areas and landscape islands.

Sidewalks: External and internal sidewalks have been provided for the site. The applicant is providing public sidewalks along Cuyler Best Rd. An existing multi-use path provides pedestrian access along W. New Hope Rd. The applicant will be providing a painted 8 ft. wide pedestrian crosswalk within the proposed access drive along W. New Hope Rd. Lastly, internal sidewalks have been provided from the public right of way to pedestrian facilities such as seating for outside dining and bicycle racks offering parking for multiple bikes and access to the convenience store.

External/internal sidewalks and pedestrian facilities:



Commercial Lighting Plan: The applicant has submitted a commercial lighting plan. Staff will ensure that the lighting plan is compliant with the City's Unified Development Ordinance before site plan approval has been issued.

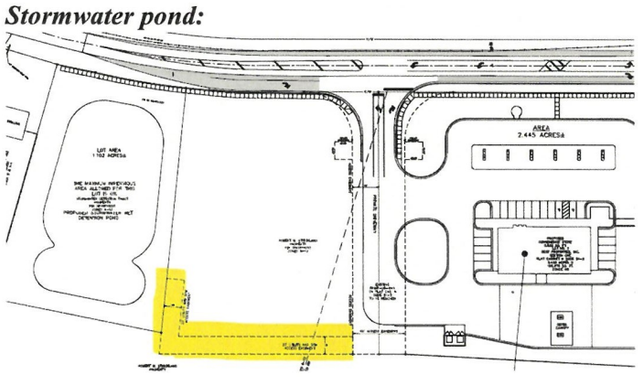
Interconnectivity: Interconnectivity has been identified for the site along the southern property boundary adjacent to W. New Hope Rd.

Engineering: City water and sewer are available to serve the site off W. New Hope Rd. The property is not located in a Special Flood Hazard Area.

City Engineering will require approval of stormwater calculations and drainage plans prior to issuance of any building permits.

A proposed regional stormwater pond is required and has been identified for the site. It will be accessed by a 20 ft. utility easement granted to the City of Goldsboro for inspection purposes by Engineering staff.

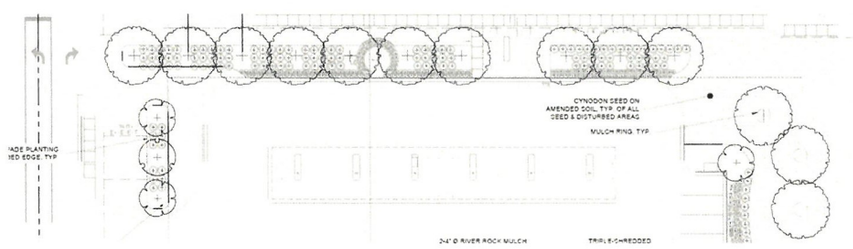
Stormwater pond:



Landscaping: The applicant has contracted with a landscape architect to provide a landscape plan that meets and exceeds the City's landscape ordinance.

Thirty-six (36) understory trees, eighteen (18) shade trees and two-hundred, twenty-nine small shrubs have been provided within over-sized street yards along Cuyler Best Rd. and W. New Hope Rd.

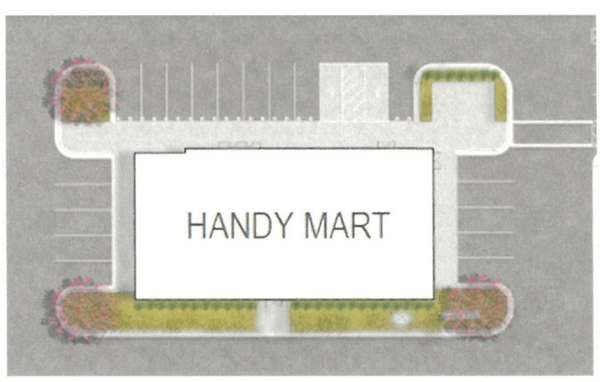
Cuyler Best Road Street Tree Yard:



Two (2) Type B, 15 ft. wide buffer yards have been provided along the southwest and southeast property lines.

Foundation plantings are encouraged, however, not required. The applicant has provided an assortment of understory trees and a variety of shrubs surrounding the store, enhancing curb appeal and providing an aesthetically pleasing site.

Foundation plantings:



Refuse: Commercial dumpsters Commercial dumpsters will be utilized for garbage collection at the rear of the facility and screened from off-site views in accordance with City standards.

Building Elevations: Building elevations have been submitted by the applicant. Staff are satisfied that the proposed facility will meet the building design standards per the requirements of the City's Unified Development Ordinance.

TRC REVIEW: If approved, the development proposal will require site plan approval before improvements can be authorized for the site.

Staff is recommending approval of the conditional rezoning request since the proposed zoning and land use are compatible with the Comprehensive Land Use Plan and Land Use Plan Map. In addition, the City of Goldsboro will be able to provide sufficient public safety and meet transportation and utility demands for the subject property while maintaining sufficient levels of service to existing developments. Staff believes that the proposed rezoning will not impair or injure the health, safety and general welfare of the public. Lastly, the proposed zoning and land use request will provide needed services and can be considered beneficial for the citizens of nearby residential developments.

The City of Goldsboro Planning Commission met on July 29, 2024, to review and make a recommendation regarding the conditional rezoning request. Planning Commission voted 4 in favor 2 against.

Council shall vote to adopt the recommendation for approval and Consistency Statement that the Planning Commission has provided and vote to adopt the Approval Ordinance with the inclusion of the Consistency Statement, or Council shall vote to deny with the inclusion of the Inconsistency Statement that deems this rezoning request to be inconsistent. Council may also continue the public hearing to a date certain if they determine further discussion is needed.

Mayor Gaylor opened the public hearing. The following people spoke:

1. Hamilton Ramos shared information regarding the proposed zoning and shared the presentation attached as *Exhibit F.*
2. Lomax Mazelle spoke in opposition of the rezoning.
3. June Bynum spoke in opposition of the rezoning.
4. Yoland Farmer spoke in opposition of the rezoning.
5. Nicole Loftin spoke in opposition of the rezoning.

Councilwoman Jones stepped out of the room at 8:27 p.m. and returned at 8:28 p.m.

6. Amanda Unruh spoke in opposition of the rezoning.
7. Carl Martin spoke in opposition of the rezoning and shared the documents attached as *Exhibit G.*
8. Shirley Salt spoke in opposition of the rezoning.
9. Allison Thomas spoke in opposition of the rezoning.
10. Janelle Reed spoke in opposition of the rezoning.
11. Richard Taylor spoke in opposition of the rezoning.
12. David Craig spoke in opposition of the rezoning.
13. Cory Taylor with Bunn-Brantley Enterprises, spoke in favor of the rezoning and shared the photo attached as *Exhibit H.*
14. Judson Pope, representing Pope Family Investments, spoke in favor of the rezoning.
15. Terry Gainer spoke in opposition of the rezoning.
16. Chris Cox with Cox Properties spoke in favor of the rezoning.

Mayor Gaylor recessed the meeting for a break at 9:12 p.m. The meeting resumed at 9:20 p.m.

17. Trey Taylor with Warren, Kerr, Walston and Smith spoke in favor of the rezoning.
18. Carolyn Woodley-Horne spoke in opposition of the rezoning.
19. Anita Poland spoke in opposition of the rezoning.
20. David Bourgeois spoke in opposition of the rezoning.

No one else spoke and the public hearing was closed.

Council discussed turn lanes, proposed uses, conditions on the developer regarding pedestrian crosswalk lights, and water pressure issues in the neighborhood.

Jeffrey Kornegay, Site Engineer shared it is their intention to put in the pedestrian crosswalk signals if approved by NCDOT. He also shared information about the water pull on the system.

Mayor Gaylor asked Mr. Helmer, based on concerns shared during the public hearing, what paper the public hearing was advertised in and when it was advertised. Mr. Helmer shared it was advertised in the News-Argus on August 8 and August 15.

Councilman Boyette asked about the requirements to send notice to adjoining property owners. Mr. Helmer shared notice was sent by first class mail to adjacent property owners and property owners within 250 feet.

Council discussed the proposed zoning request and shared concerns regarding the lack of development in District 4.

Councilman White made a motion to reject the zoning application as presented. The motion was seconded by Mayor Pro Tem Matthews. Mayor Pro Tem Matthews and Councilman White voted for the motion. Mayor Gaylor, Councilwoman Jones, Councilman Boyette, Councilwoman Taylor and Councilwoman Weeks voted against the motion. The motion failed 2:5.

Councilwoman Weeks made a motion that Council has considered among other factors the size of the track in question, the compatibility of the disputed zoning action within with an existing comprehensive zoning plan, the benefits and detriments resulting from the zoning action for the owner of the newly zoned property, its neighbors and the surrounding community and the relationship between the uses envisioned under the new zoning, and the uses currently present in adjacent tracks. The Council is able to adopt the ordinance to approve with the inclusion of the consistency statement. The motion was seconded by Councilman Boyette. Mayor Gaylor, Councilwoman Jones, Councilman Boyette, Councilwoman Taylor and Councilwoman Weeks voted for the motion. Mayor Pro Tem Matthews and Councilman White voted against the motion. The motion passed 5:2.

ORDINANCE NO. 2024-39 "AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GOLDSBORO, NORTH CAROLINA"

Item D. **Z-6-24 Diane Smith (RA-20 to RM-9) Residential Agricultural to Residential-Manufactured-Located on the west side of N. US 13 Hwy. between Hood Swamp Rd. and G and K Farm Rd.** ***Public Hearing Held and Ordinance Adopted.*** The item was presented by Kenny Talton, Assistant Planning Director.

ADDRESS: (TBD)
PARCEL #: 3620-75-5191
PROPERTY OWNER: Diane Lanaville Smith
APPLICANT: Diane Lanaville Smith

The applicant is requesting a rezoning from the Residential-Agricultural Zoning District (RA-20) to the Residential-Manufactured (RM-9) Zoning District. The purpose of the Residential-Manufactured (RM-9) Zoning District is to provide property owners the opportunity to place manufactured housing on individual lots. The minimum lot area for individual units is nine thousand square feet.

Access: Existing 60 ft. wide ingress, egress and regress access easement off US 13N.

Area: Approx. 70,436 sq. ft. or 1.617 acres

SURROUNDING ZONING:

North: Residential (R-20A)
South: Residential-Manufactured (RM-9)
East: Residential (R-20A)
West: Residential-Manufactured (RM-9)/Residential (R-20A)

Existing Use: The property is currently vacant.

Land Use Plan: The City's Land Use Plan locates this parcel within the Rural Residential-Agricultural and Low-Density Residential land-use designations. The Residential-Manufactured (RM-9) Zoning District is not a corresponding zoning district in these land-use designations.

This is a rezoning proposal for approximately 1.6 acres to be rezoned from Residential (R-20A) Zoning District to the Residential (RM-9) Zoning District. As such, all permitted uses in the Residential-Manufactured (RM-9) Zoning District shall be considered as potential uses for the site.

The subject property is located directly north of and adjacent to Peele Country Acres, a private mobile home community. Uses near the subject property are primarily residential in nature consisting of stick-built and manufactured homes.

County water is available to serve the property. The site has been evaluated for an on-site sewer disposal system (septic tank). The applicant will be responsible for the installation of the on-site private sewer disposal system in accordance with the standards of the Wayne County Environmental Health Department.

The TRC is not required to review straight rezoning since a site-specific development plan is not part of this rezoning application.

Staff is recommending approval of the rezoning request. Although the proposed land use plan designates the future land use as Rural Residential-Agricultural and Low-Density designations, the proposed rezoning and the range of uses permitted in the requested zoning district are compatible with the surrounding zoning patterns and land uses. The proposed rezoning will not impair or injure the health, safety and general welfare of the public.

The City of Goldsboro Planning Commission met on June 24, 2024, to review and make a recommendation regarding the rezoning request. Planning Commission voted 4 in favor 0 against.

Council shall vote to adopt the recommendation for approval and Consistency Statement that the Planning Commission has provided and vote to adopt the Approval Ordinance with the inclusion of the Consistency Statement, or Council shall vote to deny with the inclusion of the Inconsistency Statement that deems this rezoning request to be inconsistent. Council may also continue the public hearing to a date certain if they determine further discussion is needed.

Mayor Gaylor opened the public hearing. The following person spoke:

1. Chris Cox spoke in favor of the rezoning.

No one else spoke and the public hearing was closed.

Councilman Boyette made a motion to approve and adopt the ordinance to approve with the inclusion of the consistency statement. The motion was seconded by Councilwoman Weeks and unanimously carried.

ORDINANCE NO. 2024-40 "AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GOLDSBORO, NORTH CAROLINA"

Item E.* Z-7-24 Nolan Commercial Contractors (Residential 16 to Residential 9SF) Located on the south side of US 70 Hwy W. between Carolina Circle and Brentwood Drive.** ***Public Hearing Held and Ordinance Adopted. The item was presented by Kenny Talton, Assistant Planning Director.

PARCEL #: 2680-83-2550
OWNER: Nolan Commercial Contractors
APPLICANT: Thomas Engineering, P.A.

The applicant is requesting a rezoning from the Residential 16 Zoning District to the Residential 9SF (Single-Family) Zoning District. The purpose of the Residential 9 SF (Single-Family) Zoning District is to accommodate medium density, single-family residential uses and to prohibit all activities of a commercial nature, except certain home occupations. The minimum lot size is nine thousand square feet.

Area: Approximately 49.67 acres

SURROUNDING ZONING:
North: Residential 16
South: Office and Institutional (O&I-II)
East: Residential 16
West: Residential 16

Existing Use: The properties are currently vacant.

Land Use Plan: The City's Land Use Plan locates these parcels within the Medium-Density Residential designation. The Residential 9SF (Single-Family) Zoning District is identified as a corresponding district for the Medium-Density Residential land use designation.

This is a rezoning proposal to establish a single-family residential subdivision. Adjacent uses include two residential subdivisions west and east of the subject property and O'Berry Neuro-Medical Center directly south of the subject property.

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

TRC REVIEW: Staff has distributed this proposed rezoning to Seymour Johnson Air Force Base and NCDOT. If approved, the development proposal will require preliminary subdivision plat approval and site plan approval before improvements can be authorized for the site. The City's TRC (Technical Review Committee) will review the site for compliance with the City's Unified Development Ordinance.

Staff is recommending approval of the rezoning request based on the fact that this proposal would aid in satisfying the growing demand for housing in the City of Goldsboro. In addition, the proposed rezoning is compatible with the City's

Comprehensive Land Use Plan and Land Use Plan Map. Lastly, since the subject property is accessible to public water and sewer utilities, the City's Comprehensive Land Use Plan encourages higher residential densities in these areas.

The City of Goldsboro Planning Commission met on June 24, 2024, to review and make a recommendation regarding the conditional rezoning request. Planning Commission voted 4 in favor 0 against.

Council shall vote to adopt the recommendation for approval and Consistency Statement that the Planning Commission has provided and vote to adopt the Approval Ordinance with the inclusion of the Consistency Statement, or Council shall vote to deny with the inclusion of the Inconsistency Statement that deems this rezoning request to be inconsistent. Council may also continue the public hearing to a date certain if they determine further discussion is needed.

Mayor Gaylor opened the public hearing. The following people spoke:

1. Gerald Wagner asked questions about the local cemetery, drainage and traffic.
2. John Parrish spoke in opposition of the rezoning.
3. Pam Barbie spoke in opposition of the rezoning.
4. Johns Thomas spoke in favor of the rezoning.
5. Eric Remington with Ward and Smith Law Firm spoke in favor of the rezoning and shared information with Council attached as *Exhibit I.*

No one else spoke and the public hearing was closed.

Council discussed the location and access of the local cemetery.

Councilman Boyette made a motion to approve and adopt the ordinance to approve with the inclusion of the consistency statement. The motion was seconded by Councilwoman Weeks. Mayor Gaylor, Mayor Pro Tem Matthews, Councilwoman Jones, Councilman Boyette, Councilwoman Taylor, and Councilwoman Weeks voted for the motion. Councilman White did not vote, however, pursuant to G.S. 160A-75, his vote would be considered an affirmative vote. The motion passed 7:0.

ORDINANCE NO. 2024-41 "AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GOLDSBORO, NORTH CAROLINA"

Public Comment Period. Mayor Gaylor opened the public comment period. The following person spoke:

1. Carl Martin spoke about the multi-use trail on New Hope Road and provided his comments attached as *Exhibit J.* (Full comments are available on YouTube at 5:53.)

No one else spoke and the public comment period was closed.

Consent Agenda – ***Approved as Recommended.*** Interim City Manager Livingston presented the Consent Agenda. All items were considered to be routine and could be enacted simultaneously with one motion and a roll call vote. If a Councilmember so requested, any item(s) could be removed from the Consent Agenda and discussed and considered separately. In that event, the remaining item(s) on the Consent Agenda would be acted on with one motion and roll call vote. Councilwoman Weeks moved the items on the Consent Agenda, Items F – O be approved. The motion was seconded by Councilwoman Taylor and a roll call vote resulted in all members voting in favor of the motion.

The items on the Consent Agenda were as follows:

Item F. **Operating Budget Amendment FY24-25.** ***Ordinance Adopted.*** The item was submitted by Catherine Gwynn, Finance Director.

Council adopted the FY24-25 annual operating budget on June 17, 2024.

Purchase Order Rollover

Included in the attached ordinance amending the annual operating budget for fiscal year 2025 are the appropriations necessary to re-establish encumbrances for the individual outstanding purchase orders as of June 30, 2024 that will be honored in the new fiscal year (FY25). Also provided is a purchase order rollover listing by fund and includes a brief description of the items/services. Departments must submit rollover requests in mid-July after submitting final invoices for June 30 to allow Finance a chance to clear out prior year bill payments. All rollover requests were considered on a case by case basis, due to concerns about use of fund balance. An analysis of fund balance appropriated is also attached.

Items/services on the list represent construction contracts or service contracts that require significant time to completion or implementation which extends beyond the boundaries of the annual operating budget year from July 1 through June 30.

Purchase orders for project funds are presented for informational purposes only and are not included in the attached ordinance as they are not annual operating type funds.

The Local Government Commission of the State Treasurer's Office recommends following the method of Reserve for Encumbrances that the City uses above. The other acceptable method offered requires the City to hold open the prior fiscal year to account for encumbrances. Although it is an acceptable method, the LGC does not recommend the use of this method.

Analysis of Appropriated Fund Balance (Operating Funds Only)
General Fund

Date	Description	Adopted
6/17/2024	Ord 2024-34 FY24-25 Adopted Budget	$ 1,992,251.94
	Team Foods USA, Inc. Economic Development Incentive	57,843.00
	Current Year Appropriations	$ 2,050,094.94
8/19/2024	Purchase Order Rollover FY24 to FY25	$ 1,059,795.16
	Proposed	$ 1,059,795.16
	Current Year with Proposed	$ 3,109,890.10

Stormwater Fund

Date	Description	Adopted
6/17/2024	Ord 2024-34 FY24-25 Adopted Budget	$ -
	Current Year Appropriations	$ -
8/19/2024	Purchase Order Rollover FY24 to FY25	$ 351,283.83
	Proposed	$ 351,283.83
	Current Year with Proposed	$ 351,283.83

Utility Fund

Date	Description	Adopted
6/17/2024	Ord 2024-34 FY24-25 Adopted Budget	$ 503,944.26
	Current Year Appropriations	$ 503,944.26
8/19/2024	Purchase Order Rollover FY24 to FY25	$ 1,990,554.28
	Proposed	$ 1,990,554.28
	Current Year with Proposed	$ 2,494,498.54

Occupancy Tax Fund

Date	Description	Adopted
6/17/2024	Ord 2024-34 FY24-25 Adopted Budget	$ -
	Current Year Appropriations	$ -
8/19/2024	Purchase Order Rollover FY24 to FY25	$ 169,400.00
	Proposed	$ 169,400.00
	Current Year with Proposed	$ 169,400.00

Analysis of Purchase Order Rollovers by Fund (FY24 to FY25)

	FY24 to FY25	FY23 to FY24 (Comparative Only)
General Fund	$ 1,059,795.16	$ 2,063,324.43
Stormwater Fund	351,283.83	136,455.00
Utility Fund	1,990,554.28	2,911,751.35
Downtown MSD Fund	-	9,531.51
Occupancy Tax Fund	169,400.00	-
Total Operating Funds	**$ 3,571,033.27**	**$5,121,062.29**
Smeal Aerial Fire Truck	$ 873,952.00	$ 1,117,653.00
Police Evidence & Fire Station Renovation	-	47,303.85
JAG	29,213.71	-
TIGER Streetscape	-	11,072.72
VUR MRF Feasibility Grant	2,420.00	67,974.00
Stormwater Drainage Projects	50,873.09	421,318.51
Lead & Copper Inventory Project	593,880.00	-
Total Project Funds	**$ 1,550,338.80**	**$1,665,322.08**
Total All Fund Types	**$ 5,121,372.07**	**$6,786,384.37**

It was recommended that Council adopt the following entitled ordinance to amend the FY24-25 Operating Budget for the General Fund, Stormwater Fund, Utility Fund and Occupancy Tax Fund. *Consent Agenda Approval. Weeks/Taylor (7 Ayes)*

ORDINANCE NO. 2024-42 "AN ORDINANCE AMENDING THE BUDGET ORDINANCE OF THE CITY OF GOLDSBORO FOR THE 2024-25 FISCAL YEAR"

Item G.* Amending a Grant Project Fund Ordinance - NC Department of Environmental Quality (NCDEQ) Division of Water Infrastructure American Rescue Plan Act (ARPA) Asset Inventory and Assessment (AIA) Project No. AIA-W-ARP-0284 (S1107). *Ordinance Adopted. The item was submitted by Catherine Gwynn, Finance Director.

A project ordinance was created by Council on January 24, 2022 for NCDEQ Viable Utility Reserve (AIA) Project No. AIA-D-VUR-0004 and AIA-W-VUR-0004 which created a water and wastewater asset inventory and assessment on the city's infrastructure system.

City Council authorized staff to apply for the North Carolina Department of Environmental Quality Division of Water Infrastructure Viable Utility Reserve Study Grant at the September 18, 2023 council meeting.

NCDEQ notified the City on April 12, 2024 with a Letter of Intent to Fund Asset Inventory and Assessment ARPA Grant for Wastewater AIA (Project No. AIA-W-ARP-0284) for $350,000. There is no match required by the City. The project will study the Water Reclamation Facility assets, which will update the Wastewater Master Plan last updated in 2009.

A resolution to accept the award is being presented by Robert Sherman, Public Utilities Director at this meeting which then allows for the appropriation of the revenues and expenditures in order to execute the terms of the grant agreement. The expenditures will be funded with federal grant revenue (ARPA) that will be received by the City through the state.

It was recommended that Council adopt the following entitled ordinance to amend the grant capital project fund for NCDEQ ARPA Asset Inventory and Assessment project (S1107). *Consent Agenda Approval. Weeks/Taylor (7 Ayes)*

ORDINANCE NO. 2024-43 "AN ORDINANCE AMENDING THE GRANT PROJECT FUND FOR THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY DIVISION OF WATER INFRASTRUCTURE FOR THE AMERICAN RESCUE PLAN ACT ASSET INVENTORY AND ASSESSMENT (AIA) (Project No. AIA-W-ARP-0284 (S1107))"

***Item H.* Grant Project Budget Amendment for the Stormwater Capital Projects Fund (T2201). *Ordinance Adopted*.** The item was submitted by Catherine Gwynn, Finance Director.

In 2016, Council authorized the creation of a stakeholder committee to discuss the concept, assess the need and make recommendations to City Council regarding levels of service on the stormwater drainage responsibilities of the City and means of funding. The committee recommended and Council approved the establishment of a stormwater fund and implementation of a stormwater fee. The fee was intended to repair and maintain drainage facilities that convey stormwater; thereby improving drainage flow, and in many cases the water quality of stormwater. The fund which was established in the FY17-18 budget, would allow stormwater projects to be funded that had not been possible in the past. At the June 21, 2021 council meeting, Council authorized the creation of a stormwater project fund to capture the major stormwater project improvements funded by the stormwater fees.

Stormwater Projects Detail (Before Budget Amendment):

Project Name	Budget	Actual Costs to Date
Mapping & GIS Overlay	1,568,086.24	1,521,898.97
Vine Street	18,738.35	18,738.35
907 N. Virginia	24,845.39	24,135.01
Contingency	249,588.02	0.00
Total	1,861,258.00	1,564,772.33

Attached in the agenda packet is an ordinance amending the Stormwater Capital Project Fund to appropriate additional expenses for the completion of the stormwater drainage project at 907 N. Virginia Street for a total of $31,000, and this will be funded with an appropriation of Contingency funds.

It was recommended that Council adopt the following entitled ordinance amendment to the Stormwater Capital Project Fund (T2201). *Consent Agenda Approval. Weeks/Taylor (7 Ayes)*

ORDINANCE NO. 2024-44 "AN ORDINANCE AMENDING THE GRANT PROJECT FUND FOR THE STORMWATER CAPITAL PROJECT FUND (T2201)"

Item I. **Early Loan Forgiveness for 2019 Urgent Repair Program Deceased Recipient Kevin A. Sutton**. ***Resolution Adopted***. The item was submitted by Felecia Williams, Community Relations and Development Director.

For the 2019 Urgent Repair Program, funded by the North Carolina Housing Finance Agency, the City of Goldsboro executed a forgivable, deferred loan in the amount of $9,975 (later modified to $10,000 on June 7, 2022, to add soft costs, per the NCHFA) as evidenced by a Promissory Note with Kevin A. Sutton.

The City, by way of a procured construction contractor, completed rehabilitation work at Mr. Sutton's property in 2021. Mr. Sutton complied with program requirements by continuing to reside in the residence until his death on June 21, 2024.

Per the terms of the loan agreement, and in accordance with the URP19 Program Guidelines, the URP19 loan is forgiven at $2,000 each year, with the entirety of the loan forgiven on June 7, 2026.

It was recommended that the Council adopt the following entitled resolution approving the early forgiveness of the 2019 Urgent Repair Loan for Kevin A. Sutton in the amount of $4,000. *Consent Agenda Approval. Weeks/Taylor (7 Ayes)*

RESOLUTION NO. 2024-89 "RESOLUTION RECOMMENDING THE EARLY FORGIVENESS OF THE URGENT REPAIR PROGRAM LOAN TO KEVIN A. SUTTON BY THE NORTH CAROLINA HOUSING FINANCE AGENCY"

Item J. **Contract Award for CDBG Housing Rehabilitation**. ***Resolution Adopted.*** The item was submitted by Felecia Williams, Community Relations and Development Director.

The Community Relations & Development Department has sought qualified contractors to perform housing rehabilitation to approved low-moderate income homeowners under the CDBG Housing Rehabilitation Program.

The City advertised and initiated an official Request for Informal Bids on June 20, 2024, accepting proposals until 2:00 pm, July 16, 2024. Community Relations & Development Director and Procurement Manager facilitated a non-mandatory pre-bid meeting on June 27, 2024 in the Council Chambers Anteroom at City Hall with 3 interested attendees.

The City received 2 bids on or before July 16, 2024 from:

- Carolina Construction Properties, LLC
- Silver Ladder Construction, LLC

The Proposal Evaluation Committee, consisting of Community Relations & Development staff met to review and evaluate received proposals and submitted scored evaluations to the Procurement Manager on August 8, 2024.

Pursuant to NC General Statute 143-135.9 "Best Value procurements," Carolina Group Properties, LLC received the highest score.

It was recommended that Council adopt the following entitled Resolution authorizing the Mayor and City Clerk to execute a contract for a total amount of $163,925 with Carolina Construction Properties, LLC, for CDBG Housing Rehabilitation. *Consent Agenda Approval. Weeks/Taylor (7 Ayes)*

RESOLUTION NO. 2024-90 "RESOLUTION AWARDING AND AUTHORIZING THE EXECUTION OF A CONTRACT FOR CDBG HOUSING REHABILITATION"

Item K. **CDBG/HOME Underwriting & Subsidy Layering Minimum Underwriting Standards Guide**. ***Approved***. The item was submitted by Felecia Williams, Community Relations and Development Director.

The City has been allocated CDBG and HOME funds by the U.S. Department of Housing and Urban Development (HUD) to carry out a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services.

Before the City can commit CDBG/HOME funds to a project, it must evaluate the project to determine the amount of CDBG/HOME capital subsidy and operating cost assistance necessary to provide quality affordable housing that meets the requirements of CPD Notice 16-15, 24 CFR 92.250 and 92.254 and is financially viable throughout the minimum affordability period. The City must evaluate the project in accordance with underwriting and subsidy layering guidelines it has developed for CDBG/HOME projects.

The City's project underwriting must include an in-depth review of underlying project assumptions, development sources and uses, and projected operating income and expenses, and the project's long-term financial viability to determine the project's need for CDBG/HOME assistance while preventing over-subsidization of the project. HUD anticipates that all applicable projects will rely on combined resources and not solely on the City's CDBG/HOME funds to create a feasible project and maintain compliance with all mandatory funding requirements.

It was recommended that Council adopt the newly developed CDBG/HOME Underwriting & Subsidy Layering Underwriting & Subsidy Layering Standards Guide. *Consent Agenda Approval. Weeks/Taylor (7 Ayes)*

Item L. **Approval of American Rescue Plan (ARP) funding for Sewer System Asset Inventory and Assessment (AIA) project.** ***Resolution Adopted.*** The item was submitted by Robert Sherman, Public Utilities Director.

Resolution No. 2023-63 (Resolution to Apply for State Grant Assistance to Conduct an Asset Inventory and Assessment Wastewater Master Plan) was successful. The Sewer System Asset Inventory and Assessment (AIA) project which is to be financed by the federal American Rescue Plan Act (ARPA) grant has been awarded to the City of Goldsboro by the North Carolina Department of Environmental Quality (DEQ) Division of Water Infrastructure (DWI) in the amount of $350,000.

At the September 18, 2023 Council Meeting, a resolution was passed that would allow the City to request state grant assistance for the AIA project that is critical to allow the region to best understand the condition of the Goldsboro Wastewater Plant. This resolution stated that the City of Goldsboro will manage and coordinate for the group, both the work to be completed and the financing of the project, if approved for a state grant award. This grant was successful, and the City has been awarded $350,000. Accepting this offer will allow the City to perform an AIA study, which will serve as a master plan in support of the Merger Regionalization Feasibility study.

Staff recommends that Council approve the following entitled Resolution authorizing the Mayor to approve the acceptance of $350,000 that was awarded through the ARP. *Consent Agenda Approval. Weeks/Taylor (7 Ayes)*

RESOLUTION NO. 2024-91 "RESOLUTION TO APPROVE THE FUNDING OFFER FROM THE AMERICAN RESCUE PLAN PROJECT# AIA-W-ARP-0284"

Item M. **Intent to Purchase Tasers using Procurement Exception.** ***Resolution Adopted.*** The item was submitted by Mike West, Police Chief.

The City of Goldsboro currently uses the Taser X-2 platform, and the system is no longer supported by the manufacturer. Axon/Taser is the supplier to the City of Goldsboro and industry leader of Conductive Electricity Weapons (CEW). These weapons offer Police Officers a less than lethal option for use of force, have been proven to save lives, as well as prevent and reduce the risk of injuries to Officers and suspects. Taser 10 is the latest of the Axon/Taser's offerings in CEWs; we are choosing this system as it has many upgrades over our current CEWs and will have the longest support life of currently offered CEWs.

General Statute 143-129 establishes the State bidding requirements for purchase of apparatus, supplies, materials, or equipment. Subsection (e)(3) grants the City authority to exempt purchases from the bidding requirements when purchases are made through a competitive bidding group purchasing program, which is a formally organized program that offers competitively obtained purchasing services at discount prices to two or more public agencies.

AXON offers the Taser 10 program through the Sourcewell Contract CEW Contract #092722-AXN for 5 years.

It was recommended the Council authorize the Police Department to procure the AXON Taser 10 to continue the CEW program for the City of Goldsboro Police Department. The purchase will consist of 80 CEWs and certifications, a Master Dock, Instructor courses, training supplies, munitions, software licensing, batteries, and extended warranties to cover all the systems for the 5-year life of the program. The cost of this program is $392,705.86 with no reoccurring cost for the 5 years. *Consent Agenda Approval. Weeks/Taylor (7 Ayes)*

RESOLUTION NO. 2024-92 "RESOLUTION OF INTENT TO PURCHASE TASERS USING PROCUREMENT EXCEPTION"

Item N. **Municipal Ordinance to Enact Speed Limit Concurrence for a Section of NC 581**. ***Ordinance Adopted***. The item was submitted by Matt Livingston, Interim City Manager.

The N.C. Department of Transportation is seeking to update existing ordinances on NC 581 and has requested that the City adopt an ordinance repealing speed limits and enacting speed limits on NC 581.

NCDOT has recently reviewed the speed limit ordinances on NC 581. The mile posting (location) was off by 0.08 and did not match the actual municipal limit. This correction requires a repeal & new ordinance based on the mile posting changes. The City will need to adopt a concurring ordinance for the following section of roadway:

Enact 45-MPH Zone for:

- NC 581 between SR 1008 and 0.008 mile southeast of SR 1243

City of Goldsboro current ordinances do not include blanket speed limits for NCDOT maintained streets; therefore, the City must adopt an ordinance specific to NCDOT maintained streets within the existing city limits.

It was recommended that Council adopt the following entitled ordinance enacting the speed limit for sections of NCDOT Highway System Street located within the existing city limits of Goldsboro. *Consent Agenda Approval. Weeks/Taylor (7 Ayes)*

ORDINANCE NO. 2024-45 "AN ORDINANCE ENACTING THE SPEED LIMIT FOR SECTIONS OF NCDOT HIGHWAY SYSTEM STREET WITHIN THE CITY OF GOLDSBORO"

Item O. **Departmental Monthly Reports.** ***Accepted as Information.***

The various departmental reports for July 2024 were submitted for Council approval. It was recommended that Council accept the reports as information. *Consent Agenda Approval. Weeks/Taylor (7 Ayes)*

End of Consent Agenda.

City Manager's Report.

Interim City Manager Livingston had no report.

Mayor and Councilmembers' Comments.

Councilman White shared the following: I would like to thank District 6 for coming out tonight. I would like to apologize to District 4 for us always overlooking them and only seeing them when it's time to vote, so hopefully we get that right going forward.

Councilwoman Weeks shared the following: I was just going to remind everybody we've got our schools taking back in so everybody watch for school buses and for the safety of our children. I also want to thank District 6 for coming out tonight because that showed that you really cared about your community, and you were extremely passionate about the subject. Don't get discouraged, everybody always come out and stand up for what you believe in.

Mayor Pro Tem Matthews shared the following: Thank you Councilman White for always being an advocate for District 4. Don't forget Cardio and Conversations is going to be this Thursday at 6:00. This week I am going to challenge my colleagues that sit to my right and my left, as well as City staff to come out and participate. Also, I just got word that there was a line break due to some work that some contractors were doing within the district. I got word that line has been fixed but there is currently a drinking water advisory for the Grand at Day Point and Seymour Homes. I have posted that notice on the councilwoman page. Mayor Pro Tem Matthews read the notice and shared if there were any changes, she would let everyone know.

Councilwoman Taylor had no comments.

Councilman Boyette had no comments.

Councilwoman Jones shared the following: There is a young lady that always comes to our crime watch in West Oak and she passed away and so to her family, I want to say that I am deeply sorry, and I will be reaching out to you with anything that we can possibly do. She was very active and very passionate about what was going on and I could always count on her to make comments and participate and that meant a lot to me. Also, even though her birthday has passed and any Elder that I have in my District I always try to go by and give them a flower, Ms. Elizabeth Arrington had a birthday, and she was 98 years old, and she worked at the Library of Congress for 35 years. I did put this on my Facebook page, and I would just like to just read it. I'm deeply saddened to hear about the tragic death of a 15-year-old who was shot during the early morning and my heart goes out to the family and the friends during this incredibly difficult time. In times like these heart-breaking tragedies, it is important that we come together as a community and I do appreciate all the conversation that the community as a whole has had about death and youth and crime, but I want us all to come together and not only just talk, but act. As far as this young lady, let us offer emotional support when we can, if we know them, practical assistance, and help them seek professional help but also be sensitive to their needs.

Mayor Gaylor shared the following: I just simply want to reinforce the variety of things that we touched this evening. We started off the evening talking about finding operational efficiencies through a management study for our city. We then moved into making a commitment to our public schools at least in one specific way and in ways that we can try to support families that are in the middle of Goldsboro. We heard from members of two of our appointed commissions that are volunteering their time to support the city and its mission. We heard from our primary private partner in ways that we are supporting our Air Force Base, the men, women and families of Seymour Johnson Air Force Base. We heard from our Chamber of Commerce president about what we're doing as a sponsor for the Chamber of Commerce to support the business community and try and expand and grow the business community. We talked about what we're doing with our wastewater treatment facility about expanding that and being prepared for future growth as well as stabilizing to make sure that we absolutely have what we need to look after people who are already here. We looked at making some adjustments to two very important ordinances that this Council has said for some weeks and months that it wants to see movement and we've given direction to our planning staff to make those adjustments. We've recognized a city employee for 27 years of service to this city. We discussed and concluded that we would support some additional rezoning and development that's going to happen in city that will bring some road adjustments and some Greenway adjustments, as well as tax revenue. I want to call special attention to things in the consent agenda; the operating budget which includes an economic development incentive for a major partner that we just recruited into the City and the county over the last few months. We talked about the CDBG fund, being able to do home repairs for those who are most at risk and unable to take care of them themselves.
I appreciate everybody's time.

Detailed comments from the Mayor and Council are available on YouTube and Facebook.

Closed Session.

Councilwoman Weeks made a motion to go into closed session to discuss Litigation and Personnel. The motion was seconded by Councilwoman Taylor and unanimously carried.

After the Closed Session was held, Council came out of Closed Session and back into Open Session.

There being no further business, Mayor Gaylor adjourned the meeting at 12:13 a.m.

Charles Gaylor, IV
Mayor

Laura Getz
City Clerk

Exhibit A

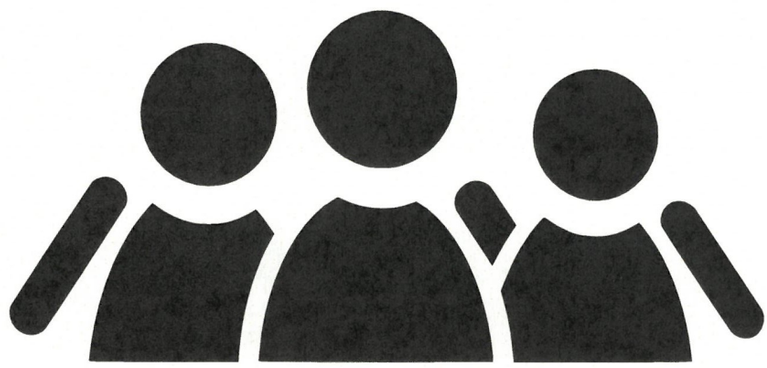
Commission on Community Relations & Development

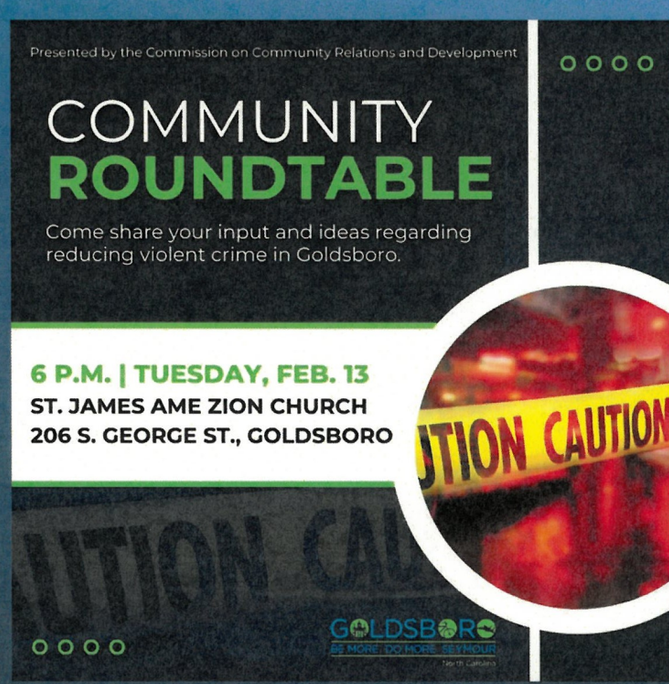
City Council Report

August 5, 2024

Presented by:
Carole Battle, Chair

We currently have 2 vacancies but look forward to the 2 new members City Council just appointed





RCCA

stands for

Root Cause Corrective Action

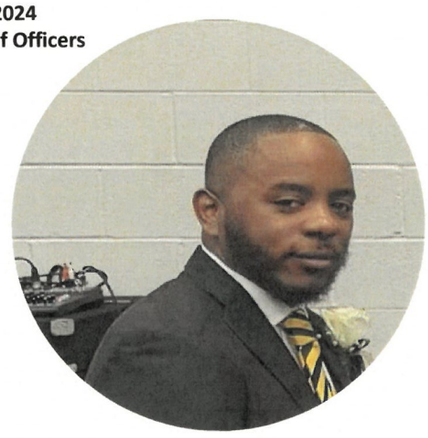
Abbreviations.com

Jamz Out Juneteenth – June 2024

Provided Volunteer Service

July 2024
Election of Officers

Carole Battle - Chair



Marcus Lewis – Vice Chair

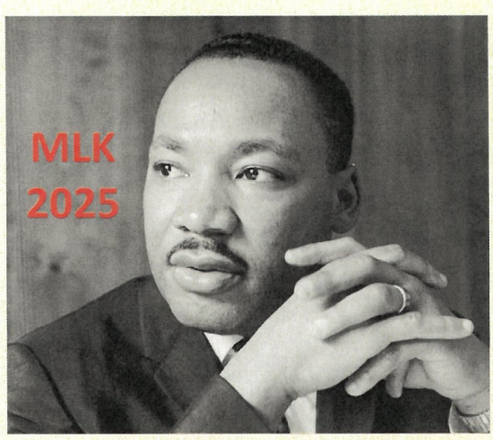


Exhibit B

City of Goldsboro
Historic District Commission

The HDC preserves Goldsboro's heritage, enhances historical awareness, and ensures architectural integrity within the Historic District.

Alignment of Current Practices and Bylaws with Statute

- Planning Department has provided each member with reference documentation.
- There are still some minor gaps, no major concerns.
- Updates to Bylaws to reflect Statutory Overrides.
- Membership: We have zero alternates, and we're short one ex-officio member

Reengagement with Our Mission

- Commissioners have identified properties to consider, other assets to preserve.

Preparation for Involvement with Goldsboro Union Station

- HDC's crucial role 32.328(6): "Historic property protection. To ... operate historic properties;"

Transparency, Engagement, and Administration

- Meeting schedules, agendas, and minutes to be published on the city site.
- Development of onboarding package, commissioner training, public information

Exhibit C

CRS CROSSROADS STRATEGIES

Update
Friends of Seymour

August 14, 2024

Current Legislative Status

CRS CROSSROADS STRATEGIES

- All four defense bills have been reported out of their respective committees:
- Friends of Seymour protections were successfully incorporated into both House and Senate defense authorization (policy) bills
  - Tremendous work done by Wayne County's Rep. Don Davis, as well as NC Senator Ted Budd
- Senate Defense Appropriations bill includes additional funding designated to ensure continued operation of SJAFB F-15E squadrons

Summary of Legislative Provisions Impacting SJAFB

CRS CROSSROADS STRATEGIES

Bill #	Committee	Provisions
H.R.8774	House Armed Services	• Language prohibiting USAF execution of any plans to divest F-15E squadron(s), including Seymour Johnson AFB, unless SECDEF certifies F-15E aircraft will be replaced on one-for-one basis with "other aircraft." • Authorizes additional $1.8b for (new) additional F-15E/X aircraft • Authorized initial $10m of military construction funding for Combat Arms Training & Maintenance Complex at SJAFB (F-15E effectiveness issue)
S.4638	Senate Armed Services	• Language provision that fully prohibits USAF from divesting F-15E aircraft at SJAFB through 2029 • Authorized $41m to construct a Combat Arms Training & Maintenance Complex at SJAFB (F-15E effectiveness issue)
S. 4677	Senate Appropriations (MILCON/VA)	• Includes $15m for Combat Arms Training & Maintenance Complex • [Note: Sen. Budd believes the balance of the $41m required for the project is included in Sec. 124 of the bill]
H.R.8580	House Appropriations (MILCON/VA)	• No SJAFB-specific issues included

Legislative Process Moving Forward

CRS CROSSROADS STRATEGIES

- We do not expect the Senate NDAA will be debated or considered by the full Senate
  - The House and Senate Committees will likely informally conference their respective bills
- Senate Defense Appropriations bill was reported out of Committee immediately before Senate's August recess. Senate floor consideration of any appropriations bills is unlikely to occur in September.
- We do not expect either Defense Authorization or Defense Appropriations bill to complete all actions prior to the election
  - Additional efforts will be required through the balance of this calendar year to preserve legislative achievements to-date

Exhibit D

WAYNE COUNTY CHAMBER OF COMMERCE

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VISION & MISSION
WHO WE ARE | WHAT WE DO
HOW WE SERVE
> MEMBERSHIP
> EVENTS
> ADVOCACY
SPONSORSHIP
WHY SUPPORT US

VISION

Engage, *Equip* & *Elevate* the voice of *Every Business*.

MISSION

We exist to *engage* businesses where they are, *equip* them to be the best version of themselves, and *elevate* the voice of *every business*.

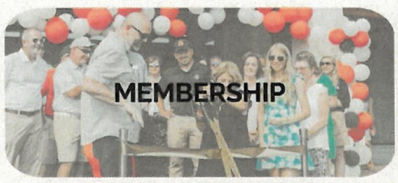
WHO WE ARE

Founded in 1897, the Wayne County Chamber of Commerce has been leading voice of business in Wayne County for over 125 years. We represent a diverse network of businesses, from small start-ups to established enterprises, across a variety of industries. Our members are the backbone of our local economy, and we are committed to helping them grow and succeed.

WHAT WE DO

Our Chamber provides a wide range of services and resources to support our members. From networking events and educational workshops to advocacy and business development programs, we are here to help you connect, learn, and grow. We also serve as a hub for information, offering valuable insights and guidance on the latest trends and opportunities in the business world.

HOW WE SERVE



MEMBER BENEFITS

1 Networking & Advocacy

With averaging over twenty public events a year and more than ten committees to join, being a Chamber member grants multiple opportunities to have a seat at the table of business collaboration.

2 Visibility & Exposure

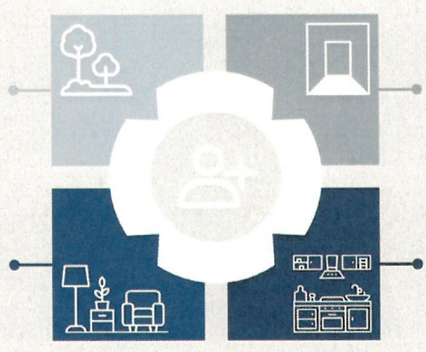
Membership can enhance your business's visibility through our website and directory listings, social media channels, sponsorships, and promotional opportunities at chamber events throughout the year.

3 Referral & Promotion

The chamber actively refers member businesses to local residents, visitors, and other businesses seeking specific products or services. By supporting local and fostering economic growth, the chamber aims to strengthen the local economy as a whole.

WAYNE COUNTY CHAMBER OF COMMERCE

MEMBERSHIP EXPERIENCE



01 YARD

Our yard needs to be *what motivates people to get to our door*. We need to consider the feel that we exhibit from the earliest stage of the relationship - is it *inviting*?

02 FOYER

In the foyer, we're highlighting *what courtesy the Chamber provides to members and how we go out of our way*. There needs to be clear direction on where the door is to be entered.

03 LIVING ROOM

The living room is all about *building a relationship* with the member so that they will want to *maximize their investment and involvement*. We should be focused on what sets us apart from others.

04 KITCHEN

This area highlights the *highest level* of the relationship because *the member is here to serve*. The kitchen fosters a collaborative atmosphere where we work with the member to ensure great experiences.

WHY WE DO EVENTS

01 Top Source of Info

Due to the structure of the chamber, leading experts in each sector has a seat within the chamber. This allows us to gather the best and most up to date information, create content, and communicate it to a broad audience.

02 Service

There is no better platform for municipality leaders to use to communicate to the business community than The chamber of commerce. Our service minded iniatives, under a neutral banner, provide a very 'safe' space for elected leaders.

03 Advocacy

Advocacy is at its best when the message is being spoken outside of the sector it came from. The chamber allows a sector specific message to be spread amongst a diverse audience, creating an effective environment for advocacy work

04 Revenue

Due to tremendous marketing efforts, our reach is at an all time high. The exposure provided by being a sponsor of a Chamber event is at its highest value. This allows the chamber to continue to grow its reach and operation.

TYPES OF EVENTS

Chamber events are supported by one of our 8 committees. Each committee is dedicated to a sector of our Chamber Membership.
Within each sector, we hold at least one of the following event types annually :
Meet Ups | Sector Sessions | Summits

Meet Ups

Meet Ups are sector-related networking opportunities.

Attending Meet Ups is a great way for Members to make new business contacts & build up business referrals.

Additionally, sponsors have the opportunity to market their business to attendees representing a variety of businesses.

Sector Sessions

Sector sessions pace the discussions among sector specific topics through a topic expert or a panel of credible leaders in a given sector. These events are 60-90 minutes packed with relevant information.

Attending and sponsoring Sector Sessions provides collaboration and professional development along with increased visibility for your business. Our current sectors are government, education, agriculture, military, healthcare, LAUNCH Wayne, & W.I.S.E. Women.

Summits

Summits are conference style events that are longer in duration and deeper in content for the sector of focus. We work closely with our committees to develop content that meet the needs of our members and our economy.

These are highly coveted sponsorship opportunities as they provide a larger captive audience that can specifically match your business clientele.

PROGRAMS

We believe that in supporting people throughout their careers, we can improve advance dispute resolution standards throughout our business community. Our network of diverse industries gives us valuable insight on the different types of cultures and communication styles represented within the melting pot that is Wayne County.

Leadership Wayne

This program assists present and future community leaders in their efforts to prepare for leadership positions in local organizations. Leadership Wayne offers an inside look into Wayne County, community involvement opportunities, tools needed to become a more active civic leader, and business and social contacts.

Junior Leadership

This program offers high school juniors in Wayne County a chance to explore local government, industry, healthcare, history, education, military, and agri-business. Each category is covered in a dedicated day during the school year.

Global Leadership Development Program

These semester style cohorts will take place twice a year and will exist as a skill building catalyst for prospective leaders to further develop the essential professional skills needed to effectively communicate in the workplace. With one Spanish spoken class & one English spoken class occurring on the same schedule with the same content, our Chamber partners with Bi-Lingual leaders in our community to bring this soft-skill development course to our members looking for professional development opportunities.

Leading Wayne Luncheon

Annual community event featuring speakers discussing their lessons learned in leadership in a panel style discussion. This is a great event for employee professional development.

ADVOCACY INTIATIVES

PUBLIC AWARENESS

Foodie Week, Rural Healthcare Summit

POLITICAL ACTION

Eggs & Issues, Legislative Update Breakfast, Candidate Forum

HIGHLIGHTS FROM THE YEAR

Global Leadership Development Program

Foodie Friday

W.I.S.E. Women Meetups

Forward Conference

Black Owned Business Event

SIGNATURE SPONSOR LEVELS

These levels represent our Signature Sponsor Levels of Giving. Members may choose to donate at any of the given levels which provides additional benefits outside of the benefits already received by sponsoring Chamber. The Visionary Level is limited to *one* Sponsor and the Premier Level is limited to *three;* all other levels are unlimited.

Visionary — $20,000

Partnership of the highest magnitude! This singular organization will be included in every event, as well as all conversations & opportunities. This individual sponsorship option is for the member who wants a key role in the success of our organization as a stakeholder & investor. Two complimentary tables at our Annual Dinner are included.

Premier — $15,000

Enjoy a premier experience built for a premier investor. These elite group of investors are considered close confidants & contributors, who will author the next chapter of our Chambers story. Together, we will raise the bar of success & advocacy for business in Wayne County. One complimentary table included at the Annual Dinner.

Executive — $10,000

Partner with us as community architects in cultivating a vibrant ecosystem for economic development & progress. Together, we will craft new opportunities for every business within our county to grow their capacity. Join a VIP group of investors who are passionate about contributing to the next season of our Chamber's journey. Six complimentary tickets included for the Annual dinner.

Innovator — $7,500

Innovator level sponsors are vital to the sustainability of our organization. Partner with us in an effort to innovate and improve the environment of growth and business development in Wayne County. Four complimentary tickets included for the Annual dinner.

Chairman — $5,000

Chairman's Circle level sponsors are key partners in Chamber activities & their business support will be recognized in select marketing materials. Two complimentary tickets included for the Annual dinner.

WAYNE COUNTY CHAMBER OF COMMERCE

WHY SUPPORT US?

1. **BECAUSE BUSINESS MATTERS**
2. **STRONG & DIVERSE ECONOMY**
3. **OUR ABILITIES & POSITION**

OUR CONTACT

ADDRESS
308 N. William Street, Goldsboro, NC 27530

PHONE
919-734-2241

EMAIL
scotts@waynecountychamber.com

WEBSITE
www.waynecountychamber.com

Exhibit E

Arrington Bridge WRF Expansion Project

City of Goldsboro

Presented by

CROWDER + Hazen

Agenda

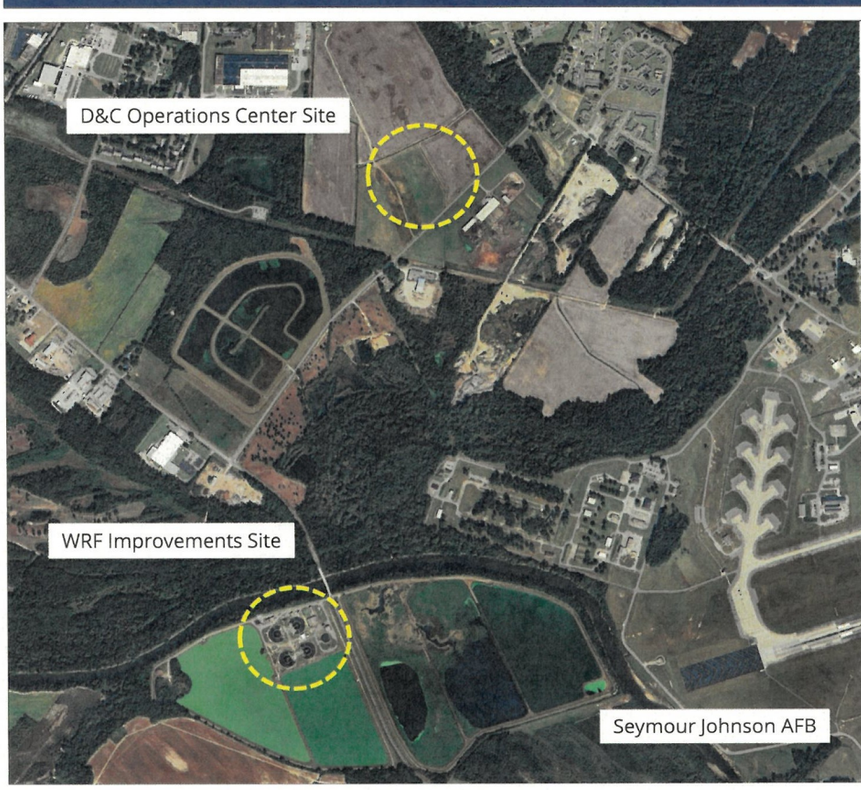
- Reasons for the WRF Expansion
- WRF Expansion Project Overview
- How the Expansion will Occur
- Questions and Answers

Reasons for WRF Expansion

Reasons for Expansion

- Capacity Needs – the City is near / past 80% capacity at their WRF (NC DEQ 80/90 rule 15A NCAC 02H .0223)
- Additional sewer capacity supports economic growth
- Replace / upgrade aging infrastructure

WRF Expansion Project Overview

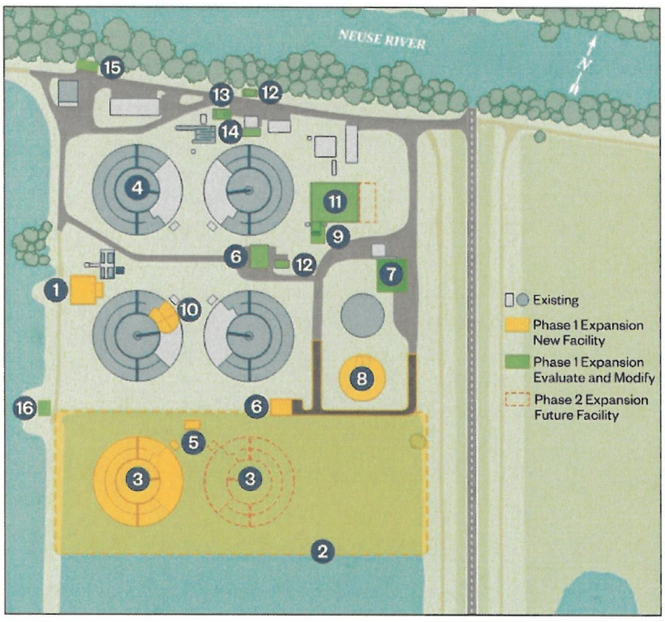


Project Locations

- D&C Operations Center
- WRF Improvements

CROWDER + Hazen

Upgrading and Expanding the WRF

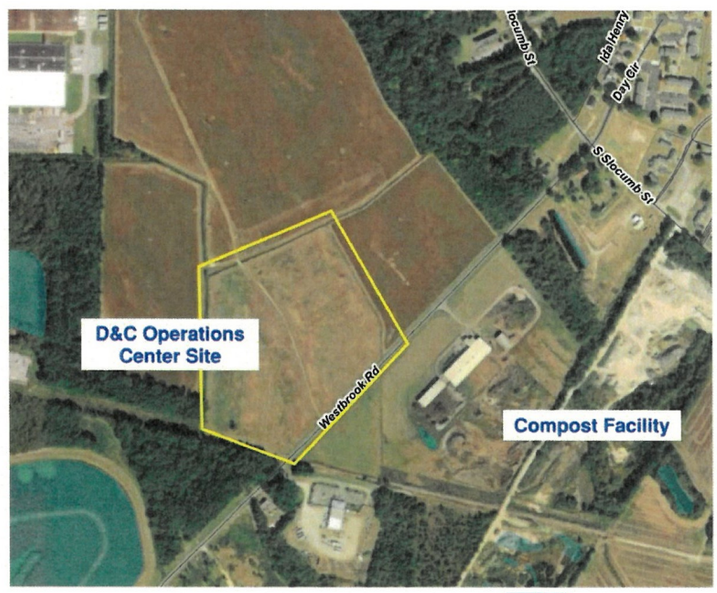


1. Influent Structure and Distribution Box
2. Lagoon Reclamation (Future Footprint)
3. BNR Basins (Phase 1 and 2)
4. Secondary Clarifier Covers (Basins 1-4)
5. RAS/WAS PS (Phase 1 and 2)
6. Blower Building (Phase 1 and 2)
7. Belt Filter Press (Phase 1)
8. Biosolids Storage
9. Intermediate PS Upgrade
10. BNR Tank Covers
11. Filters (Phase 1 and 2)
12. Plant Generator Replacement
13. Plant Flood Pumps
14. UV Disinfection (Phase 1)
15. Garage Storage Replacement
16. Equalization Storage Pump Station

CROWDER + Hazen

D&C Operations Center

- Space for 25-30 staff
- Office and administration areas
- Locker Rooms
- Light Vehicle Maintenance



CROWDER + Hazen

How the expansion will happen

Progressive Design-Build (PDB) Delivery

- **Collaboration** - Goldsboro Public Utilities and the Design-Build team will develop the project together from Day 1
- **Price certainty** – project costs will be understood early in the process, so decisions can be made early to deliver the right project to the budget
- **Plan with the future in mind** – City preferences and long-term O&M costs are understood and plans for future expansions will be incorporated

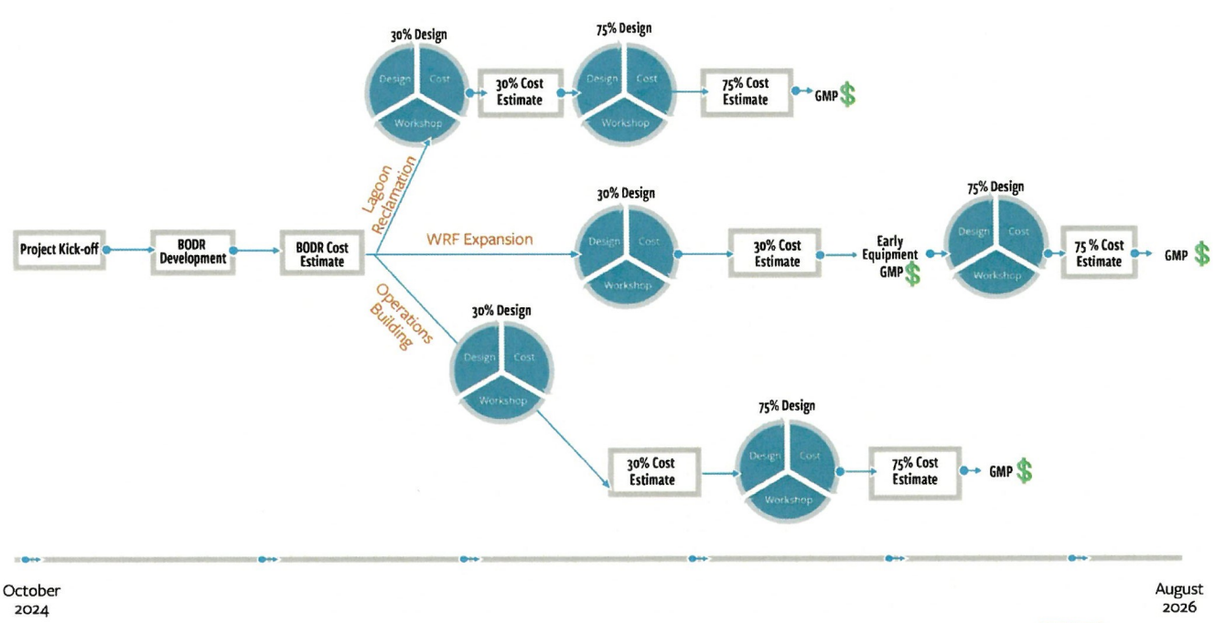
PDB Project Phases

- **Phase 1** – Preconstruction Services
  - Project design
  - Constructability reviews
  - Value engineering
  - Cost estimating
  - Deliver Guaranteed Maximum Price (GMP) to construct the project

- **Phase 2** – Construction
  - Lagoon Reclamation
  - Operations Center
  - WRF Expansion

Seeking approval of Phase 1 Services

Goldsboro's Preconstruction Process



Phase 1 Services Cost Presentation (Preconstruction)

Phase 1 - Preconstruction	$	10,458,827.06
Phase 1 - Contingency	$	250,000.00
100% Design Continuation	$	750,000.00
Total Funds Obligated	**$**	**11,458,827.06**

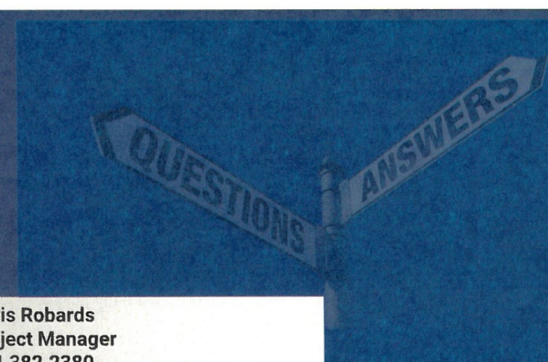
+Hazen

Preliminary Project Schedule

- Full Basis of Design Report – June 2025
- GMP 1 - Lagoon Reclamation – February 2026
- GMP 2 – WRF early equipment package – March 2026
- GMP 3 – Operations Center – July 2026
- GMP 4 – Balance of WRF – September 2026
- Anticipated Construction Completion – Fall 2028

+Hazen

Q & A



Rick Prosser
Preconstruction Manager
919.868.7838
rprosser@crowderusa.com

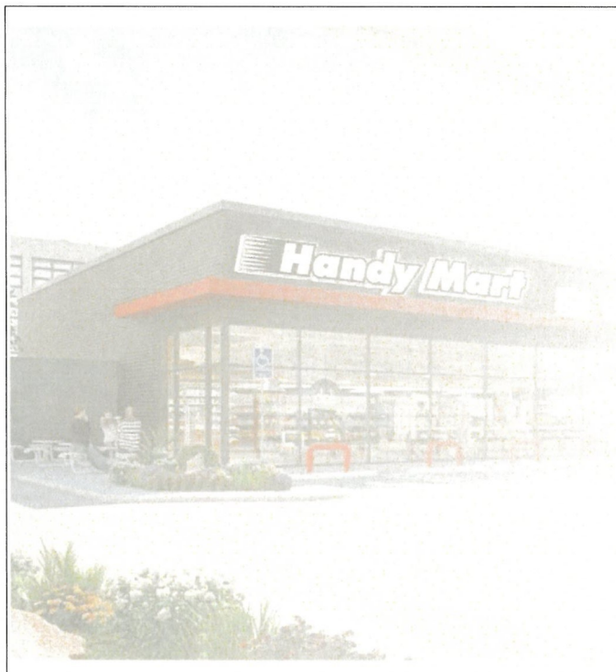
Chris Robards
Project Manager
804.382.2380
crobards@crowderusa.com

Colin Beck
Design Project Manager
610.291.9674
cbeck@hazenandsawyer.com

Brenan Buckley
Design Principal
919.412.8356
jbbuckley@hazenandsawyer.com

THANK YOU

Exhibit F



Handy Mart Goldsboro

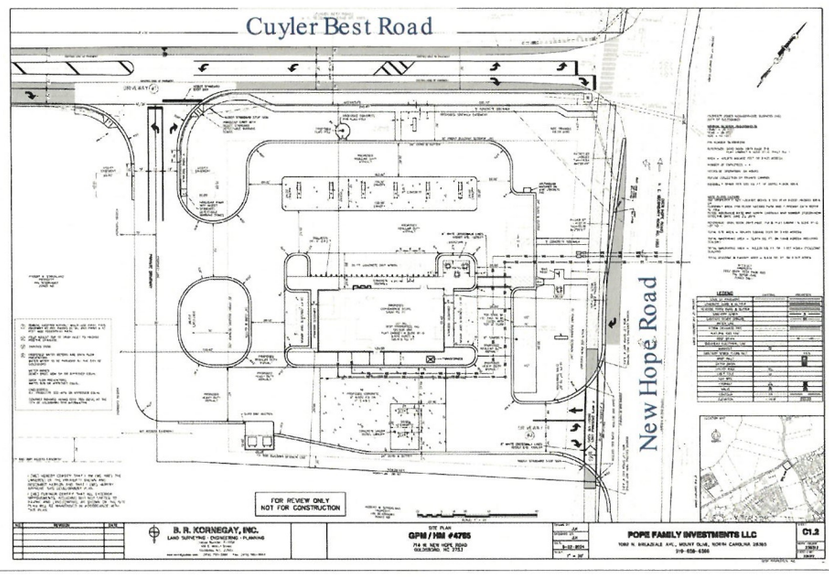
City Council Meetings

Monday, August 19, 2024

Project Overview

Project Overview

1. 2.4 Acre Site
2. 5,620 Square Foot Convenience Store
3. 6 Dispensers offering 12 Fueling Points.
4. 2 Diesel Dispensers
5. Cuyler Best Road to be widened.
6. Exterior Seating



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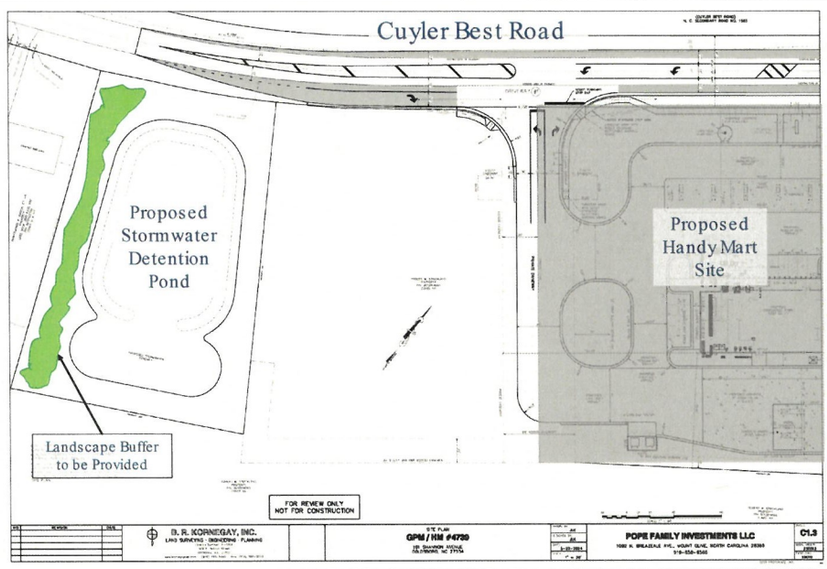
Handy Mart Goldsboro

5



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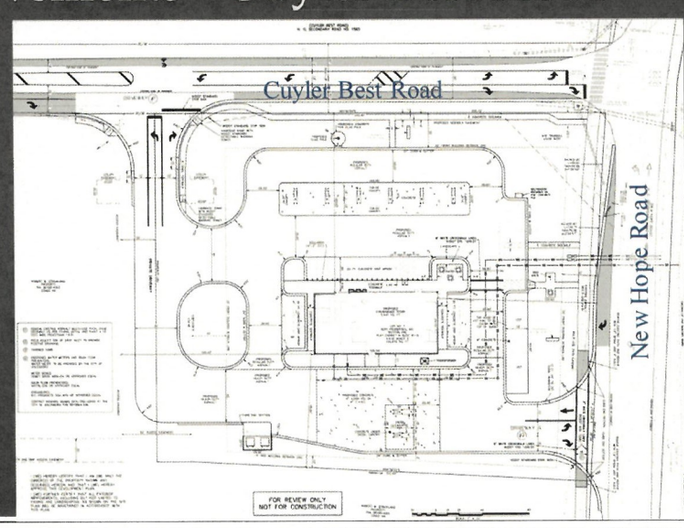
Handy Mart Goldsboro

6

Site Improvements - Cuyler Best Road



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Handy Mart Goldsboro

7

Site Improvements - Cuyler Best Road

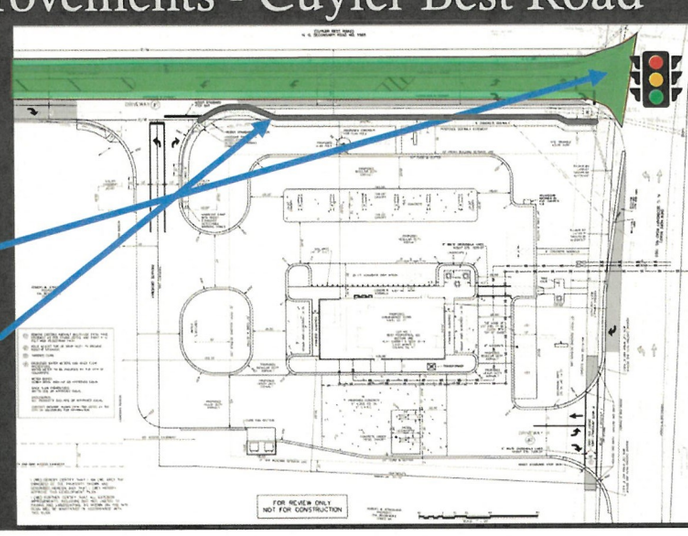
Improvements to Cuyler Best Road

Road Widening of Cuyler Best Road from 24' to 36'

Existing Stop Light to Remain

Proposed DOT Approved Cross Walk Signals for Public Safety

New Sidewalk along Cuyler Best Road for Public Safety



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Handy Mart Goldsboro

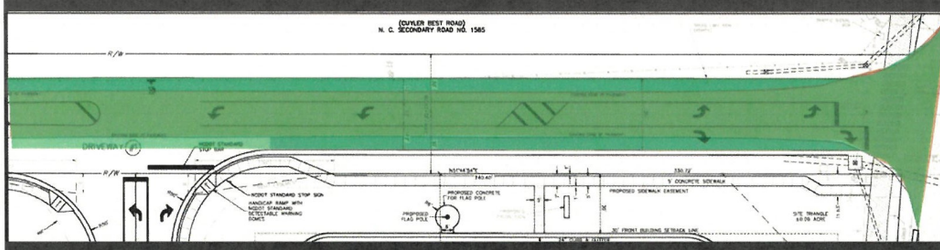
8

Site Improvements - Cuyler Best Road

Improvements to Cuyler Best Road

Existing Cuyler Best Road is 24' Wide

This Project will Expand the Road it to 36'

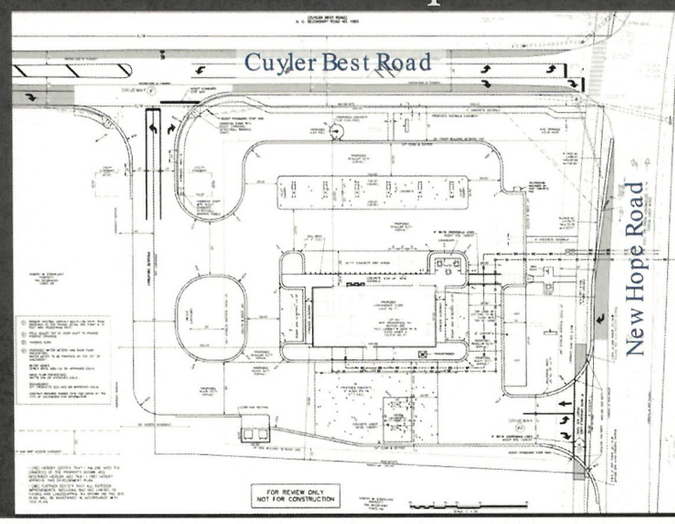


8/19/2024

Handy Mart Goldsboro

9

Site Improvements New Hope Road



8/19/2024

Handy Mart Goldsboro

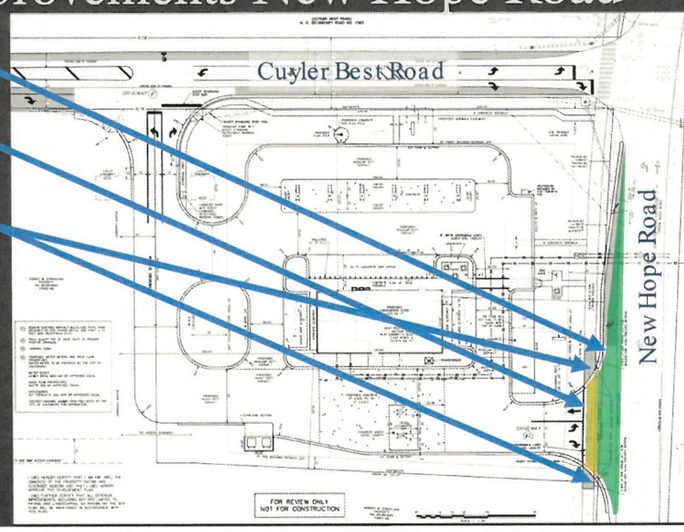
10

Site Improvements New Hope Road

Street widening for turn lane into proposed site.

Painted Crosswalk for Multi-Use Path at site entrance for public safety

Curb ramps for Multi-Use Path



8/19/2024

Handy Mart Goldsboro

11

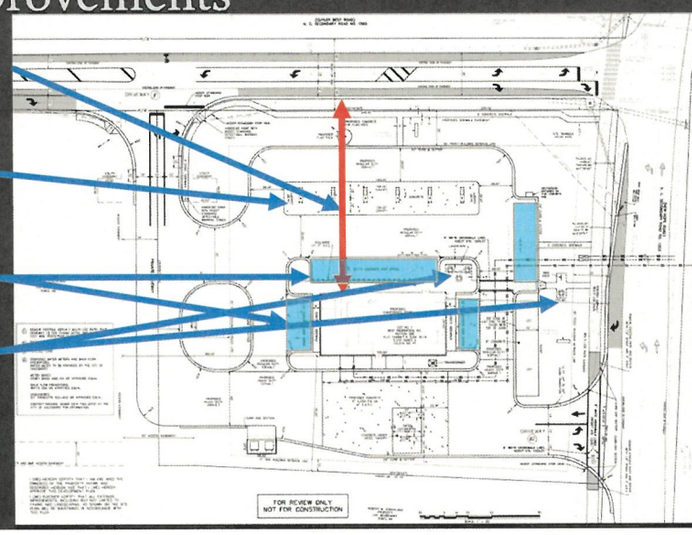
Site Improvements

Building set back from Cuyler Best Road over 150'

12 Fueling positions with adequate space for vehicles. And Overhead canopy for protection from weather.

Parking as required by the local code.

Patio seating at tables with umbrellas



8/19/2024

Handy Mart Goldsboro

12

Site Improvements – Landscaping

STREET TREES

CUYLER BEST ROAD
Provided:
10 Shade Trees (25' O.C.)

NEW HOPE ROAD
Provided:
8 Shade Trees (25' O.C.) Perimeter Buffer

SOUTHEAST BOUNDARY
Provided:
7 Shade Trees + 14 Understory Trees +34 Large Shrubs + 32 Small Shrubs

SOUTHWEST BOUNDARY
Provided:
3 Shade Trees + 6 Understory Trees + 54 Small Shrubs

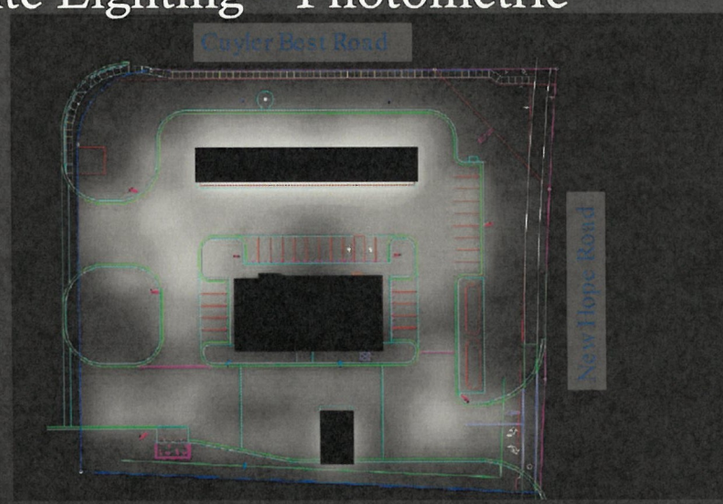
Total Landscape Provided
26 Shade Trees, 20 Understory Trees & over 200 Shrubs

8/19/2024

Handy Mart Goldsboro

13

Site Lighting – Photometric



8/19/2024

Handy Mart Goldsboro

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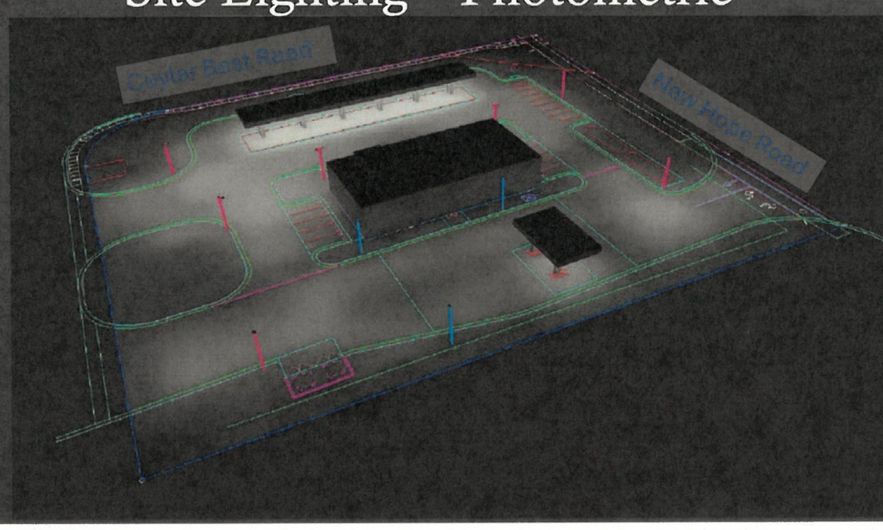
Site Lighting – Photometric



8/19/2024

Handy Mart Goldsboro

15

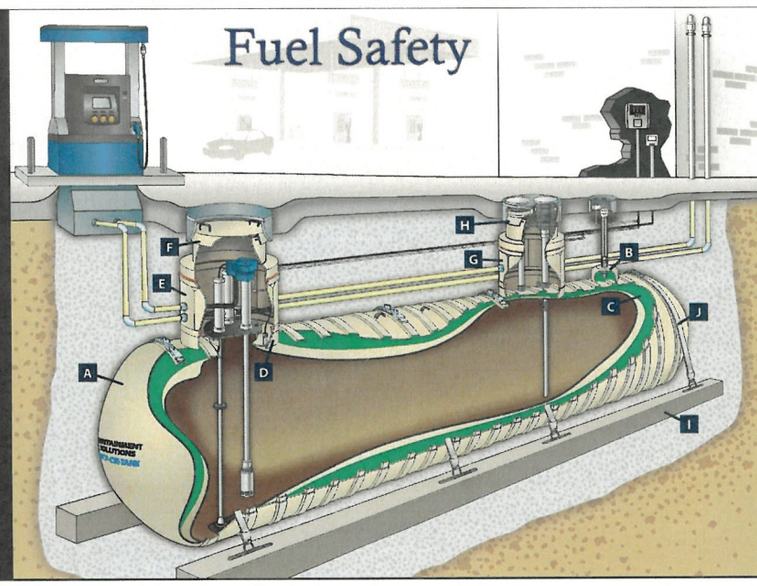
Fuel Safety

ALL Tanks are double wall Fiberglass.

ALL Tanks are Filled with Brine & Monitored 24x7

Tanks are tied down to eliminate all movement.

Sensors are installed in all tanks, monitored remotely & on site. Sensor alarms are immediately responded to by authorized and certified individuals.



8/19/2024

Handy Mart Goldsboro

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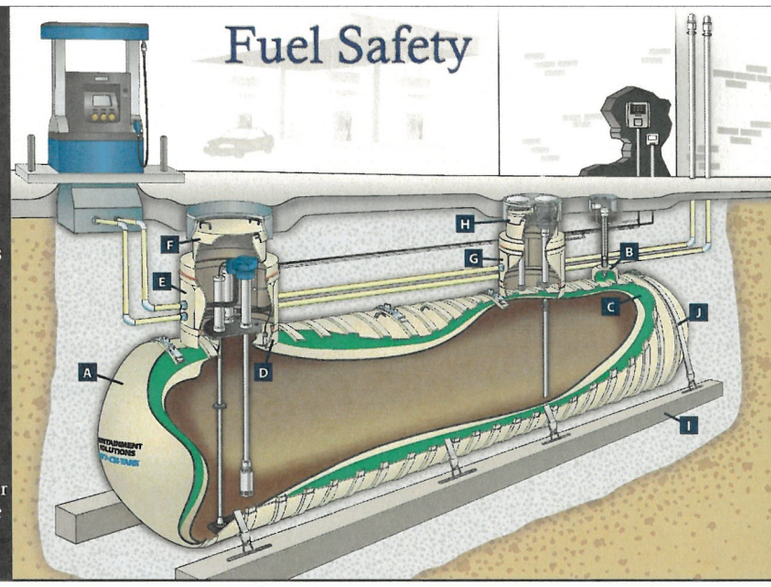
Fuel Safety

All underground piping is double wall.

Interstitial monitoring on piping is 24x7 and is also remotely monitored remotely as well as on site.

Underground piping is continuous underground with no fittings/leak points

All under dispenser connections utilize a required impact safety valve



C-Store

Modern Design Building

Built to the latest building codes for Public Safety

24x7 monitoring and security.

Prepackage and fresh food menu.

Clean and Organized

C-Store

Modern Design Building

Built to the latest building codes for Public Safety

24x7 monitoring and security.

Prepackage and fresh food menu.

Clean and Organized

Questions

For questions after this presentation, you can email us at
Handymart4765@gpminvestments.com

Exhibit G

Public Hearing Remarks

My wife and I are opposed to this rezoning request, for all of the reasons that have been mentioned, and because of the following:

1. Notice of the Public Hearing was improper in that signage was not properly posted, and the published notices, were not made in a qualified newspaper.
2. The designed project has seriously flawed safety issues, for the neighbors living in the area, and others who use the multi-use trail along New Hope Rd.
    - There is a crosswalk at the intersection of Cuyler Best Rd and New Hope Rd.
    - There are now, only two lanes of traffic on Cuyler Best Rd, that pedestrians have to cross.
    - Under this plan, that distance will be extended, by the additional right turn lane, that is included in the design.
    - That new lane will create a new hazard, for pedestrians crossing Cuyler Best Rd.
    - That new hazard is, traffic in three different lanes, going in three different directions, when pedestrians are trying to cross Cuyler Best Rd in a pedestrian crosswalk.
    - The multi-use trail along New Hope Rd that neighbors in the area use for recreation, is the only source of recreation that is provided by the City, for the residents in the neighborhood, and in all of District 6.
    - Under the designed plan, there will be three additional lanes for traffic, traveling on New Hope Rd, to enter and exit the planned service station.
    - That's another added hazard for persons using the multi-use trail, because they will have to traverse three lanes of traffic, that will be entering or exiting the service station, across the multi-use trail on New Hope Rd.
    - The plan does call for a pedestrian crosswalk on the multi-use trail, for traffic entering or exiting on New Hope Rd.
    - However, the plan does not include any signage along New Hope Rd or Cuyler Best RD, to warn motorists entering or exiting the service station, that there is a crosswalk present, and they must yield to pedestrians in that crosswalk.
    - These hazards increase the probability, that there will be an increase in the number accidents that occur, in these two areas.
    - Some of these accidents will involve bodily injuries and/or property damage.
    - Some of these accidents may involve catastrophic injuries, and some of the most culpable parties, who cause the accidents, may not have enough insurance coverage, to fairly compensate claimants, for their loss.
    - When something like that happens, the injured party will probably look to establish some liability on some other involved deep pocket entities. For example, the City, and the service station.
    - The City has already had to pay a multi-millions settlement of an injury claim, and we don't want to have to pay any more of those type settlements or judgments.
    - My wife and I, and the majority of our neighbors we have spoken to about this rezoning, believe that it would be in the best interest of the City, to deny approval of this rezoning request.

In conclusion:

- This project **does not provide needed services,** and **it should not be considered beneficial to the majority of citizens, in the nearby residential developments**.
- The City is now on notice, of hazards that are associated with allowing a service station and convenience store, to operate at this location.
- We urge Council to vote to deny this rezoning request with the inclusion of the Inconsistency Statement that deems this rezoning request to be inconsistent, or we urge that Council continue this public hearing to a future date certain, for further discussion of this and other issues that have been raised.
- If Council should decide to adopt the Planning Commission's recommendation, I strongly urge the City, to obtain a strong hold harmless agreement, with Pope Family Investments, LLC., under which they will agree to defend and indemnify the City, for any claims or litigation that may be brought for bodily injuries or property damage, caused by an accident, arising from Pope Family Investments, LLC. operations.

Incidentally, we have some pictures we wanted to show but, the four working day submission requirement had already passed, before the detailed information about this rezoning request, was not made available to the public, by the City.

Exhibit H

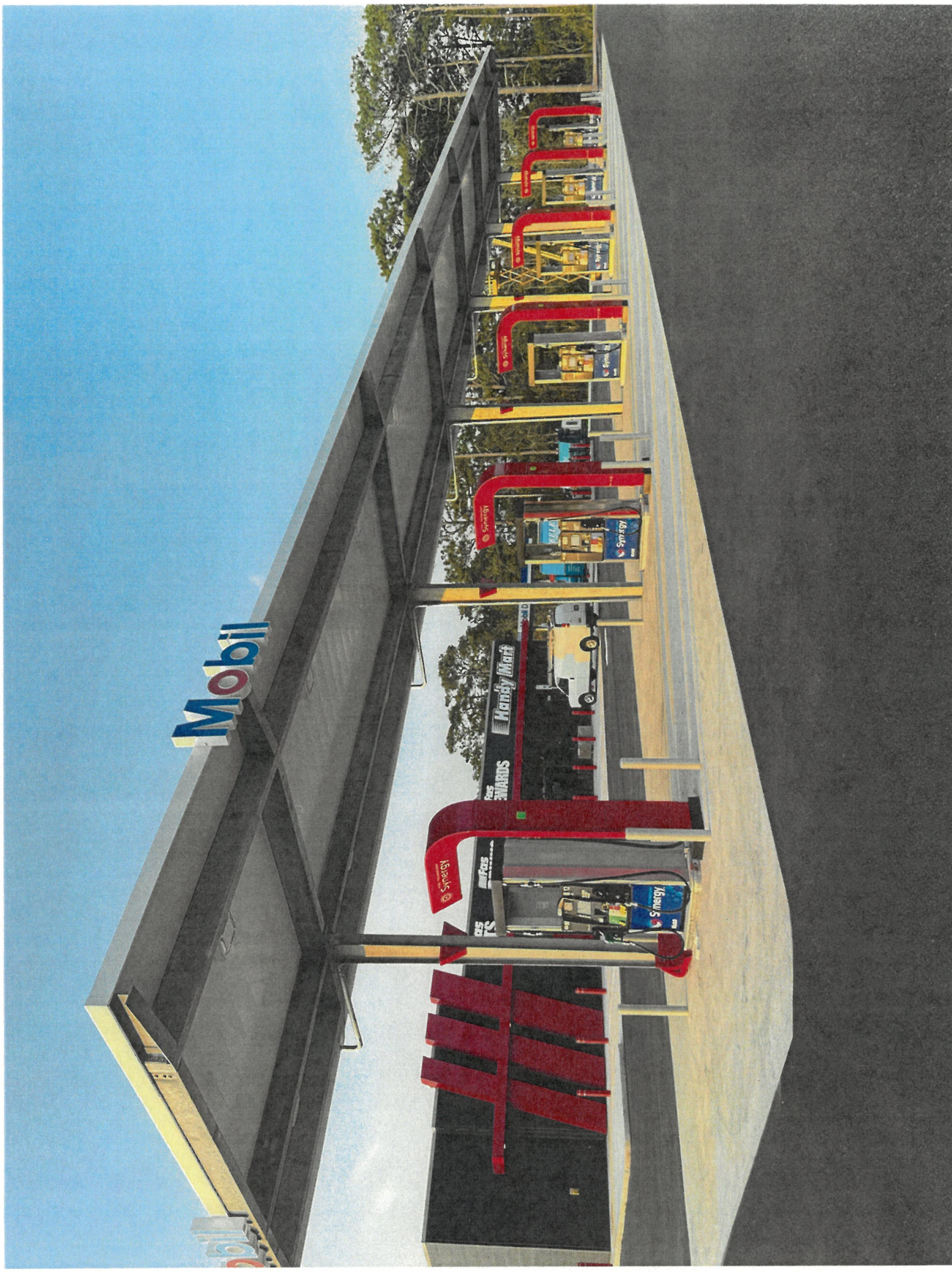


Exhibit I

IDLEWILD SUBDIVISION
R16 TO R9SF – REZONING
AUGUST 19, 2024

CITY OF GOLDSBORO
CITY COUNCIL MEETING

TABLE OF CONTENTS

1. Change of Zone Application dated May 28, 2024
2. Zoning Map Excerpt – Idlewild Subdivision
3. Future Land Use Map Excerpt – Idlewild Subdivision
4. Flood Hazard Area Map – Idlewild Subdivision
5. Wetlands Map – Idlewild Subdivision
6. General Soils Map – Idlewild Subdivision
7. Significant Natural Heritage Areas and Conservation Lands Map – Idlewild Subdivision
8. Water and Sewer Service Area Map – Idlewild Subdivision
9. Police and Fire Service Map – Idlewild Subdivision
10. Future Land Use Map – Idlewild Subdivision
11. Vision Area 6 Map – Idlewild Subdivision
12. UDO Table of Permitted Uses
13. Compatibility with Comprehensive Land Use Plan

GOLDSBORO
BE MORE. DO MORE. SEYMOUR

Planning Department
200 North Center Street
Goldsboro, NC 27530
(919) 580-4313

CITY OF GOLDSBORO
OWNER'S AUTHORIZATION

IF the owner(s) of this subject property are giving authorization for someone else to apply for an application with the City of Goldsboro, for any of the following City of Goldsboro applications:

Please check the applicable box(es)
(ANY / ALL APPLICATIONS AS NECESSARY FOR DEVELOPMENT)

[X] Rezoning [X] Site Plan ☐ Board of Adjustment - Variance
[X] Subdivision [X] Special Use Permit ☐ Home Occupation Permits

This authorization must be completed and submitted at time of application. I/(WE)
Nolan Commercial Contractors, Inc. do(es) hereby certify that I/(WE)
(Name of owner(s) of subject property)

am/(are) the Owners of the property legally described below and hereby certify that I/(WE) have given authorization to the following person and/or corporation:
JOHN G. THOMAS, PE THOMAS ENGINEERING, PA
1316-B COMMERCE DRIVE, NEW BERN, NC 28562 **to submit an application**
(Name of Company and Authorized Representative)

to the City of Goldsboro, NC for My/(OUR) property as listed below.

Wayne County Parcel Identification Number(s): 2680832550
Property Address: 1810 Cogdell Drive, Goldsboro

Nolan Commercial Contractors, Inc.
by Nolan W. Sydes
Property Owner – Print
Property Owner Signature Date 5/28/24

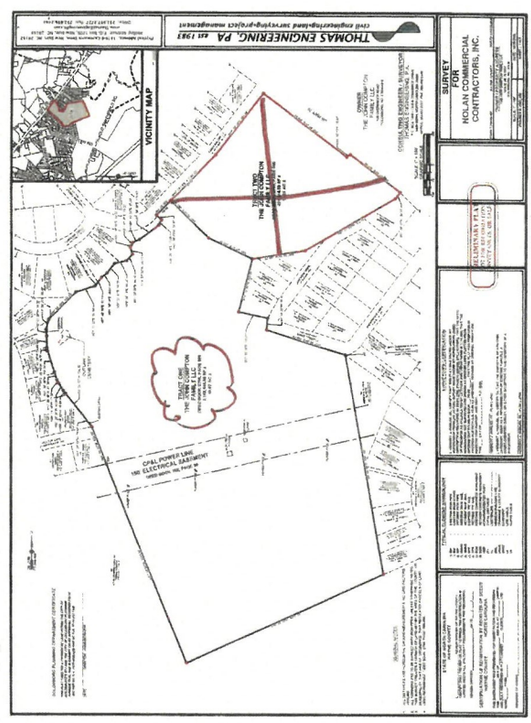
NOTARY STATEMENT
Sworn to and subscribed before me the 28th day of May, 2024
Notary Public in and for the State of North Carolina, County of Onslow
I, Mindy Brooke Kennedy, Notary Public, do hereby certify that Nolan W Sydes (name of individual(s) personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 28th day of May, 2024.

Official Signature of Notary
Mindy Brooke Kennedy
Notary printed or typed name

NOTARY SEAL PUBLIC MINDY BROOKE KENNEDY ONSLOW COUNTY, NC

My commission expires: July 26, 2027

Rev. 2 (12/08/2022)



ND:4895-3164-0794, v. 1

GOLDSBORO
BE MORE. DO MORE. SEYMOUR

Planning Department
200 North Center Street
Goldsboro, NC 27530
(919) 580-4313

Application Fees:
Conditional Zoning $550 (includes advertisement fee)
General Zoning $500 (includes advertisement fee)

Z-06-24-012261

Received Date: 5/29/24
Initials: KT

CHANGE OF ZONE APPLICATION

For Office Use Only:
Application Number: Z-7-24 Date processed: 6-1-24
Fee Type: ☐ Cash ☒ Check # 10966 ☐ Credit Card Initials: KT

Applicant Acknowledgement: Only applicable if Conditional Zoning
I understand that the City of Goldsboro must have three (3) sets of Site plans submitted along with an electronic site plan emailed to the Planning Administrative Assistant listed on the website at www.goldsboronc.gov/planning or they will not be able to send out my application for formal review. I understand my 30 day review period begins after the City of Goldsboro acknowledges they have an electronic PDF copy of the required site plan. Information on the site plan shall meet or exceed the City of Goldsboro Unified Development Ordinance (UDO). Site plan needs to be in sufficient detail and scale to display precisely how the use intends to operate. See attached sheet for common things expected on site plan. If a portion of the property is proposed to be rezoned then a survey is required for the proposed area or application will not be accepted.

Applicant Signature: _____

Application is hereby made to the City Council of the City of Goldsboro for a Rezoning request (Complete the following information):

☐ **Conditional Zoning** ☒ **General Zoning** (check which applies)

Name of Development: IDLEWILD SUBDIVISION
Property Address: 1810 COGDELL DRIVE GOLDBORO, NC 27530
Total Acreage: 49.67 +/- **Frontage:** 3 LOCATIONS - 569' +/- (T) **Depth:** 2,266' +/- X 1,394' +/-
Wayne Co. Pin #: 2680832550 **Current Zoning:** R-16 (ETJ) **Proposed Zoning:** R-9SF

If Conditional Zoning, describe proposed use, justification and any uses prohibited for the request:

Applicant (Print): THOMAS ENGINEERING, PA JOHN G THOMAS, PE - OWNER/PRINCIPAL ENGINEER
Applicant Address: 1316-B COMMERCE DR PO BOX 1309 **City,State,Zip:** NEW BERN, NC 28563-1309
Applicant Phone: 252-637-2727 c: 252-671-5855 **Applicant Email:** johnthomas@thomasengineeringpa.com

I, _____, do hereby consent to the specific conditions and or uses listed on this application.
I acknowledge that if the Goldsboro City Council imposes additional conditions, I will be required to sign the Ordinance prior to Council signing the ordinance for approval.

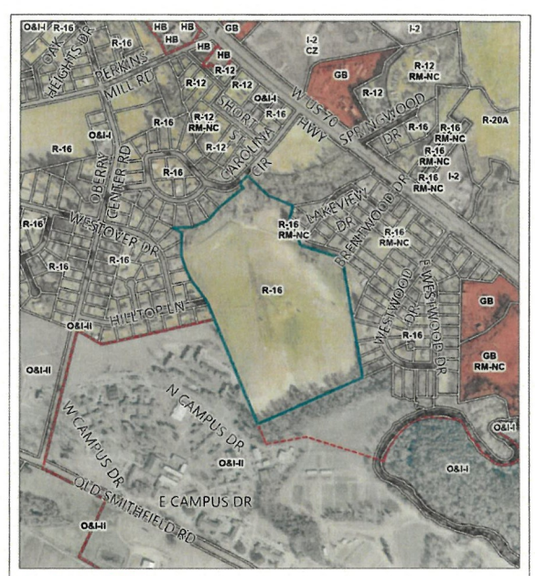
Owner (Print): NOLAN COMMERCIAL CONTRACTORS INC.
Owner Address: 754 RAMSEY ROAD STE F **City,State,Zip:** JACKSONVILLE, NC 287546
Owner Phone: 910-219-4770 F: 910-939-2802 **Owner Email:** nolan@nolansydes.com

(If owner differs from applicant a Owners Authorization Form is required upon submission)

Surveyor/Site Designer (Print): JOHN G. THOMAS, PE THOMAS ENGINEERING, PA SURVEYOR: HERBERT J. NORRIS, JR - PLS # L-2703 W/THOMAS ENGINEERING, PA
Surveyor/Site Designer Address: 1316-B COMMERCE DR **City,State,Zip:** NEW BERN, NC 28562
Surveyor/Site Designer Phone: 252-637-2727 C: 252-671-5855 **Surveyor/Site Designer Email:** johnthomas@thomasengineeringpa.com

SIGNATURE REQUIRED
John G. Thomas, PE
Applicant - Printed ***Applicant Signature*** 5/28/2024 ***Date***

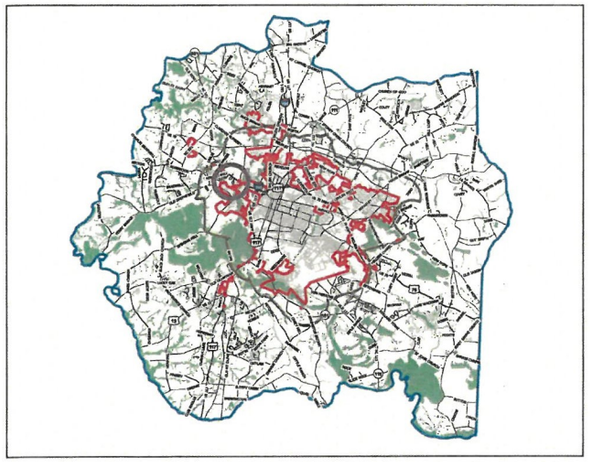
Rev. 3 (2/22/23)



Case Number: Z-07-24
Request: Rezone from R-16 to R-9SF
Property Owner: Nolan Commercial Contractors
Location: Near Hilltop Ln & Brentwood Dr
PIN# 3620755191

Legend
Zoning: AB, AG, CBD, GB, HB, I-1, I-2, IBP-1, NB, O&I-I, O&I-II, O R, R-12, R 12SF, R-16, R-20, R-20A, R-40, R-6, R-9, R-9SF, RM-8, RM-9, SC

0 500 1,000 Feet
N



City of Goldsboro, NC

Urbanized Area Plan

Map 11

Wetlands

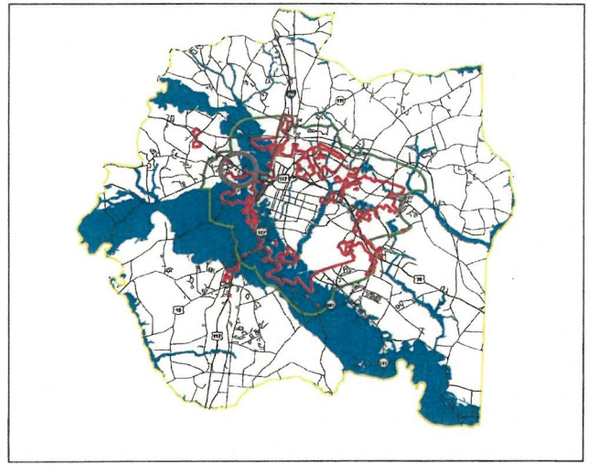
Legend

- Street Centerlines
- Corporate Limits
- ETJ
- Urbanized Area
- Wetlands

Source: National Wetlands Inventory

1 in = 2 miles

0 0.5 1 2 3 Miles



City of Goldsboro, NC

Urbanized Area Plan

Map 10

Flood Hazard Areas

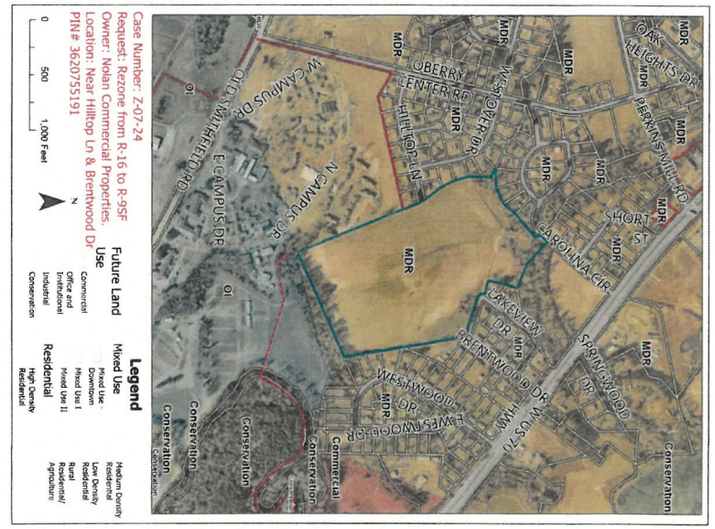
Legend

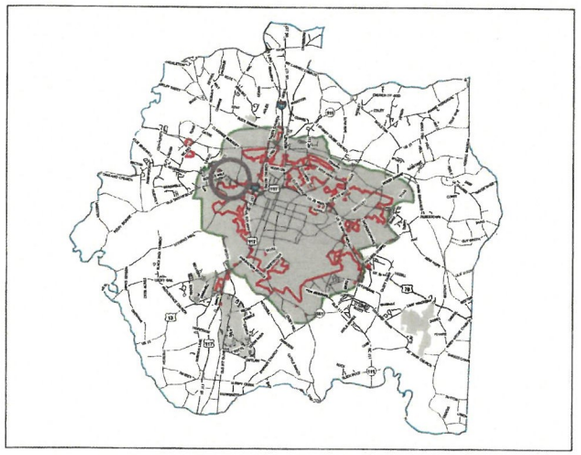
- Street Centerlines
- Corporate Limits
- Urbanized Area
- ETJ
- Flood Hazard
- Zone AE

Source: NC Flood Map Files; Goldsboro GIS

1 in = 2 miles

0 0.5 1 2 3 Miles





City of Goldsboro, NC

Urbanized Area Plan

Map 21

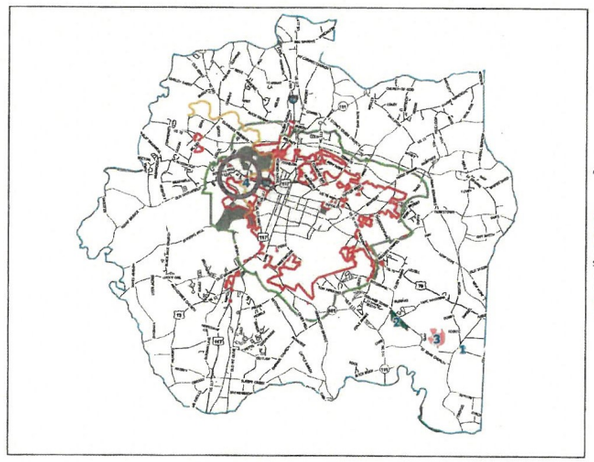
Water and Sewer Service Area

- Street Centerlines
- Corporate Limits
- ETJ
- Urban Area
- Service Area

Source: Goldsboro Public Works

1 in = 2 miles

0 0.5 1 2 3 Miles



City of Goldsboro, NC

Urbanized Area Plan

Map 16

Significant Natural Heritage Areas and Conservation Lands

Legend

- Street Centerlines
- Corporate Limits
- ETJ
- Urban Area
- Conservation Lands

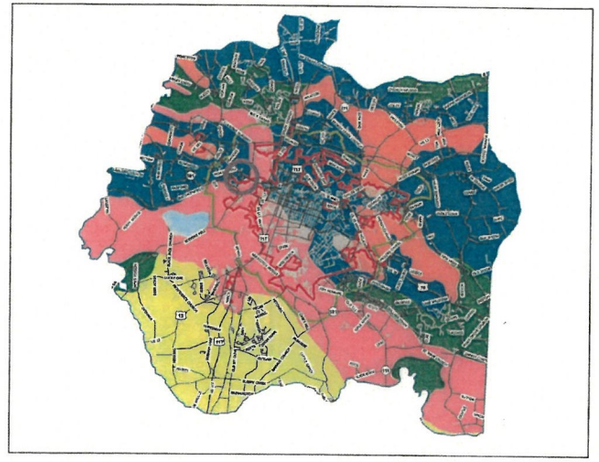
Significant Natural Heritage Area

1. Garris Chapel Cypress Por
2. Green Branch Sandhills
3. Walnut Creek Sandhills
4. Little River Aquatic Habita

Source: NC Center for Geographic Information and Analysis, NC DENR, Div. of Parks and Recreation.

1 in = 2 miles

0 0.5 1 2 3 Miles



City of Goldsboro, NC

Urbanized Area Plan

Map 12

General Soils

Legend

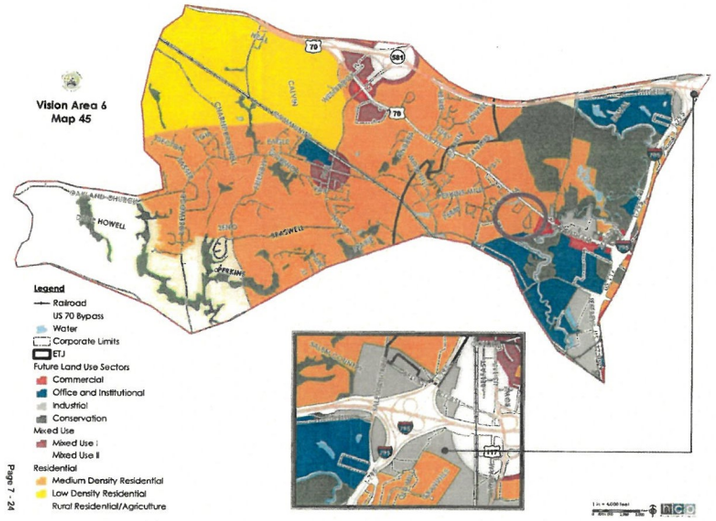
- Street Centerlines
- Corporate Limits
- ETJ
- Urban Area

Soil Association

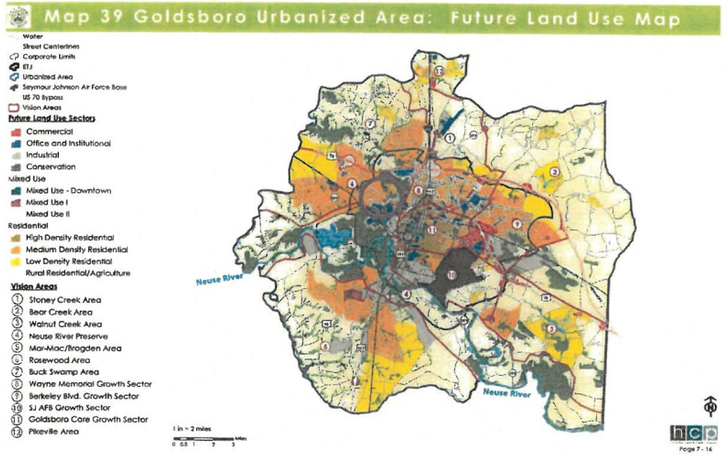
- Lakeland-Troup Association
- Norfolk-Goldsboro-Aycock Associati
- Rains-Tarhunta-Liddell Association
- Wagram-Kenansville Association
- Wickham-John Association
- Water

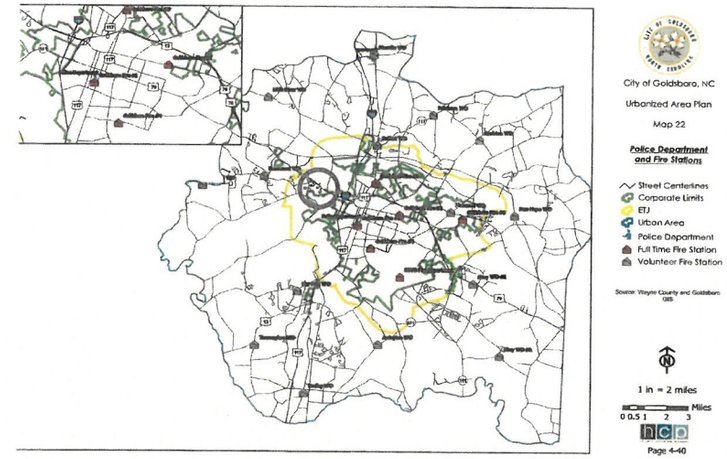
1 in = 2 miles

0 0.5 1 2 3 Miles



Map 39 Goldsboro Urbanized Area: Future Land Use Map





UDO TABLE OF PERMITTED USES

ZONING DISTRICTS	AG	R-40	R-20A	R-20	R-16H	R-16	R-12SF	R-12	R-9SF	R-9	R-6SF	R-6	RM-9	RM-6	O-R	O&I-1	O&I-2	NB	CBD	AB	GB	SC	HB	I-1	I-2	I&BP-1	I&BP-2	Standards
P = Permitted Use | S1G = Special Use (Board of Adjustment Review) | S2 = Special Use (Council Review)																												
Single family detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P		P	P	P					
Single family manufactured home													P	P														yes
Single family mobile home - nonconforming													P															5.6.9
Single family modular home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P		P	P	P					yes
Special population housing - more than six unrelated persons								S2 ⓒ		S2 ⓒ		S2 ⓒ			S2 ⓒ	S2 ⓒ	P	P	S2 ⓒ		P		P					Sec. 5.2.10
Special population housing - six or less unrelated persons	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		P					Sec. 5.2.10
Townhouses								P		P		P			P	P		P	P		P		P					yes
Civic Uses																												

UDO TABLE OF PERMITTED USES

ZONING DISTRICTS	AG	R-40	R-20A	R-20	R-16H	R-16	R-12SF	R-12	R-9SF	R-9	R-6SF	R-6	RM-9	RM-6	O-R	O&I-1	O&I-2	NB	CBD	AB	GB	SC	HB	I-1	I-2	I&BP-1	I&BP-2	Standards
P = Permitted Use | S1G = Special Use (Board of Adjustment Review) | S2 = Special Use (Council Review)																												
Mixed use, apartments or condos above ground floor Retail /office within the same building																		P	P									yes
Multi-Family (three or more units) - New Construction or Conversion								S2 ⓒ		S2 ⓒ		S2 ⓒ			S2 ⓒ	P		P	S2 ⓒ		P	P	P					yes-Ord. 2019-30
Open space, active or passive	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	yes
Residential care facilities including full time convalescent, attendant nursing and/or rehabilitation care																P		P	P		P		P					
Rooming/ boarding houses								S2 ⓒ		S2 ⓒ		S2 ⓒ																5.5.4 /Ch.16
Residential Uses																												

UDO TABLE OF PERMITTED USES

ZONING DISTRICTS	AG	R-40	R-20A	R-20	R-16H	R-16	R-12SF	R-12	R-9SF	R-9	R-6SF	R-6	RM-9	RM-6	O-R	O&I-1	O&I-2	NB	CBD	AB	GB	SC	HB	I-1	I-2	I&BP-1	I&BP-2	Standards
P = Permitted Use | S1G = Special Use (Board of Adjustment Review) | S2 = Special Use (Council Review)																												
Residential Uses																												
Accessory dwellings		S2 ⓒ	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2				S2	S2			S2	S2	S2					yes
Cluster Subdivision		S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2															5.3.2.4
Duplex (two attached units/lot, on different lots)											P		P			P			P	P		P		P				
Home occupations	S1G	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1												yes
Life care homes, assisted living									S2 ⓒ		S2		S2			S2	S2		S2	S2		S2		S2				
Manufactured home park															P													yes
Residential Uses																												

UDO TABLE OF PERMITTED USES

P = Permitted Use | S1G = Special Use (Board of Adjustment Review) | S2 = Special Use (Council Review)

ZONING DISTRICTS	AG	R-40	R-20A	R-20	R-16H	R-16	R-12SF	R-12	R-8SF	R-8	R-6SF	R-6	RM-9	RM-6	O-R	O&I-1	O&I-2	NB	CBD	AB	GB	SC	HB	I-1	I-2	I&BP-1	I&BP-2	Standards
School, public, elementary, secondary																P			P				P	P				5.3.4.1 & 5.5.4
School, trade, technical or vocational- no outdoor storage or use																P					P			P	P			
Agricultural																												
Bona fide, active farm	P			P																								5.3.2.1
Roadside stands for produce grown locally - less than 400 s.f. floor area	P	P	P																	P			P					
Business / Personal Services																												
ABC store, liquor sales																		P	P		P	P			P			

Business / Personal Services

UDO TABLE OF PERMITTED USES

P = Permitted Use | S1G = Special Use (Board of Adjustment Review) | S2 = Special Use (Council Review)

ZONING DISTRICTS	AG	R-40	R-20A	R-20	R-16H	R-16	R-12SF	R-12	R-8SF	R-8	R-6SF	R-6	RM-9	RM-6	O-R	O&I-1	O&I-2	NB	CBD	AB	GB	SC	HB	I-1	I-2	I&BP-1	I&BP-2	Standards
Hospital																P												
Library																P	P	P	P		P	P	P				P	
Museum and art galleries																P	P	P	P		P	P	P				P	
Parks - public	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	S2 G	P	P	P	P	P	P	P	
Police station																P	P	P	P		P		P	P	P	P	P	
Post office, service facilities															P	P	P	P	P		P	P	P				P	
Public emergency service centers																P	P	P	P		P		P	P	P	P		
School, business																P												
School, fine arts or martial arts																P		P	P		P	P						
School, private, elementary, secondary																P		P					P	P				5.3.4.1 & 5.5.4
Civic Uses																												

Civic Uses

UDO TABLE OF PERMITTED USES

P = Permitted Use | S1G = Special Use (Board of Adjustment Review) | S2 = Special Use (Council Review)

ZONING DISTRICTS	AG	R-40	R-20A	R-20	R-16H	R-16	R-12SF	R-12	R-8SF	R-8	R-6SF	R-6	RM-9	RM-6	O-R	O&I-1	O&I-2	NB	CBD	AB	GB	SC	HB	I-1	I-2	I&BP-1	I&BP-2	Standards
Armories, reserve and national guard																			P	P				P				
Assembly halls, coliseums, civic centers, etc.																					P				P			P	
Cemeteries	S2 G	S2 G	S2 G	S2 G	S2 G	S2 G	S2 G	S2 G	S2 G	S2 G	S2 G	S2 G							S2 G	S2 G		S2 G	S2 G	P	S2 G	S2 G	S2 G		5.5.4
Churches																			P	P	P	P	P		P	P	P		5.5.4, 5.3.5.2
Clubs, lodges, civic, social - nonprofit																				P		P		P					
Colleges and universities																				P		P	P	P	P				
Community centers - public																			P	P	P	P	P						
Fire station																			P	P	P	P	P		P	P	P	P	
Government offices - fed., state, local																			P	P	P	P	P	S2 G	P	P	P	P	

Civic Uses

UDO TABLE OF PERMITTED USES

P = Permitted Use | S1G = Special Use (Board of Adjustment Review) | S2 = Special Use (Council Review)

ZONING DISTRICTS	AG	R-40	R-20A	R-20	R-16H	R-16	R-12SF	R-12	R-8SF	R-8	R-6SF	R-6	RM-9	RM-6	O-R	O&I-1	O&I-2	NB	CBD	AB	GB	SC	HB	I-1	I-2	I&BP-1	I&BP-2	Standards
Automobile sales new, including the accessory uses of used car sales, leasing and service & repair																			S2 G	P			P		P			5.5.4
Automobile sales used, no service or repair																			S2 G	S2 G			S2 G		S2 G			5.5.4
Automobile washing establishment																		S2 G		P	P	P	P					5.5.4
Automobile washing establishment, Hand- Wash Only																	P	S2 G		P	P	P	P					
Bail bonding establishments																P		P	S2 G						P			
Bakery																	P	P	S2 G	P	P				P		P	
Banks with drive throughs																P		P	S2 G	S2 G	P	P		P				CBD
Banks, finance and insurance offices																P		P	P	S2 G	P	P		P				
Business / Personal Services																												

Business / Personal Services

UDO TABLE OF PERMITTED USES

P = Permitted Use | S1G = Special Use (Board of Adjustment Review) | S2 = Special Use (Council Review)

ZONING DISTRICTS	AG	R-40	R-20A	R-20	R-16H	R-16	R-12SF	R-12	R-8SF	R-8	R-6SF	R-6	RM-9	RM-6	O-R	O&I-1	O&I-2	NB	CBD	AB	GB	SC	HB	I-1	I-2	I&BP-1	I&BP-2	Standards
Arcades, game rooms, pool halls, places of entertainment with no ABC permit, bowling alleys, miniature golf facilities																			S2 G		S2 G	S2 G	S2 G					
Auto Painting and Body Shops																			P	S2 G	P				P			
Automobile parking as a principal use																		P	P	P	P	P	P		P			
Automobile parts/supplies																			P	S2 G	P	P	P		P			
Automobile rentals/leasing, no sales																		P	S2 G	S2 G	P	P	P		P			5.5.4, CBD limits
Automobile repair, service and inspection including Towing Services																			S2 G	S2 G	P	P	P	P	P			5.5.4, CBD limits
Business / Personal Services																												

Business / Personal Services

UDO TABLE OF PERMITTED USES

P = Permitted Use | S1G = Special Use (Board of Adjustment Review) | S2 = Special Use (Council Review)

ZONING DISTRICTS	AG	R-40	R-20A	R-20	R-16H	R-16	R-12SF	R-12	R-8SF	R-8	R-6SF	R-6	RM-9	RM-6	O-R	O&I-1	O&I-2	NB	CBD	AB	GB	SC	HB	I-1	I-2	I&BP-1	I&BP-2	Standards
Accessory structures and uses when located on the same lot as the main structure, excluding open storage	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	5.2.8
Adult Establishment																					S2 G							5.5.4
Airports and support facilities	S2 G																											
Animal hospitals - enclosed pens and runs, attached building																				S2 G	S2 G				S2 G			5.5.4
Animal hospitals - enclosed pens and runs, freestanding building																				S2 G	S2 G	S2 G			S2 G			5.5.4
Animal hospitals - open pens and runs (see kennels & pet boarding)																				S2 G	S2				P	S2		5.5.4
Business / Personal Services																												

Business / Personal Services

UDO TABLE OF PERMITTED USES

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ZONING DISTRICTS	AG	R-40	R-20A	R-20	R-16H	R-16	R-12SF	R-12	R-8SF	R-8	R-6SF	R-6	RM-9	RM-8	O-R	OAI-1	OAI-2	NB	CBD	AB	GB	SC	HB	I-1	I-2	I&BP-1	I&BP-2	Standards
Business / Personal Services																												
Commercial riding stables on sites of minimum of 10 acres	P	P	P																									
Computer operations, data processing, data storage (electronic)																P	P	P	P	S2 C	P	P	P	P	P	P	P	
Contractor's office and storage yard																				S2 C			S2 C	P	P	P		
Convenience stores, with or without gas																		S2 C	S2 C	S2 C	P	P	P		P		P	
Copying/ printing services																P		P	P	S2 C	P	P	P	P	P	P	P	
Crematorium																S2 C		S2 C	S2 C		S2 C		S2 C		S2 C			5.5.4
Dairy products processing and packaging																					P			P	P	P		

UDO Article 5-63 06/07/2021

UDO TABLE OF PERMITTED USES

P = Permitted Use | S1G = Special Use (Board of Adjustment Review) | S2 = Special Use (Council Review)

ZONING DISTRICTS	AG	R-40	R-20A	R-20	R-16H	R-16	R-12SF	R-12	R-8SF	R-8	R-6SF	R-6	RM-9	RM-8	O-R	OAI-1	OAI-2	NB	CBD	AB	GB	SC	HB	I-1	I-2	I&BP-1	I&BP-2	Standards
Business / Personal Services																												
Building supply, lumber/tools etc. including outdoor storage																				S2 C	S2 C		S2 C		P	P		
Bus terminals																					P		P					
Cell towers, co-location facilities, private water towers, radio & television transmission towers	S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	S2 C		S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	5.5.4
Charter bus services																				S2 C	P		P	P	P	P		
Chemical products manufacturing & processing																									S2 C	S2 C		5.5.4
Clinic, Medical, Therapeutic																	P	P	P	S2 C	P	P		P		P	P	
Clothing alterations & repair excluding home occupations																		P	P	S2 C	P	P						
Cold storage, freezer lockers																				P	P				P	P		

UDO Article 5-62 06/07/2021

UDO TABLE OF PERMITTED USES

P = Permitted Use | S1G = Special Use (Board of Adjustment Review) | S2 = Special Use (Council Review)

ZONING DISTRICTS	AG	R-40	R-20A	R-20	R-16H	R-16	R-12SF	R-12	R-8SF	R-8	R-6SF	R-6	RM-9	RM-8	O-R	OAI-1	OAI-2	NB	CBD	AB	GB	SC	HB	I-1	I-2	I&BP-1	I&BP-2	Standards
Business / Personal Services																												
Barber/Beauty Shop - excluding home occupations																		P	P		P				P		P	
Bars, nightclubs, pool halls, Microbreweries, Places of entertainment with an ABC permit, bowling alleys, miniature golf facilities																						S2 C	P	P				5.5.4
Bed and Breakfast Includes Short-term rentals such as AirBnB, VRBO, HomeAway, etc. (6 or fewer rooms or whole house rental)							S2 C	S2 C	C/S2	S2 C	S2 C	S2 C						S2 C	S2 C		S2 C			S2 C				5.5.4
Bingo game establishments																			S2 C		S2 C	S2 C		S2 C	S2 C			5.5.4
Boats, heavy or farm equipment, manufactured home sales, rental and/or service																						S2 C	S2 C		S2 C	S2 C	S2 C	5.5.4
Borrow pits, sand and gravel operations	S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	C/S2	S2 C	S2 C	S2 C	S2 C	S2 C					S2 C			S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	5.5.4

UDO Article 5-61 06/07/2021

UDO TABLE OF PERMITTED USES

P = Permitted Use | S1G = Special Use (Board of Adjustment Review) | S2 = Special Use (Council Review)

ZONING DISTRICTS	AG	R-40	R-20A	R-20	R-16H	R-16	R-12SF	R-12	R-8SF	R-8	R-6SF	R-6	RM-9	RM-8	O-R	OAI-1	OAI-2	NB	CBD	AB	GB	SC	HB	I-1	I-2	I&BP-1	I&BP-2	Standards
Business / Personal Services																												
Gas station - no major repair work																		P	P	S2 C	P	P	P		P			
General manufacturing or processing not in its own category																								P	P	P		
General warehousing and distribution not in its own category																				S2 C	P			P	P	P		
Golf courses and county clubs, on sites a minimum of 50 acres	P	P	P																									
Greenhouse, nursery wholesale, government	P																		S2 C	S2 C					P			
Grocery stores over 30,000 s.f.																					P	P	P		P		P	
Health spas, fitness and tanning																S2 C		P	P		P	P	P		P		P	

UDO Article 5-66 06/07/2021

UDO TABLE OF PERMITTED USES

P = Permitted Use | S1G = Special Use (Board of Adjustment Review) | S2 = Special Use (Council Review)

ZONING DISTRICTS	AG	R-40	R-20A	R-20	R-16H	R-16	R-12SF	R-12	R-8SF	R-8	R-6SF	R-6	RM-9	RM-8	O-R	OAI-1	OAI-2	NB	CBD	AB	GB	SC	HB	I-1	I-2	I&BP-1	I&BP-2	Standards
Business / Personal Services																												
Exterminating post control service																					P				P			
Fitness center, licensed massage therapy																S2 C		S2 C			P	P			P		P	
Flea markets indoor only																		P	P		P	P			P			
Flea markets indoor / outdoor																					S2 C		S2 C		S2 C			5.5.4
Food preparation for wholesale & vending markets																					P		P	P	P	P		
Food Stores, retail only																		P	P		P	P			P		P	
Funeral homes																P		S2 C			P		P		P			
Garden supply, greenhouses, nurseries, with outdoor storage																				S2 C	P		P	P	P			

UDO Article 5-65 06/07/2021

UDO TABLE OF PERMITTED USES

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ZONING DISTRICTS	AG	R-40	R-20A	R-20	R-16H	R-16	R-12SF	R-12	R-8SF	R-8	R-6SF	R-6	RM-9	RM-8	O-R	OAI-1	OAI-2	NB	CBD	AB	GB	SC	HB	I-1	I-2	I&BP-1	I&BP-2	Standards
Business / Personal Services																												
Day care centers - adult																		S2 C		S2 C	S2 C		S2 C	S2 C	S2 C			5.5.4
Day care centers - child																		P		P	P		P	P	P			5.2.1 2
Dry cleaning - personal																				P	P		P	P			P	
Dry cleaning and laundry - commercial or industrial																							P			P	P	
Electrical Motors Sales and Repair																					S2 C	S2 C	P			P		
Electronic & appliance repair																				P	P	S2 C	P	P	P	P		
Equipment Rental with outside storage																						S2 C	P	P	P	P	P	
Extended stay hotel (30 days max.)																					P		P		P		P	

UDO Article 5-64 06/07/2021

UDO TABLE OF PERMITTED USES

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ZONING DISTRICTS	AG	R-40	R-20A	R-20	R-16H	R-16	R-12SF	R-12	R-9SF	R-9	R-6SF	R-6	RM-9	RM-8	O-R	O&I-1	O&I-2	NB	CBD	AB	GB	SC	HB	I-1	I-2	I&SP-1	I&SP-2	Standards
Business / Personal Services																												
Limousine services																				S2 C	P		P	P	P	P		
Maintenance and service facilities for commercial transportation equipment																				S2 C					P			
Maintenance and service facilities for motorized equipment																				S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	S2 C		
Meat products processing and packaging																									S2 C			5.5.4
Mineral products manufacturing, including cement, concrete, bricks, glass, gypsum etc.																									S2 C			5.5.4
Motels, Hotels, and Short-term rentals such as AirBnB, VRBO, HomeAway, etc. (with more than 6 rooms)																			P		P		P		P			

UDO Article 5-68 06/07/2021

UDO TABLE OF PERMITTED USES

P = Permitted Use | S1C = Special Use (Board of Adjustment Review) | S2 = Special Use (Council Review)

ZONING DISTRICTS	AG	R-40	R-20A	R-20	R-16H	R-16	R-12SF	R-12	R-9SF	R-9	R-6SF	R-6	RM-9	RM-8	O-R	O&I-1	O&I-2	NB	CBD	AB	GB	SC	HB	I-1	I-2	I&SP-1	I&SP-2	Standards
Business / Personal Services																												
Home services: carpet cleaning, home cleaning, interior design, locksmith upholstery & general personal goods repair etc. (no outdoor storage of materials)																				P	P	S2 C	P	P	P		P	
Internet Cafes / Sweepstakes Facilities / Electronic Gaming Facility																							S2 C					5.5K; Ord. 2017-23
Junk yards, salvage yards, recycling of metal, paper and other materials																										S2 C		5.5.4
Kennels and pet boarding																						S2 C	S2 C				S2 C	
Laundry, coin operated (aka Landromat)																				P	P		P	P				

UDO Article 5-67 06/07/2021

UDO TABLE OF PERMITTED USES

P = Permitted Use | S1C = Special Use (Board of Adjustment Review) | S2 = Special Use (Council Review)

ZONING DISTRICTS	AG	R-40	R-20A	R-20	R-16H	R-16	R-12SF	R-12	R-9SF	R-9	R-6SF	R-6	RM-9	RM-8	O-R	O&I-1	O&I-2	NB	CBD	AB	GB	SC	HB	I-1	I-2	I&SP-1	I&SP-2	Standards
Business / Personal Services																												
Pet shops - no outdoor kennels or animal storage																				P	P	S2 C	P	P	P		P	
Petrochemicals manufacturing and processing, including asphalt paving plants, asphalt roofing plants, refineries etc.																									S2 C			5.5.4
Pharmacy, less than or equal to 15,000 s.f.																				P	P		P	P				
Pharmacy, over 15,000 s.f.																							P	P	P			
Produce and fruits within buildings																					P	S2 C	P	P			P	
Sanitation collection, recycling and disposal facilities, not including hazardous waste																												
Transit garages and maintenance facilities																										P	P	

UDO Article 5-70 06/07/2021

UDO TABLE OF PERMITTED USES

P = Permitted Use | S1C = Special Use (Board of Adjustment Review) | S2 = Special Use (Council Review)

ZONING DISTRICTS	AG	R-40	R-20A	R-20	R-16H	R-16	R-12SF	R-12	R-9SF	R-9	R-6SF	R-6	RM-9	RM-8	O-R	O&I-1	O&I-2	NB	CBD	AB	GB	SC	HB	I-1	I-2	I&SP-1	I&SP-2	Standards
Business / Personal Services																												
Water towers	S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	P	S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	S2 C	P	P		
Water treatment, wastewater treatment facilities																	P											
Radio and television stations, studios and offices																P		P	P		P	P	P		P	P		
Rail terminals and facilities																									P	P		
Recreation uses not otherwise listed																							S2 C	S2 C	S2 C			
Restaurants and employee cafeterias when located within the principal building																P	P	P	P		P	P	P	P	P	P	P	
Restaurants, drive in																				S2 C	S2 C	S2 C		S2 C				5.5.4
Restaurants, drive through or pick-up window																			S2 C		P	P	P		P			5.5.4

UDO Article 5-71 06/07/2021

UDO TABLE OF PERMITTED USES

P = Permitted Use | S1C = Special Use (Board of Adjustment Review) | S2 = Special Use (Council Review)

ZONING DISTRICTS	AG	R-40	R-20A	R-20	R-16H	R-16	R-12SF	R-12	R-9SF	R-9	R-6SF	R-6	RM-9	RM-8	O-R	O&I-1	O&I-2	NB	CBD	AB	GB	SC	HB	I-1	I-2	I&SP-1	I&SP-2	Standards
Business / Personal Services																												
Restaurants, general																		P	P		P	P	P	P	P		P	
Retail sales, greater than 30,000 s.f. with outdoor storage not otherwise listed																				S2 C	S2 C	S2 C	S2 C		S2 C			
Retail sales, less than 30,000 s.f. with outdoor storage not otherwise listed																					S2 C	S2 C	S2 C		S2 C			
Retail, furniture sales																		P	P	S2 C	P	P	P		P		P	
Retail, large durable goods, not in its own category (examples appliances, electronics, lawn mowers, bicycles, etc.) containing less than 30,000 s.f.																		S2 C	P	S2 C	P	P	P		P		P	

UDO Article 5-72 06/07/2021

UDO TABLE OF PERMITTED USES

P = Permitted Use | S1C = Special Use (Board of Adjustment Review) | S2 = Special Use (Council Review)

ZONING DISTRICTS	AG	R-40	R-20A	R-20	R-16H	R-16	R-12SF	R-12	R-9SF	R-9	R-6SF	R-6	RM-9	RM-8	O-R	O&I-1	O&I-2	NB	CBD	AB	GB	SC	HB	I-1	I-2	I&SP-1	I&SP-2	Standards
Business / Personal Services																												
Sanitation collection, recycling and disposal facilities, not including hazardous waste																												
Transit garages and maintenance facilities																										P	P	

UDO Article 5-70 06/07/2021

UDO TABLE OF PERMITTED USES

P = Permitted Use | S1G = Special Use (Board of Adjustment Review) | S2 = Special Use (Council Review)

ZONING DISTRICTS	AG	R-40	R-20A	R-20	R-16H	R-16	R-12S	R-12	R-9SF	R-9	R-6SF	R-6	RM-9	RM-6	O-R	OI-1	OI-2	NB	CBD	AB	GB	SC	HB	I-1	I-2	I&BP-1	I&BP-2	Standards
Business / Personal Services																												
Retail, small: merchandise goods, not in its own category (example clothing, household appliances, hardware, sporting goods, gifts, books, etc.), containing less than 30,000 s.f.																			P.		P.	P.			P.			
Self-storage, mini-warehouse																				G S2								
Sexually oriented business																				P.	P.	P.	P.	P.				5.5.4
Shoe and leather repair																			P.								P.	
Shooting/archery ranges indoor only																				G S2	G S2	G S2	G S2		G S2			
Shopping centers, supercenters, department/warehouse clubs or other retail, not in its own building, any over 30,000 s.f.																					P.	P.	P.		P.			5.3.5.2 & 5.3.5.3

UDO TABLE OF PERMITTED USES

P = Permitted Use | S1G = Special Use (Board of Adjustment Review) | S2 = Special Use (Council Review)

ZONING DISTRICTS	AG	R-40	R-20A	R-20	R-16H	R-16	R-12S	R-12	R-9SF	R-9	R-6SF	R-6	RM-9	RM-6	O-R	OI-1	OI-2	NB	CBD	AB	GB	SC	HB	I-1	I-2	I&BP-1	I&BP-2	Standards
Business / Personal Services																												
Sign painting, fabrication																				S2 G							P.	
Skating rink, ice and roller																S2 G					P.	P.			P.	P.		
Storage of flammable liquids/gases																									S2 G			5.5.4
Storage or treatment of hazardous material or chemicals																									S2 G	S2 G		5.5.4
Studios for artists, photographer etc.															P.	P.		P.	P.	S2 G	P.	P.			P.		P.	
Tanning salon															P.			P.	P.	S2 G	P.	P.			P.			
Tattoo parlors																		P.	P.	S2 G	S2 G							
Taxi cab stands/ dispatch																		P.	P.		P.							

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ZONING DISTRICTS	AG	R-40	R-20A	R-20	R-16H	R-16	R-12S	R-12	R-9SF	R-9	R-6SF	R-6	RM-9	RM-6	O-R	OI-1	OI-2	NB	CBD	AB	GB	SC	HB	I-1	I-2	I&BP-1	I&BP-2	Standards
Business / Personal Services																												
Telegraph/ Messenger Service																		P.		S2 G	P.	P.	P.		P.	P.		
Temporary Uses that comply with Chapter 113 of the Goldsboro City Code																				P.	P.	P.	P.	P.	P.			See Chapter 113 of City
Theaters, multiplexes																			P.				P.				P.	
Tourist and travel agencies providing transportation for tours, expeditions, etc., on- site.																			S2 G		P.							
Tourist and Travel Agencies, not providing transportation for tours, expeditions, etc., on- site																P.		P.			P.			P.	P.		P.	
Trucking terminals and services																					S2 G	S2 G	S2 G			P.		

UDO TABLE OF PERMITTED USES

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ZONING DISTRICTS	AG	R-40	R-20A	R-20	R-16H	R-16	R-12S	R-12	R-9SF	R-9	R-6SF	R-6	RM-9	RM-6	O-R	OI-1	OI-2	NB	CBD	AB	GB	SC	HB	I-1	I-2	I&BP-1	I&BP-2	Standards
Business / Personal Services																												
Wood products manufacturing, including lumber mills, wood composite panels etc.																									S2 G			5.5.4
Zoos, on sites a minimum of 50 acres	S2 G	S2 G																										

Compatibility with City of Goldsboro Envision 35 Urbanized Area Comprehensive Plan Adopted May 6, 2013

- Vision – Regional community of attractive residential neighborhoods. p.2-2.
- Housing – "Infill" development will be critical to City's future. P. 6-5.
- Population Growth – Projected growth of 3.05% in the Goldsboro Urbanized Area; 8.36% in the region.
- Current zoning is R16 – proposed rezoning is R9SF.
- Residential District – R9SF. The R-9SF district is established to accommodate **MEDIUM DENSITY, SINGLE-FAMILY RESIDENTIAL USES** and to prohibit all activities of a commercial nature, except certain home occupations. The minimum lot size is nine thousand square feet. UDO, Section 5.1.3.
- Proposed R9SF zoning **IS CONSISTENT** with Purpose and Intent of Zoning Districts.
  - **PROVIDES** appropriately located areas for residential development **CONSISTENT** with the Comprehensive Plan and with standards of public health and safety established by the UDO;
  - **DOES NOT** adversely impact sensitive environmental and cultural resources;
  - **PROTECTS** existing neighborhoods and residents from the harmful effects of excessive noise, population density, traffic congestion and other significant environmental impacts;
  - **ENSURES** adequate light, air, privacy and open space for each residential dwelling;
  - **ENSURES** timely and efficient provision of public facilities and services;
  - **STRENGTHENS** the City's economic base; and,
  - **MINIMIZES** impact of commercial and industrial development on adjacent residential neighborhoods.
- R9SF **Permitted Uses** – UDO, Section 5.4 – Table of Uses
  - Open Space
  - Single Family Detached
  - Single Family Modular Home
  - Special Population Housing – Six or Less Unrelated Persons
  - Parks – Public
  - Accessory Structures & Uses on Same Lot, Excluding Open Storage
  - Some Additional Uses – All Require Special Use Permit
  - **Exact Same Permitted Uses as R16 Zoning District**
- Located in **Vision Area 6 – Rosewood Area** – R9SF zoning IS CONSISTENT with Vision Area 6. Map 45, p. 7-24.
  - Viable location for individuals commuting to the triangle.
  - Composed primarily of medium density residential uses.
  - Convenient to major thoroughfares – Old Hwy 70 and Hwy 70 Bypass.
- R9SF zoning IS CONSISTENT with Section 7 of Comprehensive Plan – Future Land Use. Map 38, p. 7-2.
- R9SF zoning MEETS suitability factors for Medium Density Residential Development in Future Land Use Section of Comprehensive Plan. Section 7, B.5, p. 7-8.
  - Consistent with existing development patterns;
  - NOT IN Flood Hazard Area. Map 10, p. 4-4.
  - NOT IN Wetlands Area. Map 11, p.4-6.
  - SUITABLE Soils. Map 12, p. 4-9.
  - NOT IN Significant Natural Heritage or Conservation Area. Map 16, p. 4-19.
  - IS WITHIN Water and Service Area. Map 21, p. 4-33.
  - CLOSE PROXIMITY to Police Department and Fire Services. Map 22, p. 4-40.
  - HIGHER DENSITY should be ALLOWED. p. 7-8.
  - INFILL DEVELOPMENT should be ENCOURAGED. p. 7-8.
  - DENSITY of 4.5 units per acre. p. 7-9.
  - ALL COMMERCIAL USES PROHIBITED, except certain home occupations. p. 7-9.
- ***Future Land Use Map indicates desired patterns for future development***. p. 7-15.
- ***When existing use is different, the preferred future land use is indicated***. p. 7-15
- Proposed R9SF zoning MEETS OBJECTIVES of Comprehensive Plan.
  - WILL ALLOW Infill Development.
  - WILL MINIMIZE conflicting land uses.
  - WILL PROTECT existing residential areas.

- Proposed R9SF zoning **IS CONSISTENT** with the following Residential Implementing Strategies – Section 9, C.
    - I.23 – The parcel is suitable for moderate- to high-intensity residential development with sewer - based on soil suitability for structural support, proximity to municipal water lines, proximity to City of Goldsboro sewer lines, proximity to designated commercial development, proximity to school, proximity to fire service and emergency management service, existing land use, capacity of support systems, and location regarding Base flight path zones.
- The Planning Commission should find that the proposed rezoning **IS CONSISTENT** with the City of Goldsboro Comprehensive Plan and **IS REASONABLE** for the reasons stated on the worksheet provided by the City's Planning Staff

Exhibit J

Public Comments

Attached is a copy of North Carolina General Statute 20-155 that covers the right-of-way for pedestrians crossing at an intersection, with a clearly marked pedestrian crosswalk.

At the intersection of Cuyler Best Rd and New Hope Rd. there is a clearly marked pedestrian crosswalk

In that area there is a multi-use trail along New Hope Rd, that is used by pedestrians to get cross Cuyler Best Rd.

There is also stop sign on the multi-use trail just before westbound pedestrians reach the crosswalk. The stop sign warns the pedestrians that they must stop and yield to motor vehicle traffic on Cuyler Best Rd and New Hope Rd. that is turning left or right from Cuyler Best Rd onto New Hope Rd, or for motor vehicle traffic that is making a left or right turn from New Hope Rd. onto Cuyler Best Rd.

That unlawful stop sign restricts the legal rights of pedestrians using the crosswalk to get across Cuyler Best Rd,

There is a multitude of motorists traveling on Cuyler Best Rd and turning left or right onto New Hope Rd, and from New Hope Rd. onto Cuyler Best Rd, who are abusing the right of pedestrians who are using the pedestrian crosswalk.

I therefore urge the City to have the stop sign removed with all due urgency, and act to have warning signage posted on New Hope Rd. and Cuyler Best Rd, to alert motorist of the approaching pedestrian crosswalk.

§ 20-155. Right-of-way.

(a) When two vehicles approach or enter an intersection from different highways at approximately the same time, the driver of the vehicle on the left shall yield the right-of-way to the vehicle on the right.

(b) The driver of a vehicle intending to turn to the left within an intersection or into an alley, private road, or driveway shall yield the right-of-way to any vehicle approaching from the opposite direction which is within the intersection or so close as to constitute an immediate hazard.

(c) The driver of any vehicle upon a highway within a business or residence district shall yield the right-of-way to a pedestrian crossing such highway within any clearly marked crosswalk, or any regular pedestrian crossing included in the prolongation of the lateral boundary lines of the adjacent sidewalk at the end of a block, except at intersections where the movement of traffic is being regulated by traffic officers or traffic direction devices.

(d) The driver of any vehicle approaching but not having entered a traffic circle shall yield the right-of-way to a vehicle already within such traffic circle. (1937, c. 407, s. 117; 1949, c. 1016, s. 2; 1955, c. 913, ss. 6, 7; 1967, c. 1053; 1973, c. 1330, s. 20.)